

# Garren 70

70 Acres Hwy 227, Attalla, Alabama 35954

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Neil Colbert, ALC  
256-899-3810  
[neil@saundersrealestate.com](mailto:neil@saundersrealestate.com)



## PROPERTY OVERVIEW



### Sale Price

**\$350,000**

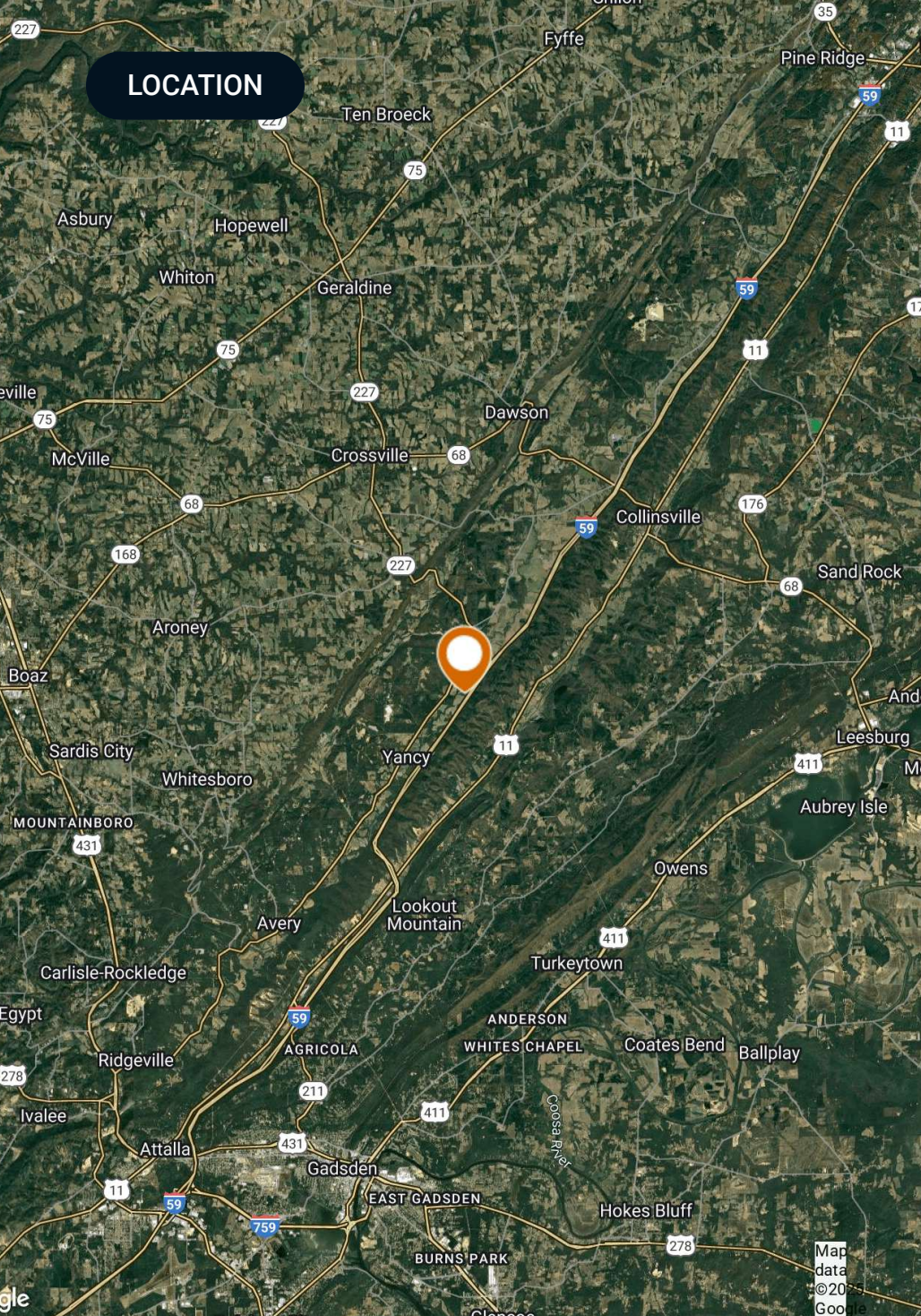
### Offering Summary

Acreage:	70 Acres
Price / Acre:	\$5,000
State:	Alabama
City:	Attalla
County:	DeKalb
Property Type:	Land: Farms & Nurseries Properties, Land Investment, Land Other, Timberland

### Property Overview

Located in the Duck Springs area, this 70-acre tract features level to gently rolling terrain, a mix of mature hardwoods and pines, and an established trail system—ideal for hunting, recreation, or quiet exploration. With power and water available at the road and direct access from a county highway, the property offers excellent potential for a private homesite, hunting retreat, or future investment. Its versatile layout and convenient location make it a rare opportunity in a sought-after rural settings.





## Location & Driving Directions

**Parcel:** 32-07-36-0-000-003.000

**GPS:** 34.2092947, -85.9507359

**Driving Directions:** I59 North to Exit 205, left on Hwy 68, then left on Hwy 51, 3.5 miles to left on Hwy 227, 1.2 miles property is on the right.

**Showing Instructions:** Call Agent before showing



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.

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
- Acreage & Homesites



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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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