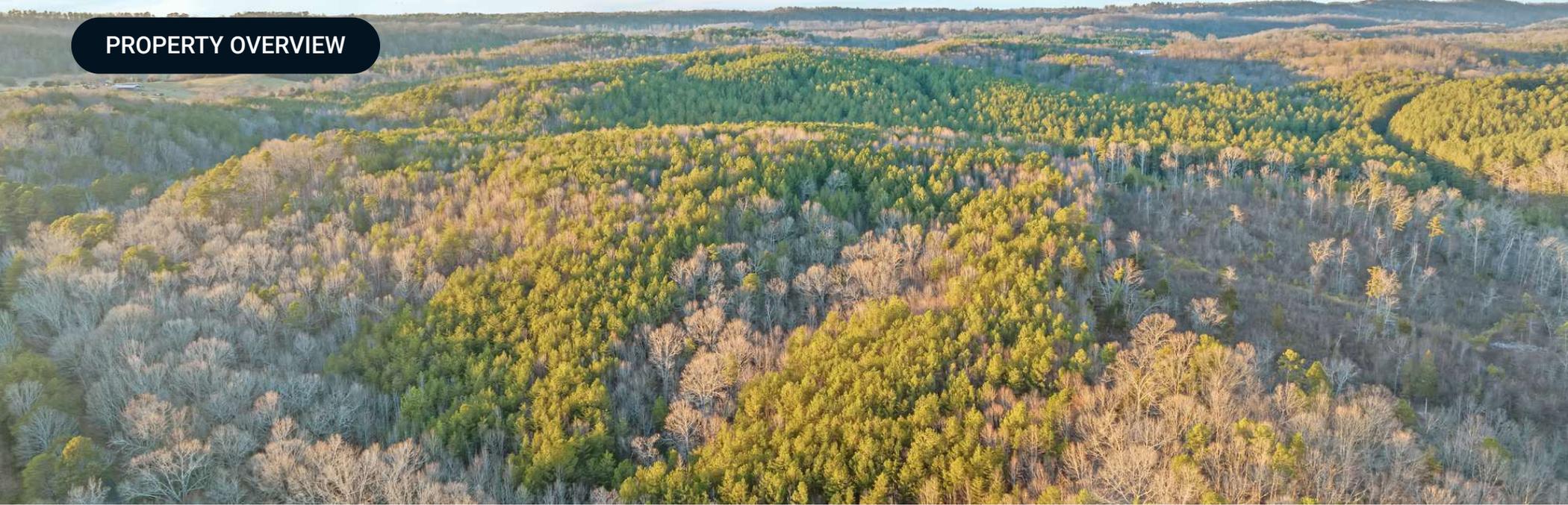


Bryan 161

Chisenhall Road, Fort Payne, Alabama 35967

Neil Colbert, ALC
256-899-3810
neil@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$899,900

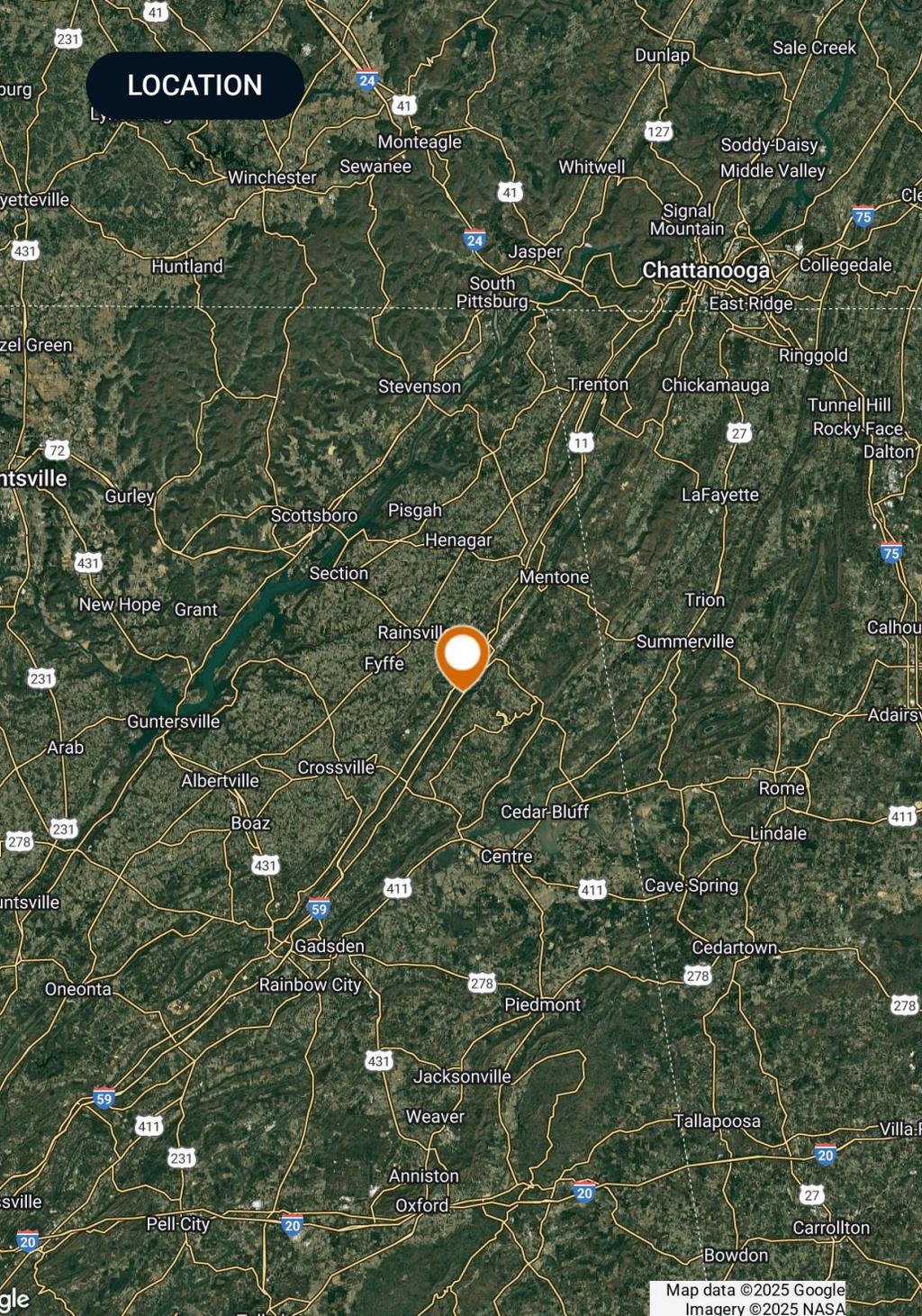
Offering Summary

Acreage:	161 Acres
Price / Acre:	\$5,589
State:	Alabama
City:	Fort Payne
County:	DeKalb
Property Type:	Land: Land Investment, Land Other, Timberland
Video:	View Here

Property Overview

Just minutes from town, this 160-acre property combines convenience with privacy, making it ideal for hunting, recreation, investment, or future development. A small portion lies within city limits, while the majority stretches into peaceful, rural surroundings. The land features a mix of pines and hardwoods, an established trail system, and multiple scenic viewpoints along a ridgeline. Amenities include two green fields, three shooting houses, and natural wet weather springs. While there are no permanent water sources, the property's varied terrain and accessible location make it a rare opportunity with significant potential.





Location & Driving Directions

Parcel: 22-01-02-0-000-001.00122-01-02-0-000-001.00022-01-01-3-001-002.00522-01-01-3-001-002.00022-01-01-3-001-001.005

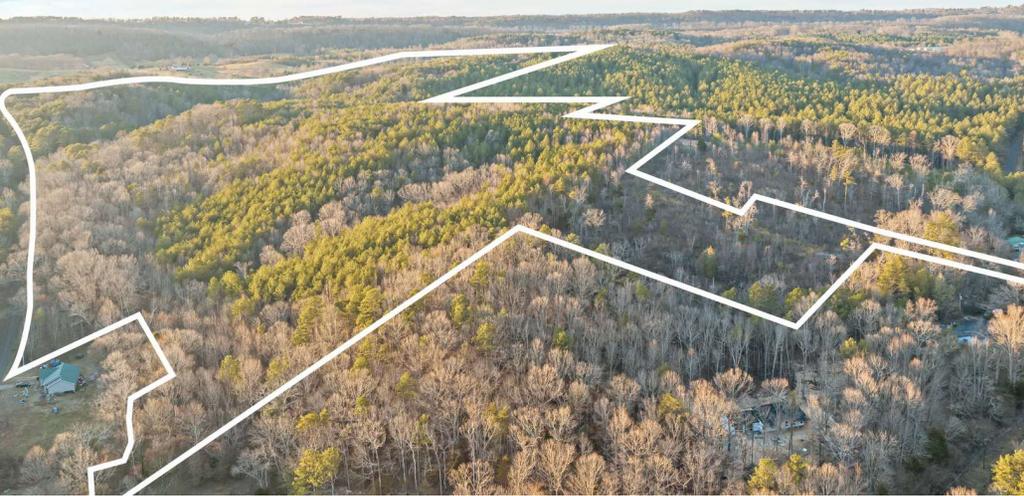
GPS: 34.4531236, -85.7598007

Driving Directions: I 59 Exit 218, go west on Hwy 35 turn right on Airport Road W, Turn left onto Chisenhall road keep left on Chisenhall road about .5 miles on the right

Showing Instructions: Call Agent

Property Lines Are An Approximation And Are Not Warranted

ADDITIONAL PHOTOS





ADVISOR BIOGRAPHY



Neil Colbert, ALC

Senior Advisor

neil@saundersrealestate.com

Direct: **877-518-5263 x405** | Cell: **256-899-3810**

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 throughout the state as the "Alabama 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 1,500 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, 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.



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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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