

Scroll Down for Florida
Panhandle Properties

JACKSON COUNTY, FLORIDA

Compass Lake in-the-Hills

GROUND FLOOR OPPORTUNITY TO ACQUIRE 1 to 3 ACRES at 950 ACRE LAKE!

Hidden in the rolling hills of the North-Central Florida Panhandle, near Marianna, FL and exactly 45 miles north of Panama City Beach on the Gulf of Mexico, & 55 miles via I-10 to Tallahassee, lies COMPASS LAKE.

ACREAGE IS NOW AVAILABLE AT UNBELIEVABLY LOW PRICES AND TERMS!

Call with any questions (305) 333-7551

No Down Payment Required! 100% Seller-Financing





The community already has approximately 425 homes established and boasts a Country Club ambiance (Swimming Pool, Bath House, Tennis Courts, Restaurant, etc - with [voluntary club membership at only \\$135.00 per year!](#) Real Estate Taxes are less than \$100 per year! County access roads to all properties are well-maintained by Jackson County!

Escape the hustle-bustle of city life and come down to sunny Jackson County, Florida, where autumn leaves and mild winters await you. Nestled among rolling hills (45 minutes north of Panama City Beach and 1 hour west of Tallahassee) you'll find huge, pristine lakes, 150 to 900 acres each - perfect for fishing, swimming, sailing, and water-skiing. With boat docks, tennis courts, and a country lodge serving up scrumptious lunches and dinners, there's something for everyone here at Compass Lake. Build your dream home, a cozy cabin, or a modular

masterpiece - or opt for no construction at all and just camp out or rent a cabin for a weekend getaway. This rural community, near Marianna, Florida, is spread over 10,000-acres and offers residents fresh lakefront recreation with free resident access.

Compass Lake is an all-sports lake with an average depth of 35-40 feet, with a few deep springs reaching up to 70 feet. You can also explore the many natural wonders and unique geological treasures that surround the community, such as underwater caves, the Florida Caverns, and the Chipola River.

Purchase now before prices rise and enjoy access to all the amenities, including several lakes, two clubhouses, RV park, cabin and boat rentals, tennis courts, and more. With mild winters, private boating and fishing lakes, and 4 seasons of adventure and relaxation, Compass Lake in the Hills is the perfect place to call home. ...

Log onto www.LakeCompass.org for more info on the amenities

Jackson County lots shown below are within Compass Lake in the Hills, near Alford and Marianna, Florida (just off I-10, only 45 minutes west of Tallahassee & 45 min north of Panama City Beach on the Gulf of Mexico). . All property owners have free access to 950 acre Lake Compass for boating, fishing, swimming,

<p>JC 2220</p>	<p>Los Padres Avenue Located on west side of Los Padres Ave, at very south end of Coronado Ave.</p>	<p>1.1 ACRE. 160 x 300 ft lot backs onto hundreds of acres of Florida wilderness!</p>	<p>Property is 3 minutes from 950 acre Lake Compass for swimming, boating, jet-skiing, fishing!</p>	<p>\$13,900 \$0 Down \$169 Mo</p>	<p>Unit 4 Blk 113 Lot 30</p>
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The following oversized, prime Estate Parcels at Compass Lake Lake in the Hills is comprised of 2 adjoining (side-by-side) bldg lots!
Build 1 or 2 houses on each parcel or just hold for investment!



<p>JC 2201 & JC 2225</p>	<p>2 adjoining lots SE corner of Grand Quivera Cir & Grand Ct. On quiet cul-de-sac!</p>	<p>443 ft road front x 348 ft deep to rear.</p> <p>Unit 5 Blk 155 Lots 24 & 25</p>	<p>2.1 ACRES Backs onto and joins wilderness lands . Buildable with guaranteed perc for 2 septic systems and 2 homes! Backs onto 30 acres of wilderness! Only \$24,500 (less than \$13K per buildable acre! Buy both for only \$0 Down and \$299 per month for the pair! Only minutes to 950 Acre Compass Lake!</p>
<p>JC 2111 A & B</p>	<p>2 adjoining lots on Sycamore Street</p>	<p>400 ft of road front x 350 ft deep</p> <p>Unit 6 Blk 227 Lots 32 & 33</p>	<p>2.4 ACRES! Only 4 minutes to 950 Acre Compass Lake! Located on south side of Sycamore Street, 85 ft east of Lisbon Avenue. Backs onto 50 acres of common, wooded wilderness! Buildable with guaranteed perc for 2 septic systems and 2 homes! Only \$29,900, \$0 Down., \$379 month for the pair!</p>



Jackson County does not assign a mailing address until you file for a building permit!

Call us at (305) 333-7551 or (561) 372-9603 FOR ASSISTANCE IN LOCATING THESE PROPERTIES ON GOOGLE MAPS, GOOGLE EARTH OR YOUR GPS!

JC 2245

Fairview Road

State Road S167 –

Highway frontage

\$21,500 \$0 Down \$249 Mo

Unit 3, Blk 77, Lot 11

Located on west side of Fairview Road, 283 ft south of Adams Drive

**Beautiful 1¼ Acre
with paved road frontage!**

1.26 Acres (205 x 281 ft)

ALSO:

JC 2205

165 x 325 ft lot on east side of Fairview Road, 170 ft south of Owl Court.

1.3 Acres only \$22,900, NO DOWN PAYMENT, \$259 per month. **Property has a natural spring and boasts a small stream along its 325 ft north border!**






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JC 2120 Sale pending Jackson	Grand Quivera Cir	Lying adjacent to and on the south side of 3108 Grand Quiviera Cir	258 x 205 ft, 1.3 acres Unit 5 Block 156 Lot 10	\$16,900 \$0 down 19 monthly
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JC 2128 Pending M Jones	Cane Street	215 ft frontage by 1.3 acres. Located north side of Cane St, 300 ft east of Broom Avenue	\$16,900 \$0 down \$219 monthly	Unit 3 Block 56 Lot 5
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JC 2235	HIGHLANDS CIRCLE	188 X 272 FT 1.1 ACRE	188 FT PAVED RD FRONTAGE. WITH ELEC AVAILABLE!	ACROSS THE STREET FROM 1102 HIGHLANDS CIR,	\$19,900	\$0 Down	\$269 PER MO	UNIT 6 BLK 267 LOT 24
JC 2226 & 2238	BATTLEGROUND AVENUE	TWO , 1.1 ACRE LOTS ACROSS THE STREET FROM EACH OTHER!	TWO 160X 300 FT LOTS LAYING VERY NICELY LEVEL WITH ELECTRIC!	LOTS LOCATED EXACTLY 600 FEET BEFORE WEST END AT ROADS END! COMPANY SIGN AT LOCATION!	\$18,900 EACH	\$0 Down	\$219 PER MO EACH	UNIT 5 BLK 170 LOT 8 AND UNIT 5 BLK 171, Lot 17
JC 2018	ANDREW COURT	188 X 249 FT 1.2 ACRES AT ROADS END CUL-DE-SAC	MOST QUIET AND REMOTE AREA BUT WITH EXCELLENT ROAD ACCESS	LOCATED ON EAST SIDE OF CUL-DE-SAC 150 FT BEFORE END OF ROAD		\$14,900 \$0 Down \$169 PER MO	UNIT 5 BLK 156 LOT 28	

<p>JC 2214</p>	<p>ASTER CIRCLE</p>	<p>150 X 300 FT 1.134 ACRES</p>	<p>ON PAVED ROAD WITH ELECTRIC LAYS NICE W/ SLIGHT SLOPE UPWARD FROM ROAD</p>	<p>LOCATED ACROSS THE STREET FROM EAST END OF MYAKKA ST.</p>	 <p>On Paved Road</p>	<p>\$19,500 \$0 Down \$229 mo</p>	<p>UNIT 3 BLK 50 LOT 5</p>
<p>JC 2401</p>	<p>Jackson Road</p>	<p>120 ft front on road. 350 ft deep and 225 ft across the rear!</p>	<p>1.2 ACRES 2 blks west of Nortek Blvd</p>	<p>Located on south side of Jackson, 265 ft west of Lacherokee (30 ft east of old driveway)</p>		<p>Unit 2 Blk AD Lot 8</p> <p>\$16,500 \$0 Down \$189 Mo</p>	
<p>JC 2403</p>	<p>Yvette Drive</p>	<p>109 ft front x 260 ft across rear borders thousands of acres of wilderness! ONLY 2 MINUTES FROM COMPASS LAKE</p>	<p>1.545 ACRES! Located south side of Yvette, 420 ft east of Los Padres Ave.</p>	<p>Very accessible 1.5 acre lot with good roads borders (across its 260 ft wide rear line) over 2,000 acres of Florida wilderness with miles of accessible roads & trails for 4x4's, dune buggies, mudding, hiking and hunting!</p> 	<p>Unit 4 Blk 99 Lot 4</p> <p>\$19,500 \$0 Down \$219 Mo</p>		

<p>JC 2242</p>	<p>Matties Lane, Property is inside the city of Marianna, FL with elec, water & sewer hook-ups available</p> <p>.6 Acres 100 ft x 258 ft.</p>		<p>Investment opportunity. APPROVED FOR 3 DOUBLE-WIDE PADS WHICH WOULD BRING IN AN ROI OF OVER \$1,000 PER MONTH lot rent!. Enjoy a 12% return forever! For sale now at only \$85,000. \$15,000 down and \$700 per month! Or can install 3 doublewides and sell them for between \$400,000 & \$600,000. Call (305) 333-7551 for complete details.</p>	<p>Parcel ID 04-4N-10-0283-0000-0030 Very secluded at roads end of Matties Lane. From the corner of Orange Street and Cooper Ln, go east on Matties Lane to very end</p>
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For Western Florida (Gulf of Mexico) and Eastern Florida (Atlantic side) Properties, simple close this page.
OTHER FLORIDA COUNTY PROPERTIES SHOWN BELOW

FLORIDA COUNTY		MAP REF #	ADDRESS or Location	MISC INFO			
Lake County. Ocala Forest Campsites #2 Lot 19 10,000 Sq Ft		LK 2201	Armadillo Road, Altoona,, FL 100 x 100 ft lot is located At NW corner of Armadillo Rd and Raccoon Road, 3 short blocks north of CR 445 - 1 hour north of Orlando!	\$10,900 \$0 Down \$139 Monthly			
Dixie County		DX 2207	50 x 100 ft mobile home lot i Swanee Gardens is located on west side of SE 929th Street, 400 ft north of SE 218th Avenue	\$6,995 \$0 Down \$119 monthly			
Marion County		MC 2203	SE corner of SE 20 th Place & Levy Hammock Rd (also known as SE 183 rd Avenue Road), Silver Springs, FLS Approved for mobile home and is ½ mile north of North Lake, Halfmoon Lake and Lake Bryant in Ocklawaha - and ½ mile west of the 600 sq mile Ocala National Forest! The Ocala National Forest is the home of the 46,000 acre Lake George!	.36 Acres 95 x 163 ft \$18,500 \$0 Down \$239 monthly			



NO DOWN PAYMENT - NO CREDIT CHECK - NO QUALIFYING

Since you are probably wondering “how”, we want to share with you 2 easy steps to buying land from us at the Realty Connexion

SCROLL DOWN

Step 1.

Choose your property

Choosing your property is the first step in the buying process. We suggest that you put the address into Google Maps or Google Earth and go down to street level and look around. (If the property in question does not specifically have a street address, please call us so that we can assist you in locating the property by Google Maps and GPS).

Call us to ask any questions, and, if inconvenient to physically inspect the property, or if you live in another state or out of the country DON'T WORRY Our Guarantee* is that you have 3 full years to swap for any other property in our inventory!

Step 2.

Buy now before the property you have selected is gone.

Ask for the “**Buyer’s Package**” (plat map, pictures & **Warranty Deed Agreement**). Until you sign the Agreement and return it with the 1st monthly payment, you are under no obligation to purchase.

There are 3 ways to buy:

1. CASH SALE -- Pay 10% deposit plus \$425 closing costs with your initial contract. We do the paperwork and present you with the **Title Search showing that the property is FREE & CLEAR** (no liens or mortgages and that taxes are paid currently) and we provide you with a copy of your Warranty Deed (title). The balance of the purchase price is then due at closing -- about 10 to 14 days later.

2. DEED & MORTGAGE CLOSING WITH 25% DOWN PAYMENT -- Same procedure as above, except that instead of paying 100% of the purchase price, you pay only 25% and we, as the Sellers, take back a mortgage for 75% of the purchase price. Because there is a mortgage involved (with additional documents and recording costs), the Buyer’s closing costs are \$205.00 more, and are simply added to your mortgage amount. After the closing and recordation of your Warranty Deed, your monthly installment payments are as indicated on our website listing (from \$119.00 up)).

3. 100% SELLER-FINANCING -- Seller-financed properties are paid for in easy monthly installments. There is no credit check and you are automatically approved. For properties under \$20,000, **NO DOWN PAYMENT REQUIRED, just remit the first monthly payment to us with your contract.** For properties priced at \$20,000 and higher, a \$500 or \$1,000 deposit is required (depending on total price).. Your **Warranty Deed Agreement** entitles you to immediate wnership and occupancy of the property. You are entitled to receive your recorded Warranty Deed when you have paid in 50% principal of the purchase price.

Monthly installment payments can be made in any of 6 different ways:

1. By mailing us a personal check or money order (or having the auto-pay program of your bank doing it)..
2. Setting up auto-pay with us using your bank account or credit card.
3. Calling in a credit card payment.
4. Paying by E-check or credit card online at www.MonthlyLandPayment.com and get an instant E-mail receipt.

5. PayPal;

6. Or you can even take a picture of your personal check with your smart phone and text it or E-mail it to us – we can use it to do an ACH bank debit. But, please, if you are e-mailing or texting, be sure to advise us of such by telephone call and tell us so that we can properly locate it and post it to your account and confirm payment to you!

QUESTIONS? Call us at (305) 333-7551)

* **Our Guarantee** is that you have 3 full years from the date of purchase to swap for any other property in our inventory –

and here is how it works:

You can swap for any other property, then currently, in our inventory for sale. It matters not whether you are selecting a more expensive property or a less expensive property, whatever principal amount(s) are paid in - you get to trade “dollar-for-dollar” and get credit for the amount paid in. The only things that are required is that you be a timely payer of all amounts specified to be paid, if you are on installment payments, and that your account be current. If you are a cash payer and have already received your deed, you will only pay, again, the specified \$385.00 closing cost.

Martin I. Price, CEO, Florida Lic # SL331963