

# Hamrick 24 Acre Land

New Clear Creek Rd & Wisner Road, Boaz, Alabama 35957

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

## PROPERTY OVERVIEW



### Sale Price

\$274,000

### Offering Summary

Acreage:	24 ± Acres
Price / Acre:	\$11,417
State:	Alabama
City:	Boaz
County:	Marshall
Property Type:	Acres and Estates, Ranches and Pastureland, Waterfront, Farms and Cropland

### Property Overview

Introducing a prime investment opportunity in the sought-after Boaz area. This property spans 24 ± acres and boasts a cleared landscape, creating a blank canvas for growth. Adding to its allure, the property features a beautiful 2 ± acre pond, enhancing its natural appeal and potential use. With its strategic location near Boaz, investors can capitalize on the area's strong business climate and economic potential. The property's flexible zoning and ample space make it ideal for various land or other investment endeavors, providing a valuable opportunity. Don't miss the chance to own this beautiful property

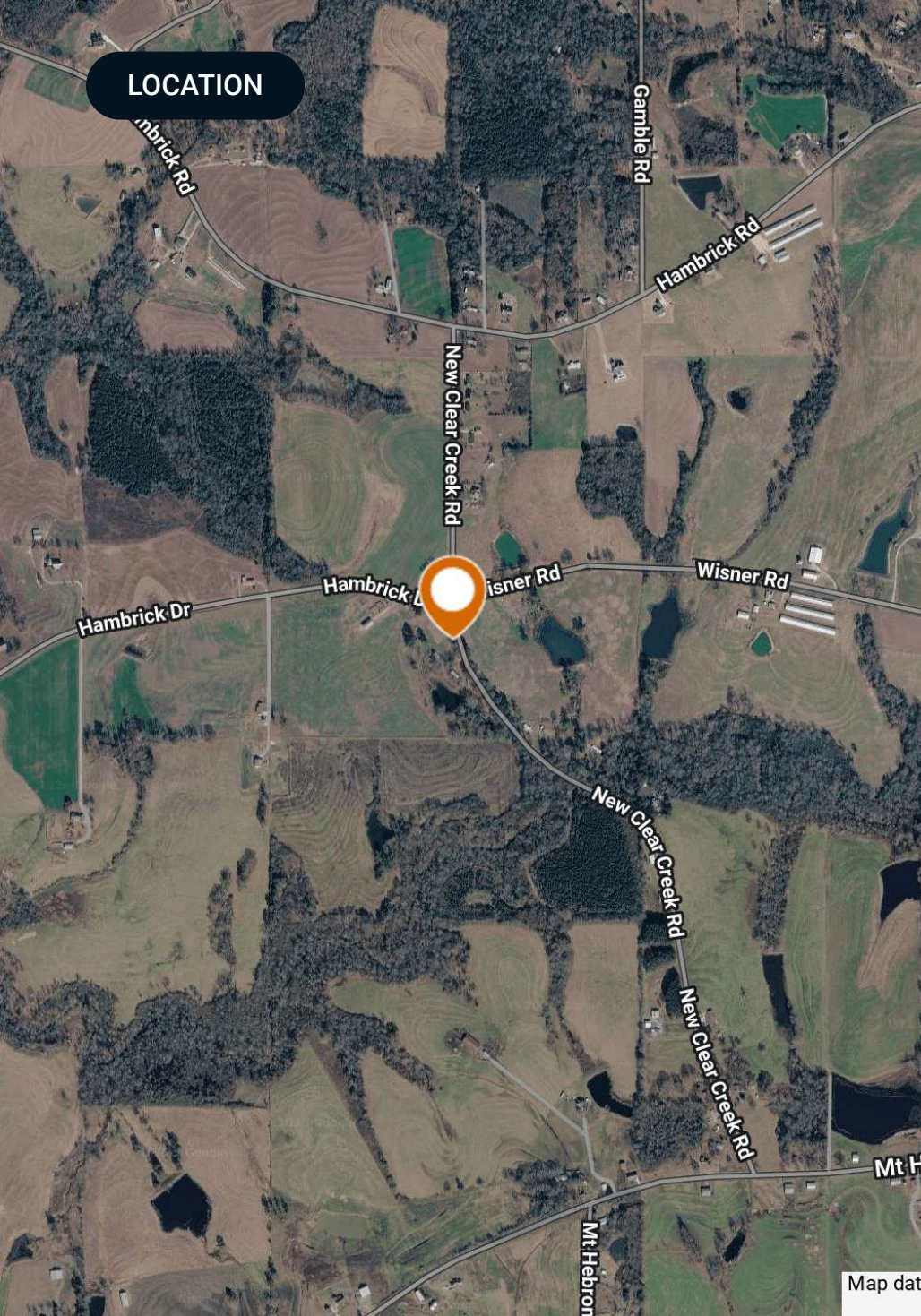
## SPECIFICATIONS & FEATURES



## Specifications & Features

<b>Uplands / Wetlands:</b>	98% / 2%
	<ul style="list-style-type: none"><li>• HeC2</li><li>• Hartsells fine sandy loam - 10.24 acres</li><li>• WnB2 Wynnville-Nauvoo fine sandy loams - 8.55 acres</li></ul>
<b>Soil Types:</b>	<ul style="list-style-type: none"><li>• HbD2 Hartsells fine sandy loam slope - 1.64 acres</li><li>• MkD Muskingum (gorgas) stony fine sandy loam - 0.41 acres</li><li>• Ak Atkins soils - .03 acres</li></ul>
<b>Taxes &amp; Tax Year:</b>	\$40.00
<b>Zoning / FLU:</b>	389 Vacant Land
<b>Lake Frontage / Water Features:</b>	Pond on property
<b>Water Source &amp; Utilities:</b>	At road
<b>Road Frontage:</b>	1,037 feet on Wisner Road and 280 feet on New Clear Creek Road
<b>Nearest Point of Interest:</b>	Boaz, Alabama Albertville, Alabama Guntersville, Alabama Sand Mountain Amphitheater
<b>Fencing:</b>	Some
<b>Current Use:</b>	Pasture
<b>Land Cover:</b>	Grass
<b>Structures &amp; Year Built:</b>	None
<b>Survey or Site Testing Reports:</b>	None

## LOCATION



## Location & Driving Directions

Parcel: 23-05-22-0-000-015.006

GPS: 34.146555, -86.3146603

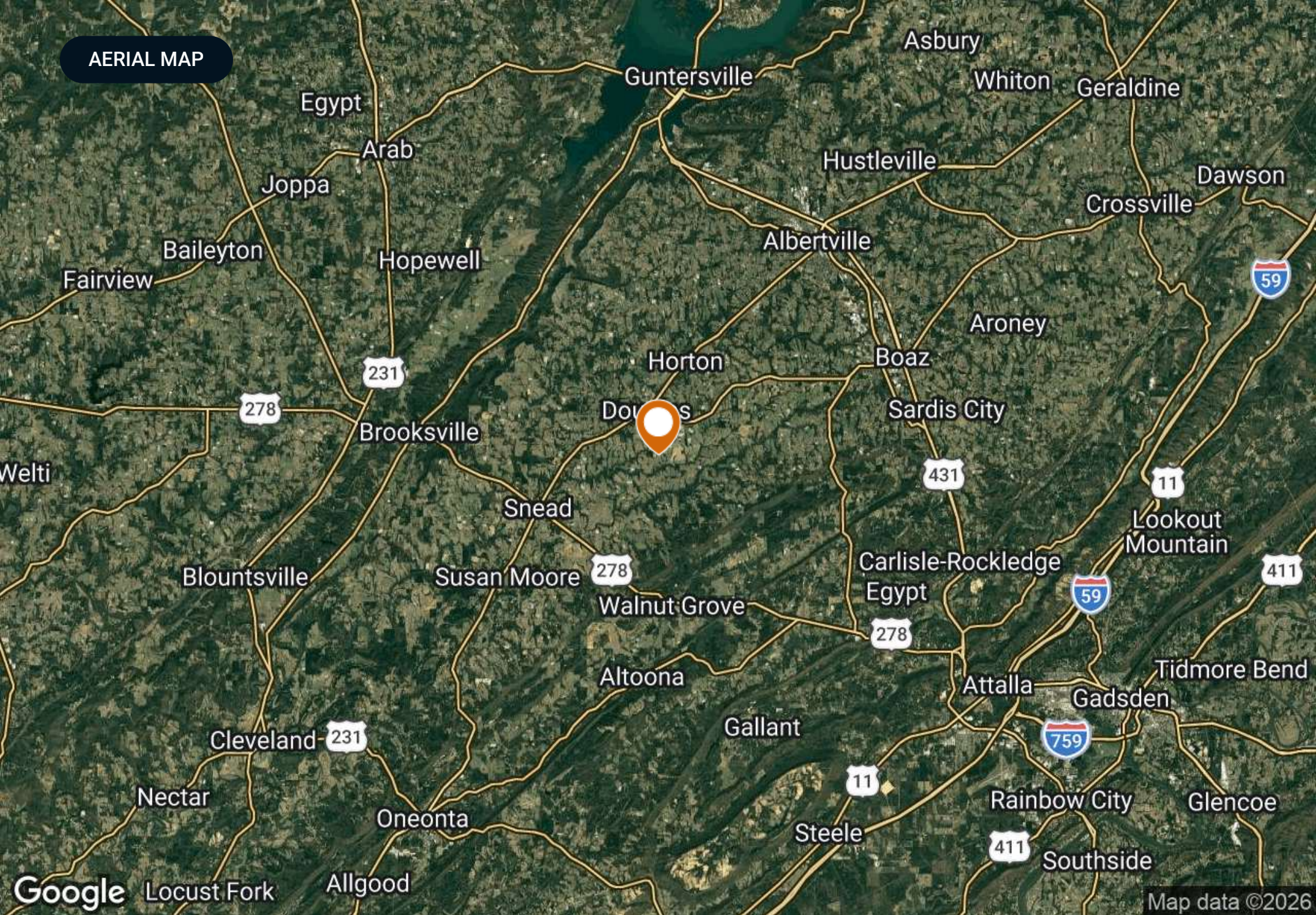
### Driving Directions:

- From Boaz, AL, head toward Florida Short Route
- Turn right onto AL-168 W/E Mill Rd and continue for 9.4 miles
- Turn left onto Hambrick Road for 1.7 miles
- Turn left onto New Clear Creek Road for .4 miles

### Showing Instructions:

Call agent for showings.

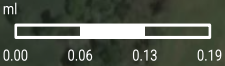
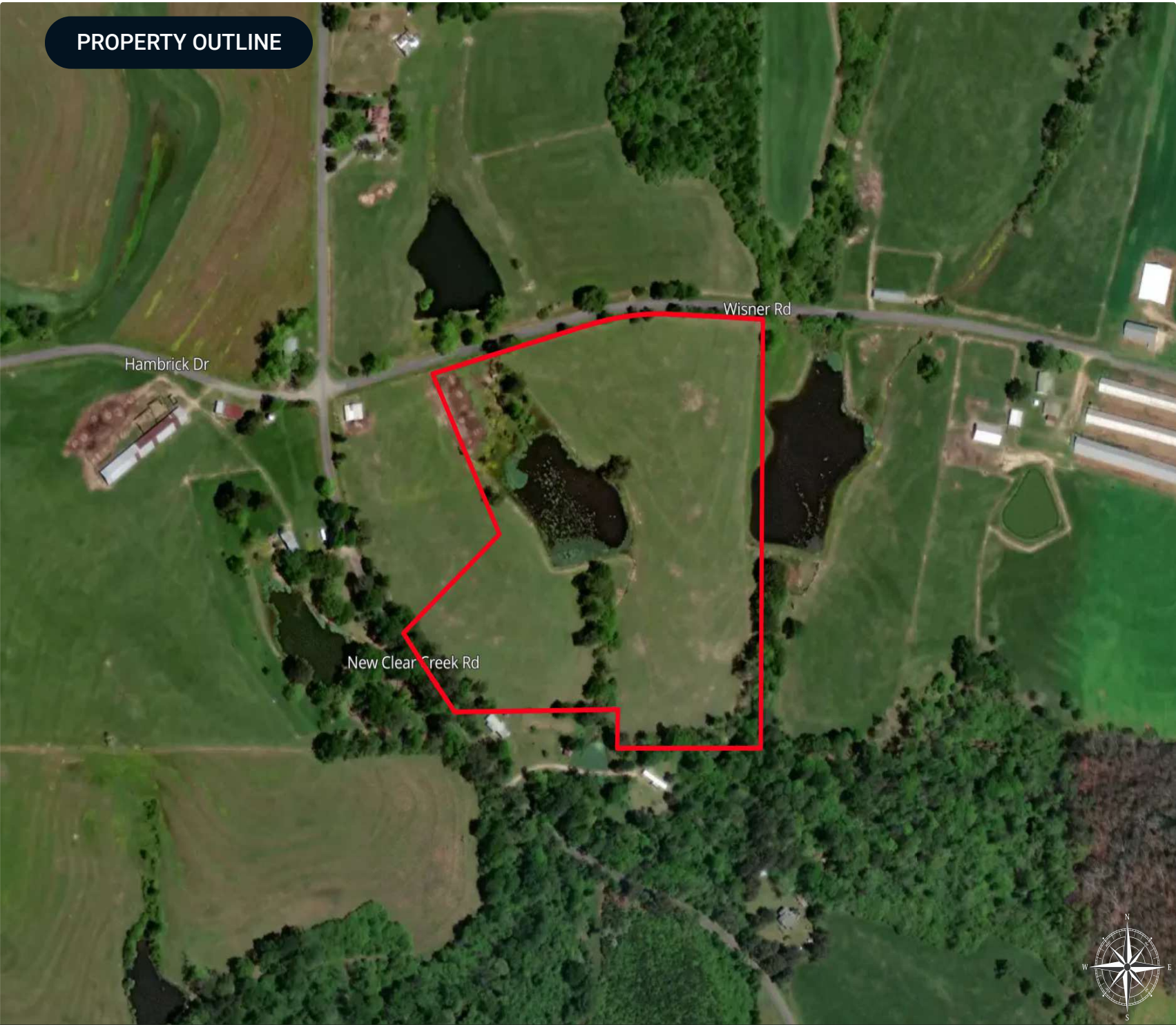
AERIAL MAP



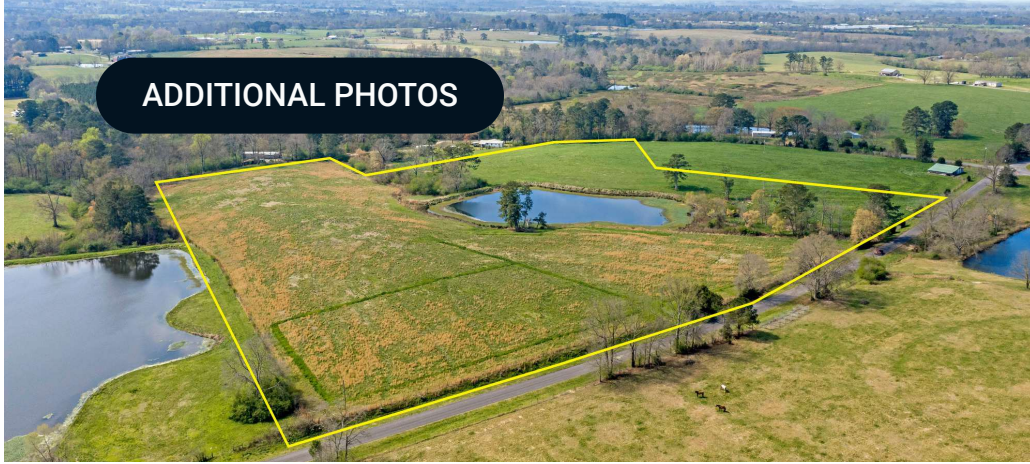
# PROPERTY OUTLINE

## Hamrick 24 Acres

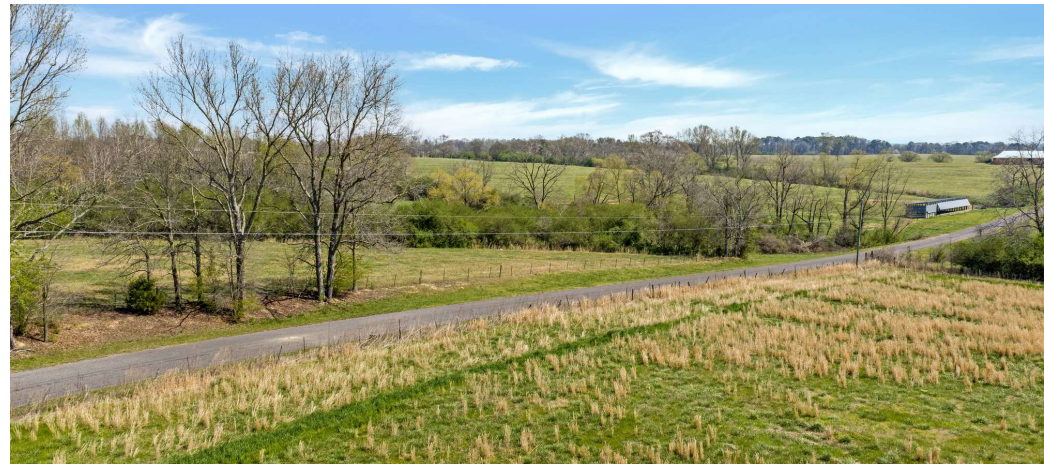
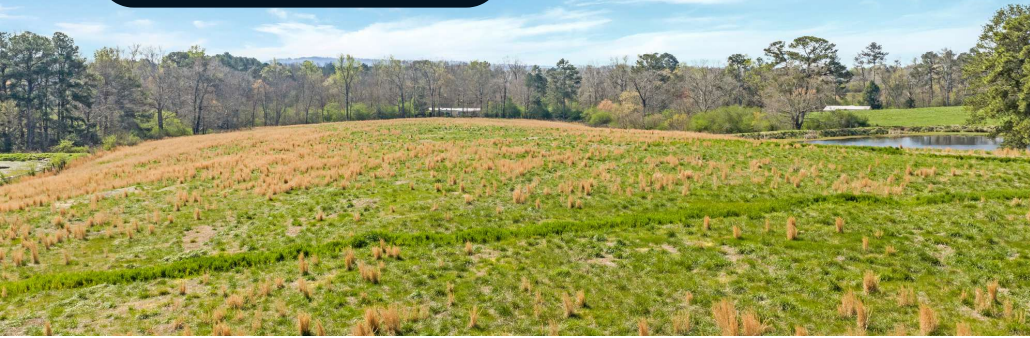
- Polygon
- Census Roadways TIGER
- County Roads
- State Roads
- Highways



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:

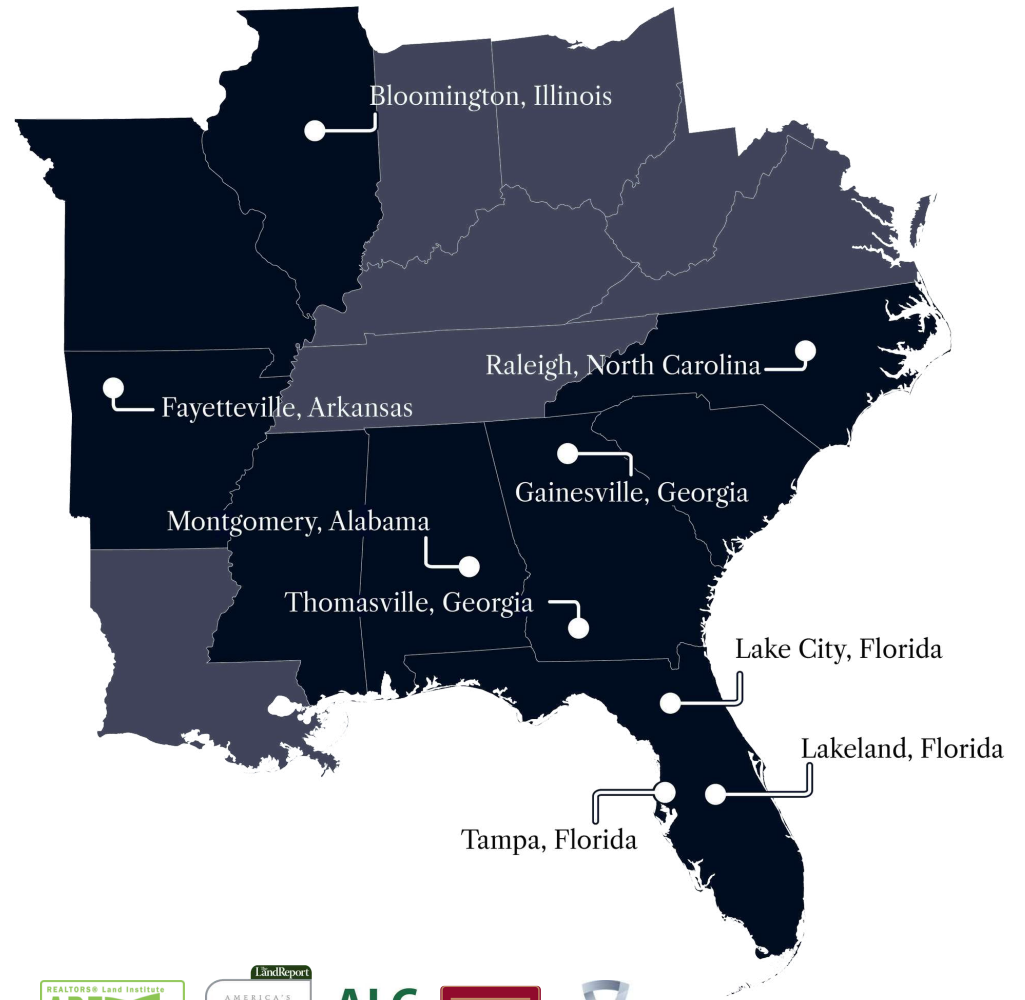
Dedicated • Genuine • Results-Driven • Diligent • Laidback • A True Outdoorsman • A Great Friend • Always Willing to Help • One of a Kind

Neil specializes in:

- Farms and Cropland
- Acreage and Estates
- Hunting and Recreational Land



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams 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.



877-518-5263 • [info@saundersrealestate.com](mailto:info@saundersrealestate.com)



©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.