



Lot 24 & 25 Sylvania Estates

Lot 24 & 25 Sylvania Estates, Sylvania, Alabama 35988

Neil Colbert, ALC
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PROPERTY OVERVIEW



Sale Price

\$39,900

Offering Summary

Acreage:	4 Acres
Price / Acre:	\$9,975
State:	Alabama
City:	Sylvania
County:	DeKalb
Property Type:	Land: Land Investment, Land Other

Property Overview

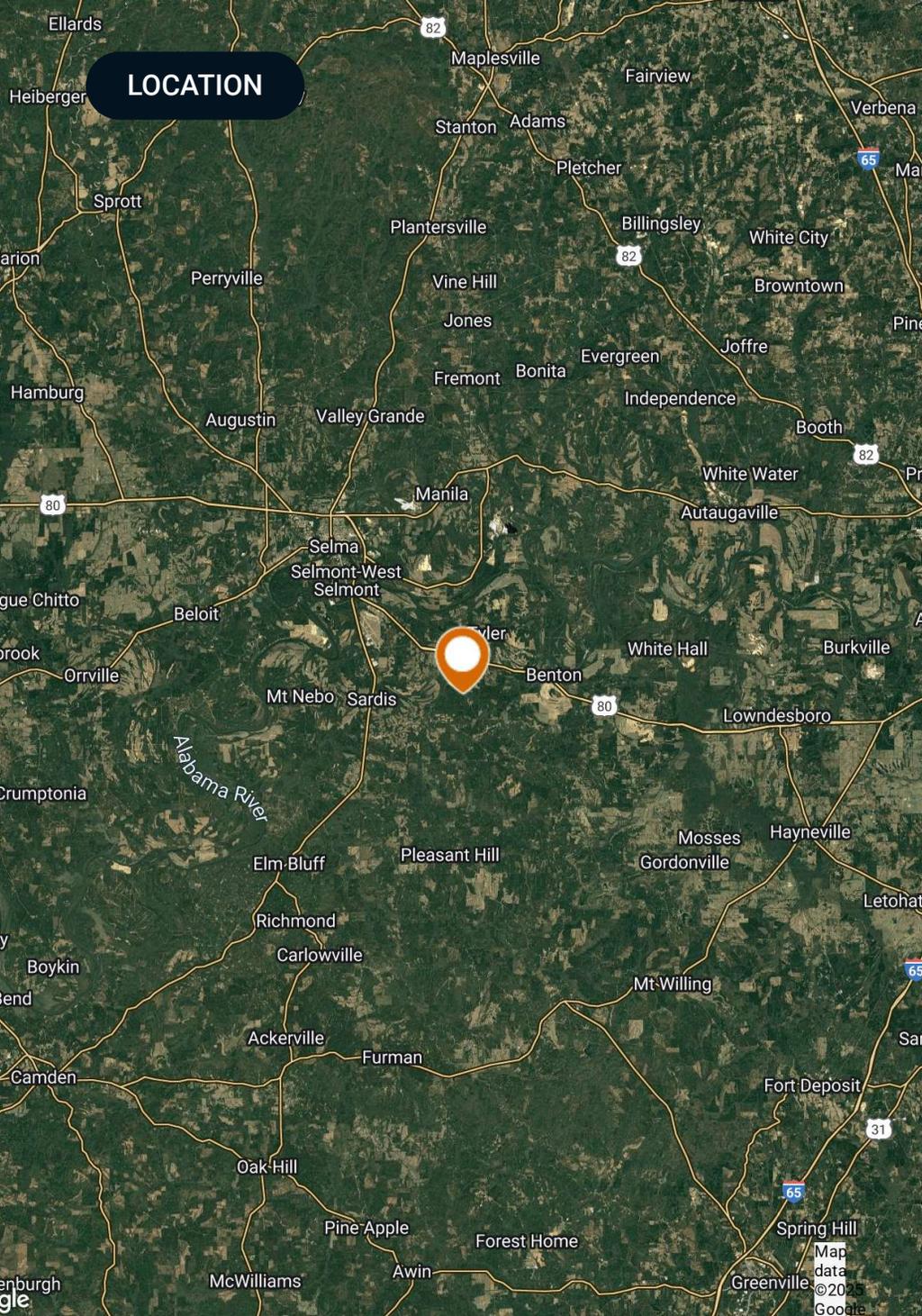
Tucked away in one of the area's most desirable and well-established neighborhoods, this rare 4-acre lot offers the perfect blend of serenity and convenience. Surrounded by mature trees and natural beauty, you'll enjoy exceptional privacy without sacrificing location. Whether you envision a custom home with room to spread out or a quiet retreat from the everyday, this property provides a unique opportunity in a neighborhood where larger lots are hard to come by. No HOA, utilities available, and just minutes from town.

SPECIFICATIONS & FEATURES



Specifications & Features

Land Types:	<ul style="list-style-type: none">• Land Investment• Land Other
Uplands / Wetlands:	80/20 <ul style="list-style-type: none">• Hartsells fine sandy loam• 6 to 10 percent slopes
Soil Types:	<ul style="list-style-type: none">• shallow 3.01 acres Atkins silt loam .92 acres Crossville (Hartsells) loam• 2 to 5 percent slopes .08 acres Crossville (Hartsells) loam• 5 to 10 percent slopes .01 acres
Taxes & Tax Year:	\$ 130.00 2025
Lake Frontage / Water Features:	None
Water Source & Utilities:	At Horizon Street
Road Frontage:	393 ft
Nearest Point of Interest:	DeKalb Lake
Fencing:	None
Current Use:	None
Structures & Year Built:	None



Location & Driving Directions

Parcel: 08-08-33-0-001-001.001 08-08-33-0-001-001.003

GPS: 32.3182314, -86.902298

Driving Directions: I 59 exit 218, East on Al-Hwy 35 7.9 miles then Right on Al-75 / McCurdy Ave, in 5.5 miles turn right on Delta Street, then 387 feet to left on Horizon Street, Property is on the left

Showing Instructions: Call Agent

ADDITIONAL PHOTOS





Neil Colbert, ALC

Senior Advisor

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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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