

# Bryan 60

CR 239, Centre, Alabama 35960

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

## PROPERTY OVERVIEW



### Sale Price

\$219,900

### Offering Summary

Acreage:	60 Acres
Price / Acre:	\$3,665
State:	Alabama
City:	Centre
County:	Cherokee
Property Type:	Land: Land Investment, Land Other
Video:	<a href="#">View Here</a>

### Property Overview

Just minutes from Weiss Lake, this 60-acre tract in Centre, AL offers unrestricted use and endless possibilities. With mostly level terrain and a mix of open and wooded areas, the land is well-suited for a custom home, recreational retreat, or long-term investment. There are no restrictions—giving you the freedom to build, camp, hunt, or develop as you choose. Public boat ramps and outdoor activities are just around the corner, and the property is conveniently located less than 90 minutes from Birmingham, Atlanta, and Chattanooga. A rare combination of location, flexibility, and natural beauty.



## SPECIFICATIONS & FEATURES

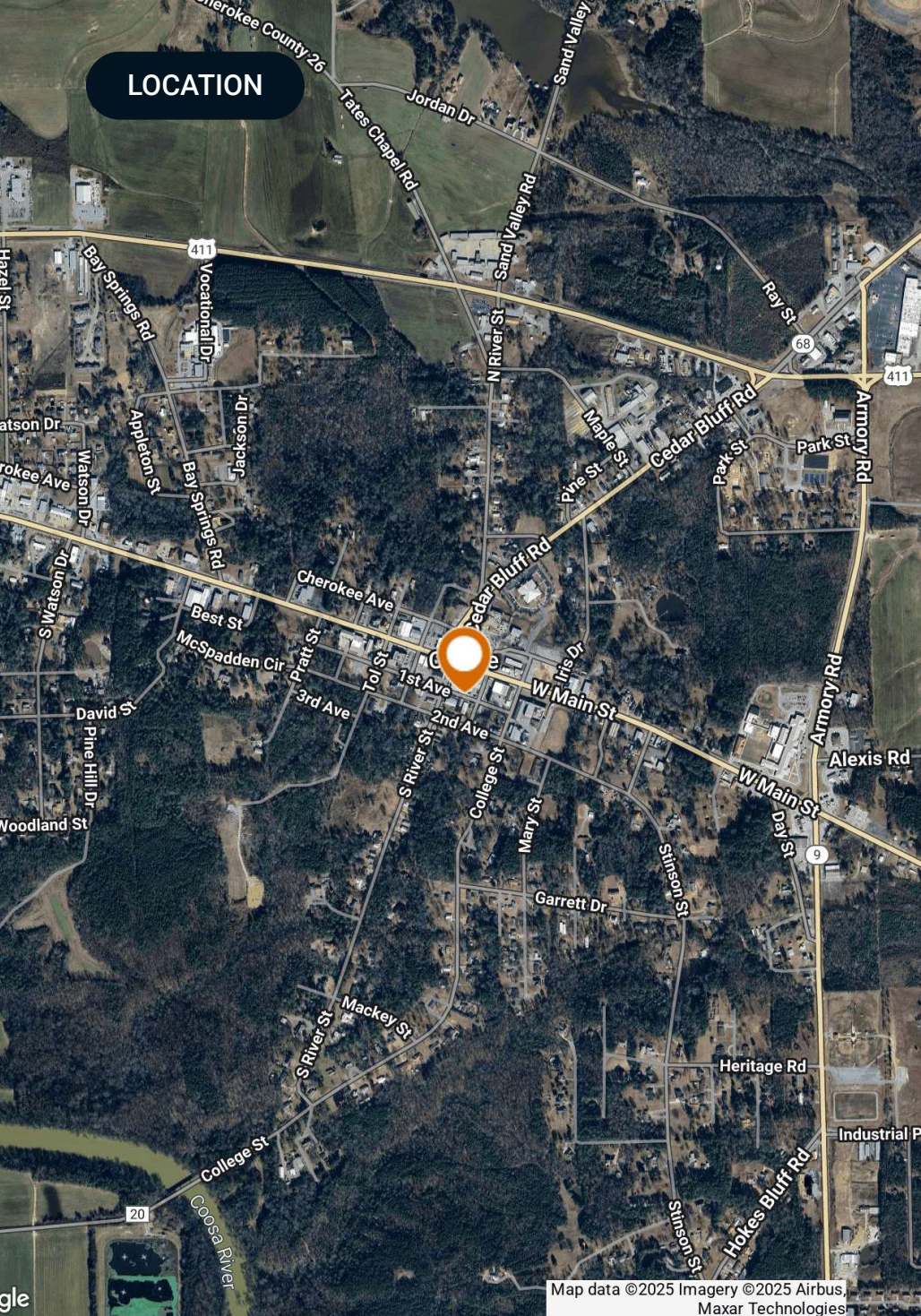


## Specifications & Features

Land Types:	<ul style="list-style-type: none"><li>• Land Investment</li><li>• Land Other</li></ul>
Uplands / Wetlands:	90/10 <ul style="list-style-type: none"><li>• Firestone gravelly silt loam</li><li>• 6 to 15 percent slopes 31.51 acres Conasauga silt loam</li></ul>
Soil Types:	<ul style="list-style-type: none"><li>• 1 to 5 percent slopes 23 acres Conasauga-Leesburg complex</li><li>• 15 to 45 percent slopes 5.03 acres Gaylesville silty clay loam .24 acres Cloudland loam .22 acres</li></ul>
Taxes & Tax Year:	\$ 840.00 2025
Zoning / FLU:	None
Lake Frontage / Water Features:	2 wet weather springs
Water Source & Utilities:	At county Road 239
Road Frontage:	640 feet on County Road 239
Nearest Point of Interest:	Weiss Lake
Fencing:	none
Current Use:	Undeveloped
Structures & Year Built:	None



## LOCATION



## Location & Driving Directions

Parcel: 13-06-23-0-000-009.00013-06-24-0-000-007.000

GPS: 34.1520406, -85.67885310000001

Driving Directions: From Centre AI, take 411 bypass east to county road 22 turn left, turn left at Johns Crossroads county road 31, then about a mile turn right on county road 13, approximately 2 miles then right on 239, go 3/4 of a mile and property is on the right in the big curve

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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