



Ider 63-Acre Investment Land

63 Acres Al Hwy 75, Ider, Alabama 35981

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

PROPERTY OVERVIEW



Sale Price

\$799,900

Offering Summary

Acreage:	63 Acres
Price / Acre:	\$12,697
State:	Alabama
City:	Ider
County:	DeKalb
Property Type:	Development Land Farms and Cropland

Property Overview

Explore an exceptional investment opportunity with this expansive 63-acre property located in the Ider area with 2 ponds. The site presents endless possibilities for development and utilization, making it an attractive prospect for land and other investors. The prime location offers immediate access to major roads, providing seamless connectivity to a range of potential amenities and resources. With its generous acreage this property represents a rare chance to shape a project that aligns with strategic investment objectives. Embrace the potential of this distinguished property and unlock its possibilities in the Ider area.

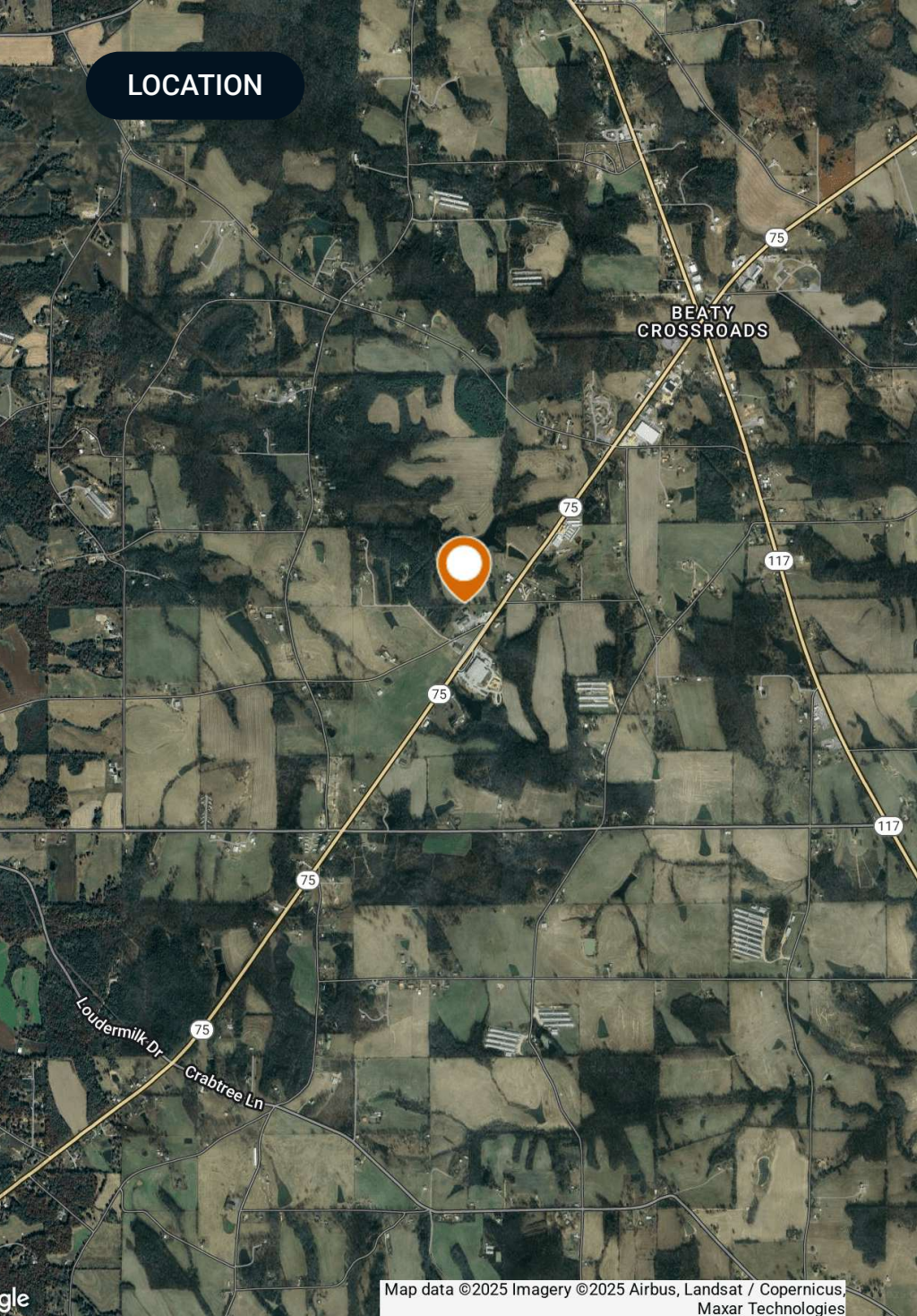
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	90/10
Taxes & Tax Year:	\$720.25 2024
Zoning / FLU:	AG
Lake Frontage / Water Features:	5 1/2 acre pond and 1/2 acre pond
Water Source & Utilities:	At Hwy 75
Road Frontage:	180 Feet on Al Hwy 75
Nearest Point of Interest:	DeSoto State Park, Little River Canyon Preserve, Chattanooga Tn,
Fencing:	None
Current Use:	Hay Production
Land Cover:	Grass and Mixed Trees
Structures & Year Built:	None

LOCATION



Location & Driving Directions

Parcel: 05-05-15-0-000-010.000

GPS: 34.6838416994, -85.6826079969

Driving
Directions: From I 59 Hammondville Exit turn left
on 40 then right on Hwy 117 then Turn
Left on Al Hwy 75, go aprox 1 mile
property is on the right

Showing
Instructions: Call Agent

AERIAL MAP

Overview

- Parcel
- Parcel (selected)



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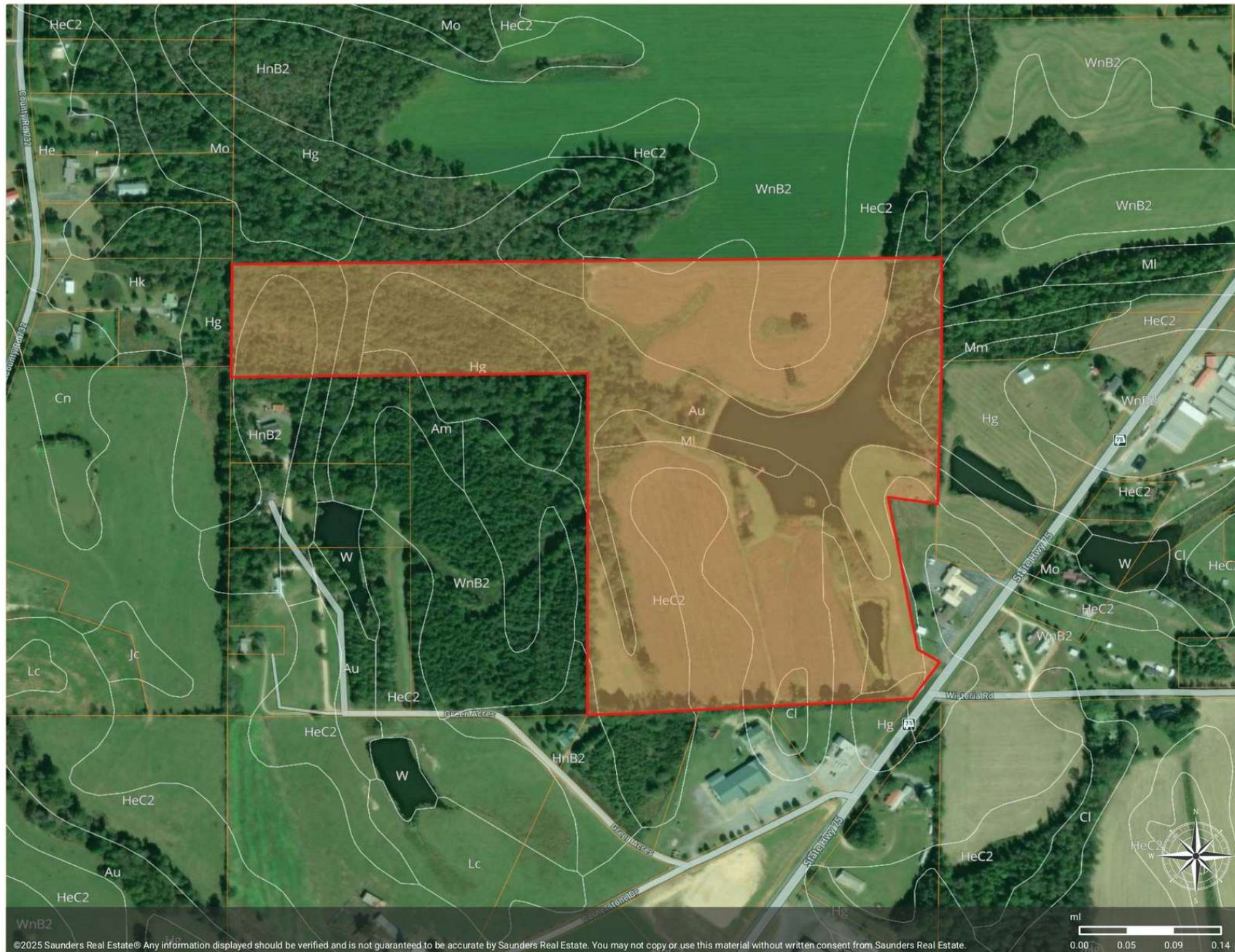
SOILS MAP



Soils

- Parcel
- Parcel
- Parcel (selected)
- Soils

MUID	COMPONENT NAME	ACRES
HeC2	Hartsells	23.22
Au	Atkins	14.49
WnB2	Wynnvillie	9.36
Hg	Hartsells	7.36
Mo	Muskingum (Gorgas)	3.90
HnB2	Hartsells	2.34
MI	Muskingum (Gorgas)	1.55
Mm	Muskingum (Gorgas)	1.08
Am	Apison	0.43
Cl	Cotaco	0.33
TOTAL		64.05



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ADDITIONAL PHOTOS



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 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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