



Henagar Investment Land 41 Acres

15336 Al Hwy 75, Henagar, Alabama 35978

Neil Colbert, ALC
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PROPERTY OVERVIEW



Sale Price

\$539,900

Offering Summary

Acreage:	41 Acres
Price / Acre:	\$13,168
State:	Alabama
City:	Henagar
County:	DeKalb
Property Type:	Development Land Farms and Cropland

Property Overview

Discover an exceptional investment opportunity with this 41 Acre property located in the Henagar area. NO zoning designation, the site offers a versatile canvas for creative development and utilization, presenting an attractive prospect for land and other investors. This prime location on Al Hwy 75 provides immediate access to major thoroughfares, enhancing connectivity and accessibility for potential projects. With its generous size to shape a project in the Henagar area, embrace the potential of this distinguished property and unlock its boundless opportunities for strategic investment.

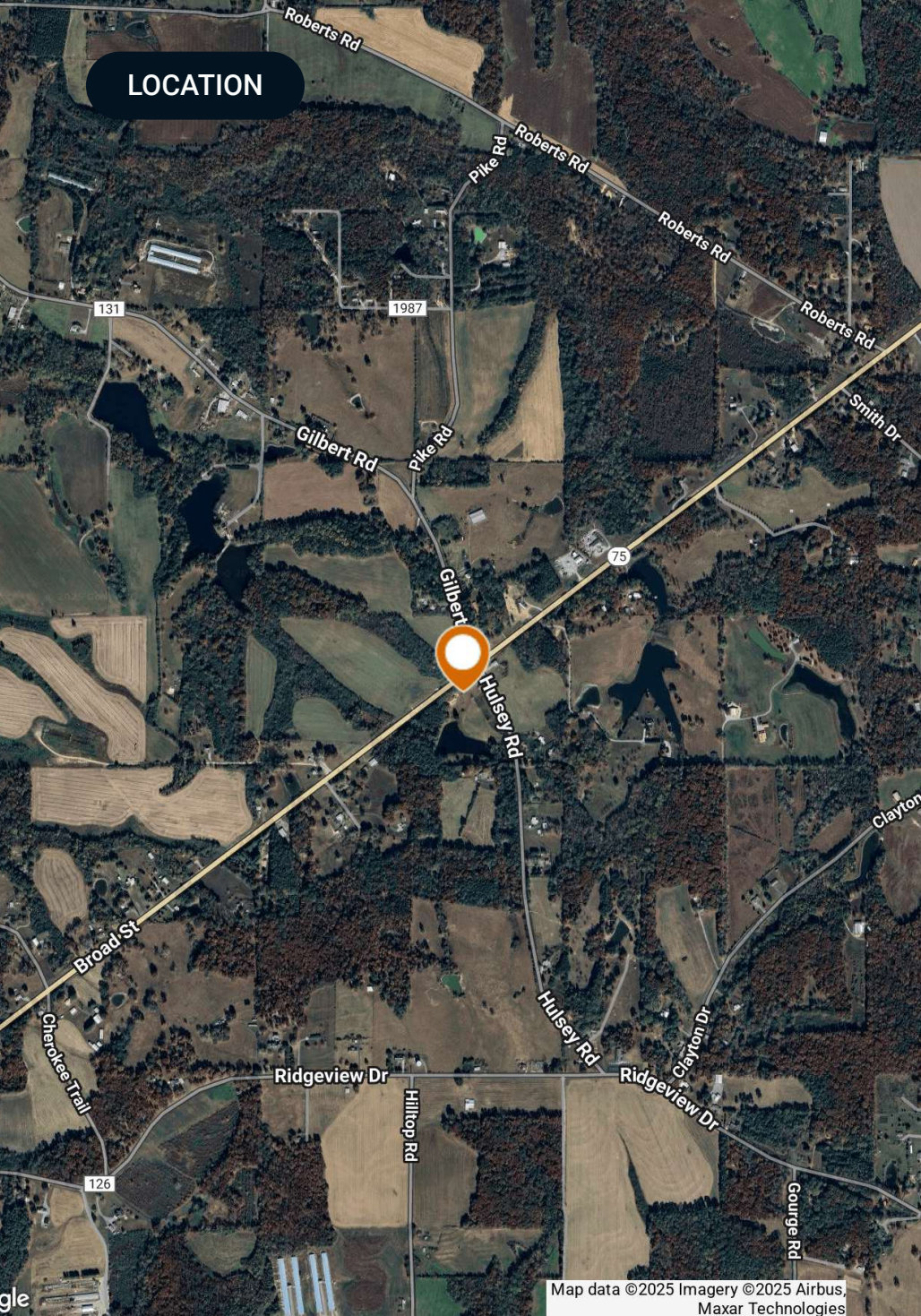
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	95/5
Taxes & Tax Year:	\$73.00 2024
Lake Frontage / Water Features:	1/4 acre pond
Water Source & Utilities:	At Al Hwy 75
Road Frontage:	1250 on Al Hwy 75, 260 on Gilbert Road
Nearest Point of Interest:	Chattanooga Tn, DeSoto State Park, Little River Canyon Preserve
Fencing:	None
Current Use:	Hay production
Structures & Year Built:	None

LOCATION



Map data ©2025 Imagery ©2025 Airbus,
Maxar Technologies

Location & Driving Directions

Parcel: 05-09-31-0-001-001.000 05-09-32-0-000-013.00005-09-32-0-000-012.006
05-09-32-0-000-012.003

GPS: 34.6485439, -85.7186826

Driving Directions: Hwy 75 to Henagar, continue North and property will be on your left

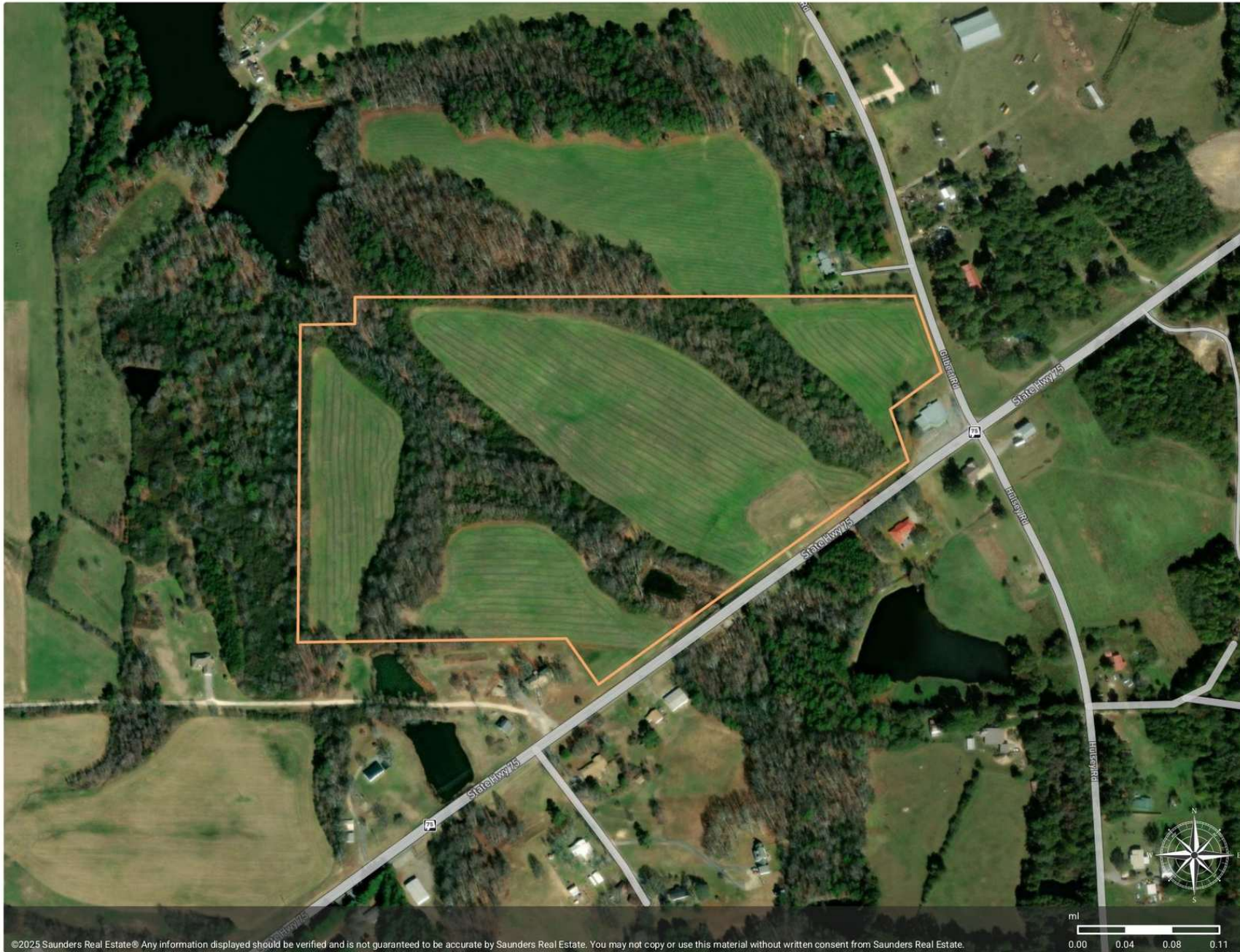
Showing Instructions: Contact Agent to schedule showing

AERIAL MAP



Overview

Polygon



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SOILS MAP



Soils

- Polygon
- Soils

MUID	COMPONENT NAME	ACRES
HeC2	Hartsells	9.44
WnB2	Wynnvile	9.28
Pd	Philo	7.85
Mo	Muskingum (Gorgas)	5.32
Mn	Muskingum (Gorgas)	4.83
MI	Muskingum (Gorgas)	3.24
He	Hartsells (Wynnvile)	1.16
Jc	Johnsburg	0.73
Cl	Cotaco	0.06
TOTAL		41.91



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ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Neil Colbert, ALC

Senior Advisor

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Professional Background

Neil Colbert, ALC is a Senior Advisor at Saunders Real Estate.

Based in North Alabama, Neil brings over 30 years of real estate sales experience and a hard-earned reputation as one of the region's most respected land professionals. Known as the Alabama and Georgia "Land Pro," he has built a loyal client base through expert guidance, honest counsel, and a results-driven approach to selling land, farms, and rural homes.

An Alabama native, Neil grew up in Gaylesville (Cherokee County) and is a graduate of Gaylesville School and Northeast Alabama Community College. He also attended Jacksonville State University. Neil and his wife, Deb, now live in Fort Payne, where they enjoy small-town life surrounded by the natural beauty of the region.

As a member of the REALTORS® Land Institute (RLI), Neil is one of fewer than 10 Accredited Land Consultants (ALC) in North Alabama—a designation held by fewer than 1,000 land professionals nationwide. His expertise, integrity, and commitment to excellence ensure that every client receives top-tier representation.

A seasoned and trusted real estate advisor, your local Land Professional, Neil, focuses on getting properties sold—not just listed. His clients benefit from strategic marketing, local expertise, and a high-touch service experience that's focused on results. Whether selling a farm, a large land tract, or a home on acreage, Neil provides the knowledge and professionalism to guide every transaction smoothly to the finish line.

Beyond real estate, Neil is an avid outdoorsman who enjoys hunting, fishing, and golfing. While he has achieved great success in his career, his greatest joy comes from his family - he and Deb are the proud grandparents of two granddaughters and a grandson.

What Others Say About Neil:

Dedicated • Genuine • Results-Driven • Diligent • Laidback • A True Outdoorsman • A Great Friend • Always Willing to Help • One of a Kind

Neil specializes in:

- Farms and Cropland
- Acreage and Estates
- Hunting and Recreational Land



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Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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