

Lot 78 Lake on the Brow

Lot 78 Lake on the Brow, Mentone, Alabama 35984

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

PROPERTY OVERVIEW



Sale Price

\$45,000

Property Overview

Enjoy peaceful lakefront living in a private, secluded community near Little River Canyon National Preserve and Little River Falls. This property offers 154 feet of shoreline on a stocked private lake, with access to a shared common area, underground power, and public water. Tucked away yet just a short drive to town, it's the perfect spot for a quiet retreat with modern conveniences close by.

Offering Summary

Acreage:	0.92 Acres
Price / Acre:	\$48,913
State:	Alabama
City:	Mentone
County:	Cherokee
Property Type:	Land: Land Other

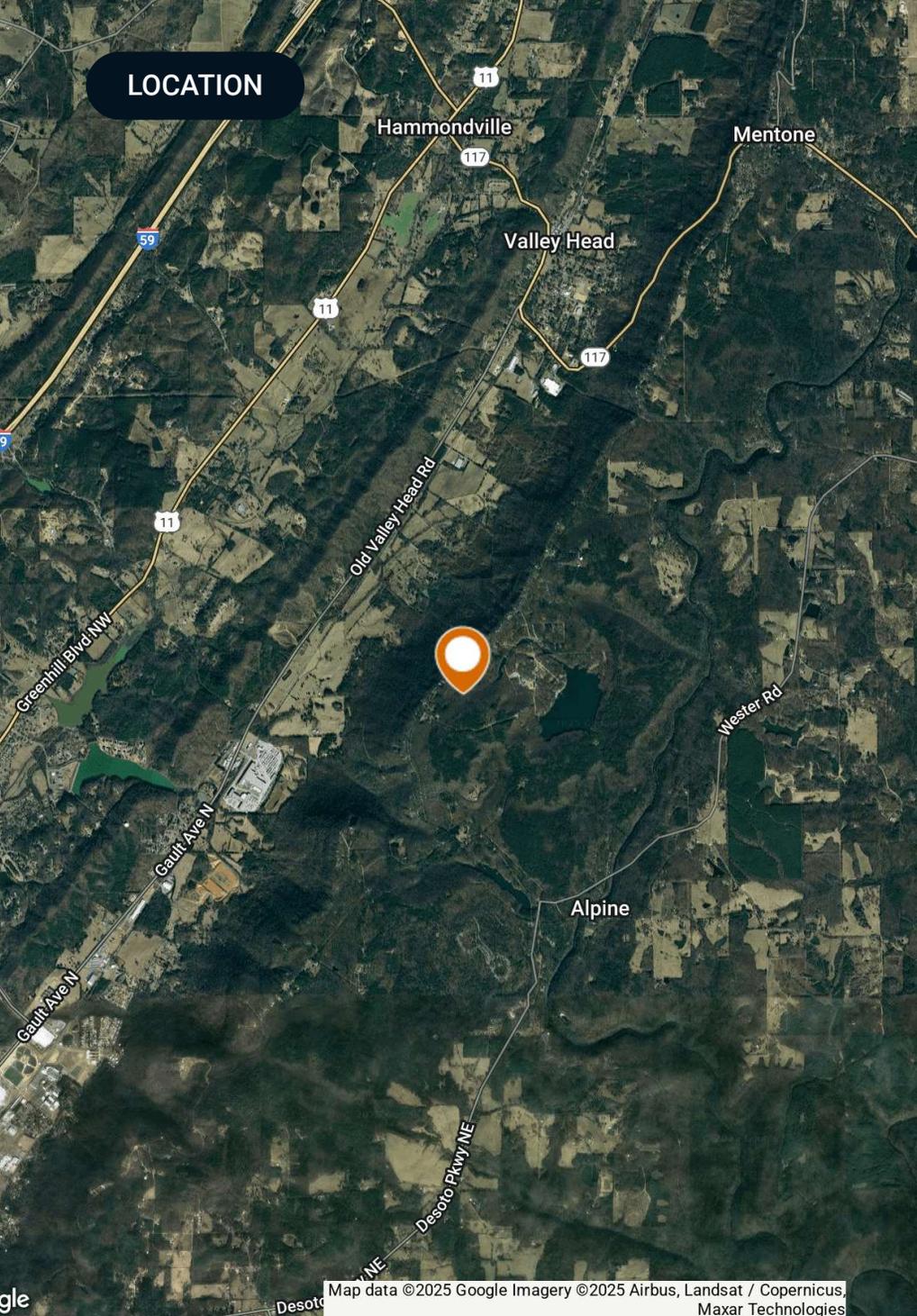
SPECIFICATIONS & FEATURES



Specifications & Features

Land Types:	Land Other
Uplands / Wetlands:	100/0 <ul style="list-style-type: none">• Muskingum (Gorgas) stony fine sandy loam• 5 to 10 percent slopes• very stony 2.22 acres Muskingum (Gorgas) stony fine sandy loam
Soil Types:	<ul style="list-style-type: none">• 10 to 20 percent slopes• very stony 1.43 acres Crossville rocky loam• rolling .01 acres
Taxes & Tax Year:	\$ 151.94 2025
Lake Frontage / Water Features:	154 Ft on Lake on the Brow
Water Source & Utilities:	Underground Power
Road Frontage:	153 ft
Nearest Point of Interest:	Mentone Al, DeSoto State Park, Little River Canyon National Preserve
Fencing:	None
Current Use:	None
Potential Recreational / Alt Uses:	Residential building site, Recreational
Land Cover:	Land
Structures & Year Built:	None

LOCATION



Location & Driving Directions

Parcel: 03-08-28-2-000-078.000

GPS: 34.5289797, -85.6261222

Driving Directions:

I 59 North to Exit 218 Fort Payne, Al, Turn Right (East) on Hwy 35, for 1 mile, Left on Hwy 11 1.1 mile then right on Al-Hwy 35 8.8 miles, left on County Road 103 1.9 miles, Right onto 832 for .2 miles then Right just before the bridge on unnamed road go aprox .5 miles property is on the left and right of the road.

Showing Instructions:

Call Agent

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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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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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