



# Lot 32 North Bend Subdivision

Lot 32 North Bend Subdivision, County Road 1951, Mentone, Alabama 35984

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



## PROPERTY OVERVIEW



### Sale Price

\$45,000

### Offering Summary

Acreage:	2.31 Acres
Price / Acre:	\$19,481
State:	Alabama
City:	Mentone
County:	DeKalb
Property Type:	Land: Land Other

### Property Overview

Situated in the sought-after Mentone area, this prime property boasts an ideal location for land and other investors seeking an attractive investment opportunity. The property offers ample space and potential for development, with its strategic positioning in the dynamic Mentone real estate market. Its proximity to the natural beauty and recreational offerings of Mentone ensures a promising investment for those looking to capitalize on the area's appeal. With this property, investors have the opportunity to secure a valuable asset in a burgeoning location, making it an ideal choice for those with a keen eye for long-term investment potential.



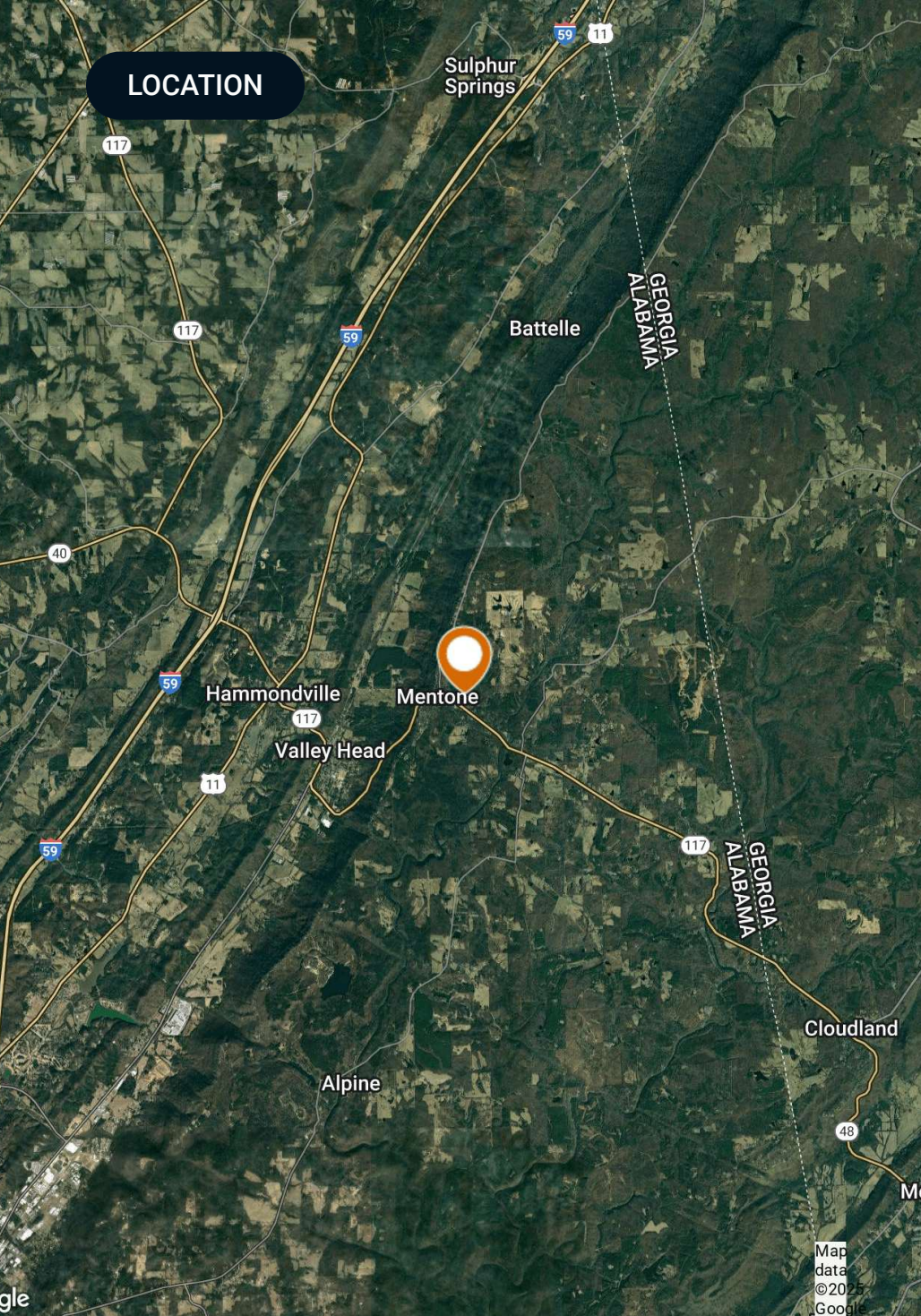
## SPECIFICATIONS & FEATURES



## Specifications & Features

Land Types:	Land Other
Uplands / Wetlands:	100/0 <ul style="list-style-type: none"><li>• Muskingum (Gorgas) stony fine sandy loam</li><li>• 5 to 10 percent slopes</li><li>• very stony 2.22 acres Muskingum (Gorgas) stony fine sandy loam</li></ul>
Soil Types:	<ul style="list-style-type: none"><li>• 10 to 20 percent slopes</li><li>• very stony 1.43 acres Crossville rocky loam</li><li>• rolling .01 acres</li></ul>
Taxes & Tax Year:	\$ 142.00 2025
Lake Frontage / Water Features:	None
Road Frontage:	274 Co Rd 1973
Nearest Point of Interest:	Mentone, Al, DeSoto State Park, Little River Canyon National Preserve, Chattanooga Tn, McLemore Resort
Fencing:	none
Current Use:	none
Land Cover:	Young Timber





## Location & Driving Directions

Parcel: 10-05-22-0-001-031.014

GPS: 34.5862, -85.584134

Driving  
Directions: I59 Exit 231, East on AI-40/AI-117 for  
4.3 miles, Left on Scenic Drive/ Hwy  
89, right on County Road 1951,  
property is at the end of Co Rd 1951  
and 1952

Showing  
Instructions: Call Agent



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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