

King 33

33 Acres Hwy 72, Stevenson, Alabama 35772

Neil Colbert, ALC
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PROPERTY OVERVIEW



Sale Price

\$399,000

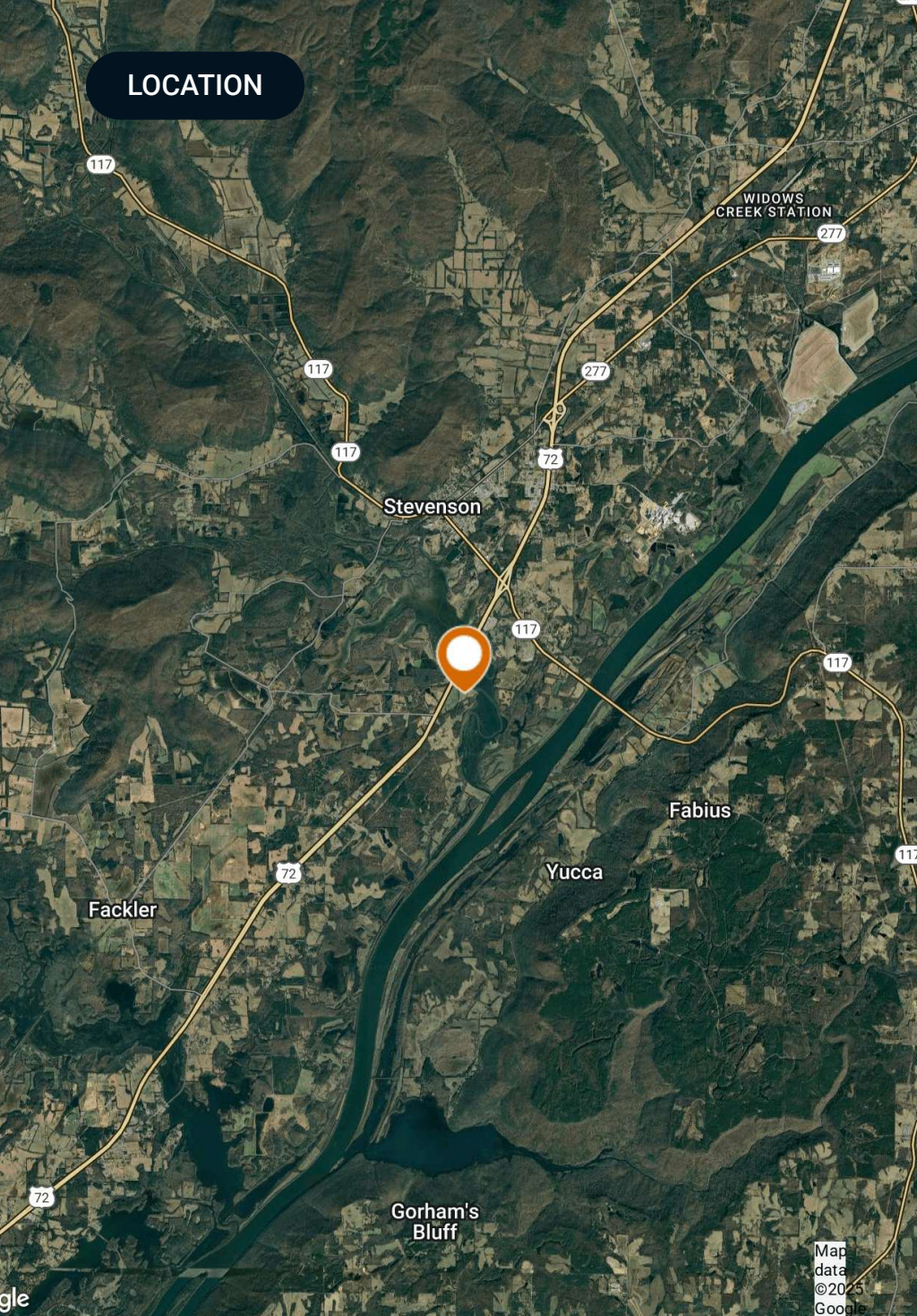
Offering Summary

Acreage:	33 Acres
Price / Acre:	\$12,091
State:	Alabama
City:	Stevenson
County:	Jackson
Property Type:	Development Land, Hunting and Recreational Land, Acreage and Estates
Video:	View Here

Property Overview

This 33-acre property offers 1,460 feet of direct frontage along Hwy 72, providing exceptional visibility in a high-traffic corridor. The land is level and well-suited for a variety of uses, including commercial development, residential construction, or agricultural operations. Its location in a growing area of North Alabama, paired with scenic mountain views, makes it an ideal setting for a private estate or future business. With a strong combination of access, usability, and natural beauty, this is a versatile tract ready for immediate or long-term investment.

LOCATION



Location & Driving Directions

Parcel: 03-08-33-0-000-010.000

GPS: 34.8396493, -85.8323175

Driving Directions:

- I 59 At Exit 231, head right on the ramp for AL-117 / AL-40 toward Hammondville / Valley Head, Turn left onto AL-40 / AL-117 / AL Highway 40 toward Henagar, 1.6 miles Turn right onto AL-117 / AL Highway 117, 23
- 6 miles Take the ramp on the right for US-72 E / AL-2 / US Highway 72, 4.4 miles property is on the left.

Showing Instructions:

Call Agent

ADDITIONAL PHOTOS



Property Lines Arew An Approximation And Are Not Warranted



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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