



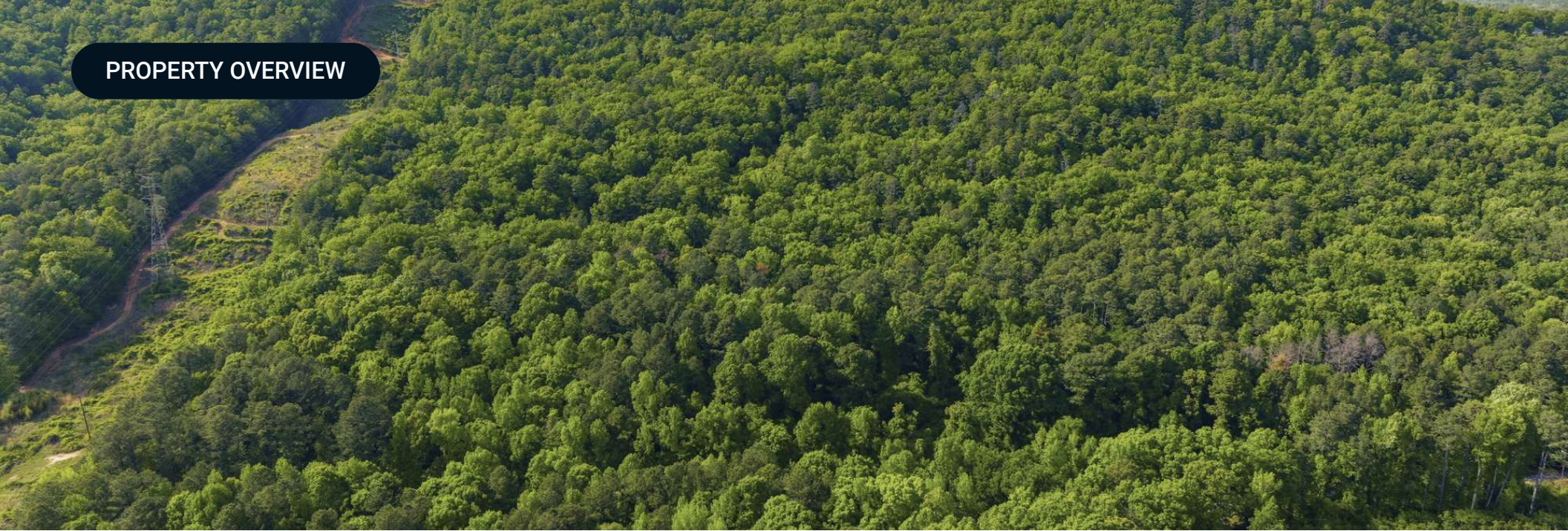
# Bristow Gap 39 Acre Recreational Tract

0 Bristow Gap Road, Leesburg, Alabama 35983

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

## PROPERTY OVERVIEW



### Sale Price

\$240,000

### Offering Summary

Acreage:	39 ± Acres
Price / Acre:	\$6,154
State:	Alabama
City:	Leesburg
County:	Cherokee
Property Type:	Hunting and Recreational Land, Timberland

### Property Overview

This 39 ± acre wooded tract near Weiss Lake is the opportunity you've been waiting for. With mature timber and rolling topography, the property offers both privacy and character. Whether you're looking to build a weekend cabin, create a hunting retreat, or simply hold land in a proven recreational area, this property checks the boxes.

Just minutes away, Weiss Lake, the Crappie Capital of the World, offers some of the best fishing in the Southeast, adding even more to its appeal.

This isn't just land – it's a place where weekends turn into traditions and investment turns into legacy.

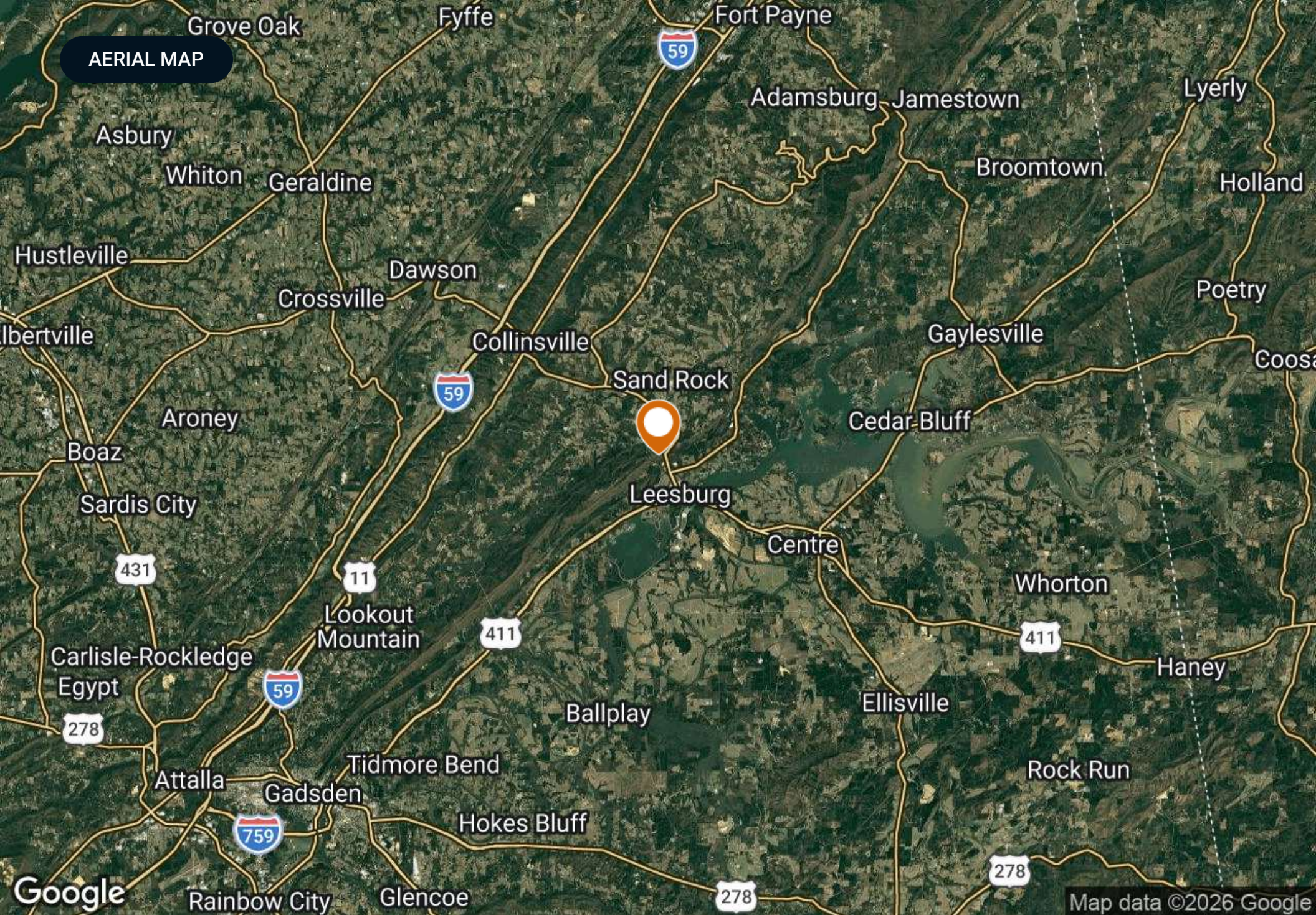
Reach out today and take the first step toward owning your escape.

## SPECIFICATIONS & FEATURES



## Specifications & Features

<b>Uplands / Wetlands:</b>	99% Uplands
<b>Soil Types:</b>	Hartsells
<b>Taxes &amp; Tax Year:</b>	\$ 450.00 /2025
<b>Lake Frontage / Water Features:</b>	Small Creek
<b>Water Source &amp; Utilities:</b>	At Road
<b>Road Frontage:</b>	420' on Bristow Gap Road
<b>Nearest Point of Interest:</b>	Cherokee Rock Village, Weiss Lake
<b>Fencing:</b>	None
<b>Current Use:</b>	None
<b>Potential Recreational / Alt Uses:</b>	Hunting
<b>Structures &amp; Year Built:</b>	None



AERIAL MAP

Grove Oak

Fyffe

Fort Payne

Adamsburg Jamestown

Lyerly

Asbury

Whiton

Geraldine

Broomtown

Holland

Hustleville

Dawson

Poetry

Crossville

Collinsville

Gaylesville

Coosa

Iberville

Sand Rock

Aroney

Cedar Bluff

Boaz

Leesburg

Centre

Sardis City

Whorton

431

11

411

411

Lookout Mountain

Haney

Carlisle-Rockledge

59

Ballplay

Ellisville

278

411

Egypt

Tidmore Bend

Rock Run

Attalla

Gadsden

Hokes Bluff

Rainbow City

Glencoe

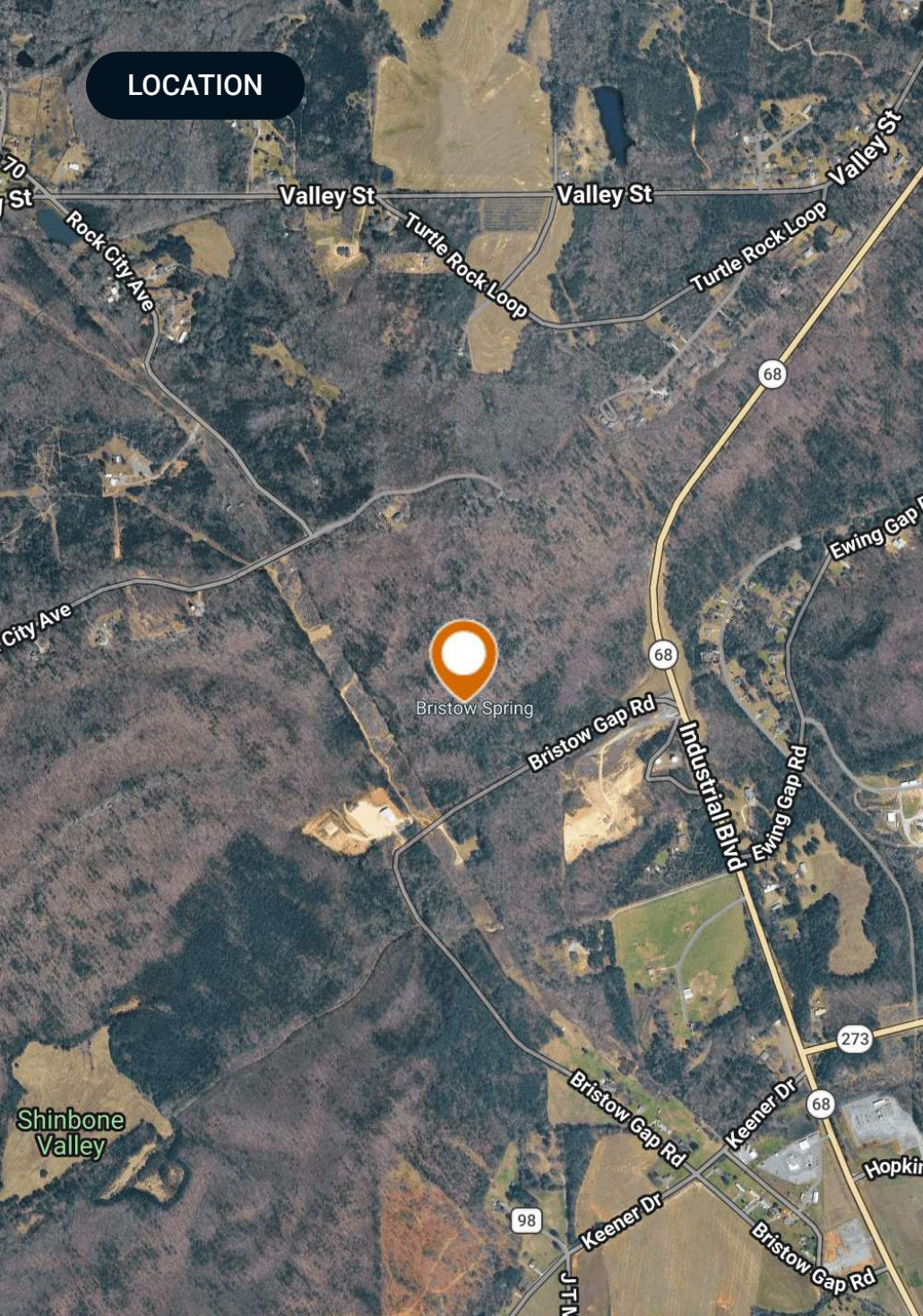
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Map data ©2026 Google

Google

## LOCATION



## Location & Driving Directions

Parcel: 1502030000001000 and  
1502030000001001

GPS: 34.1993388064, -85.7755064259

### Driving Directions:

- From Leesburg, AL, cross roads 431 and 68, and take 68 North 1 1/2 miles to Bristow Gap Road
- Turn left, go to the end of the asphalt and the property starts on the right.

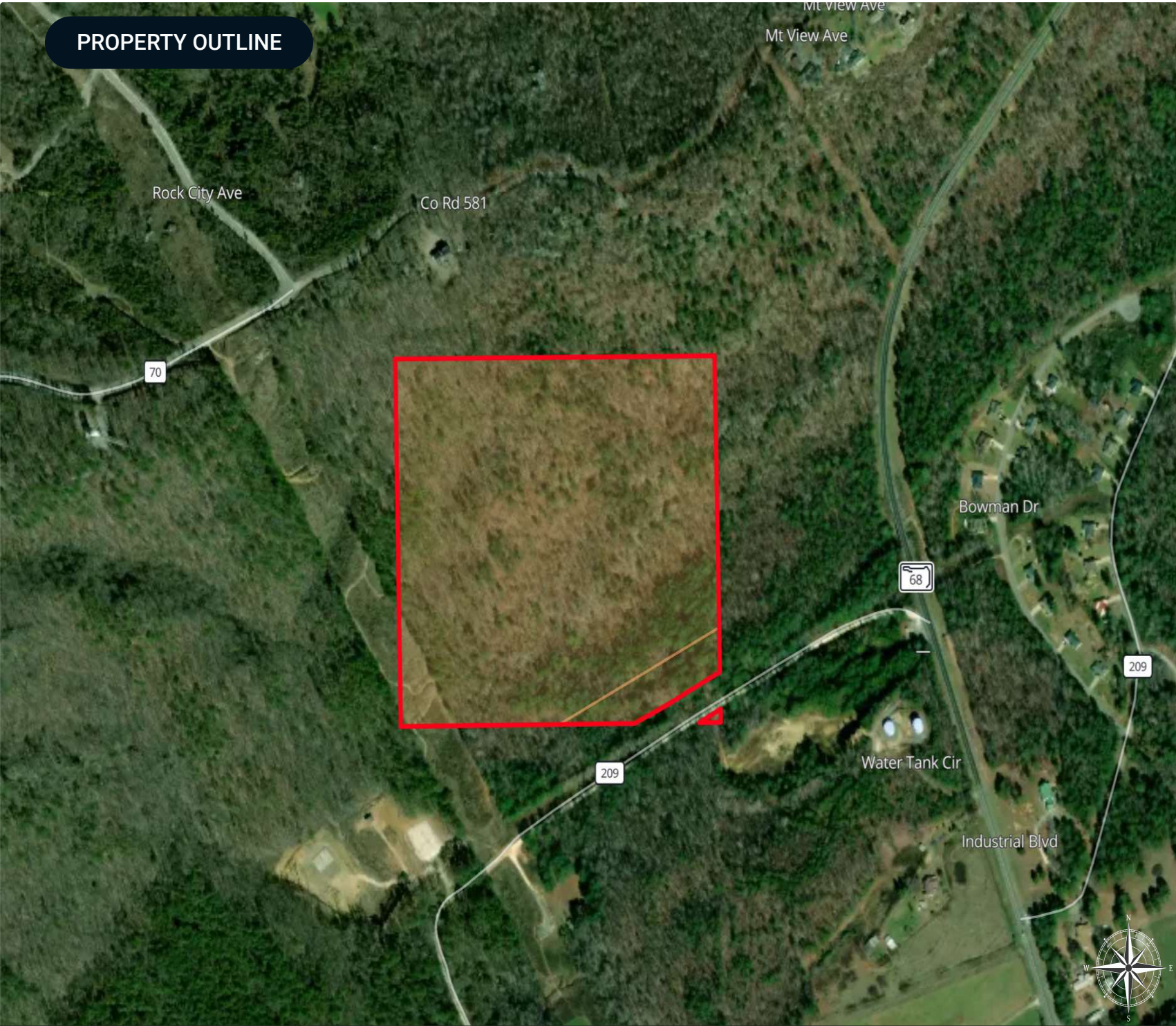
### Showing Instructions:

Contact listing agent for showing instructions

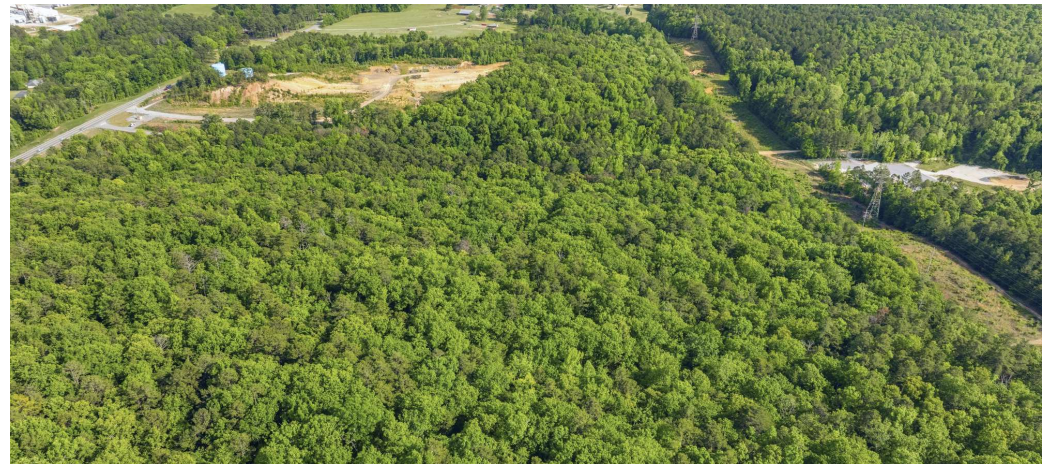
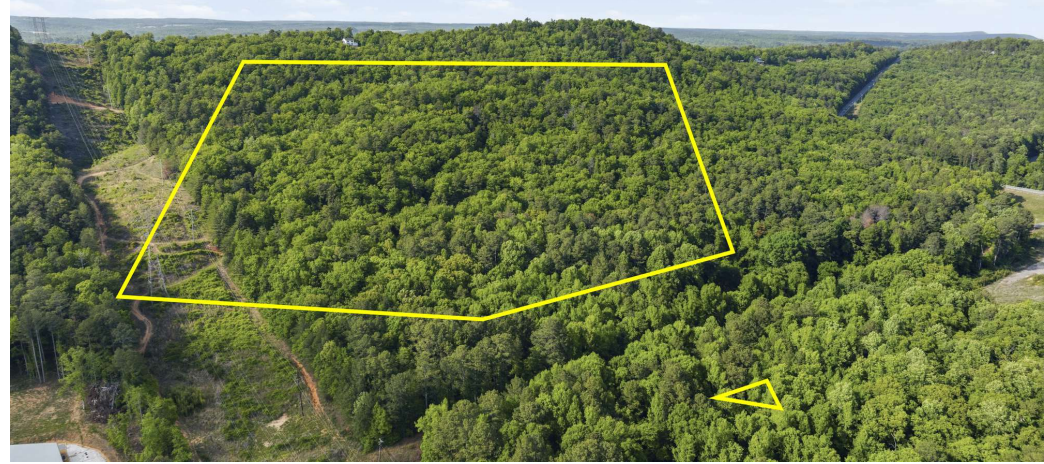
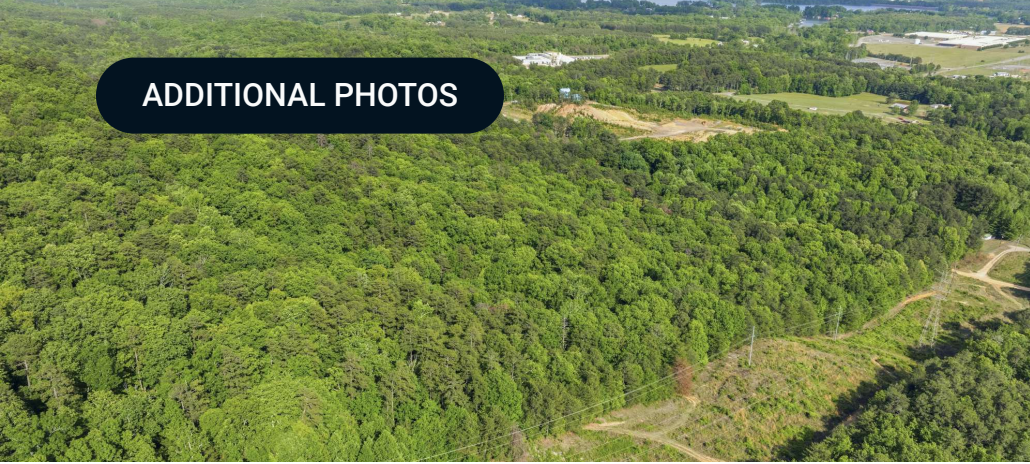
# PROPERTY OUTLINE

## Bristow Gap

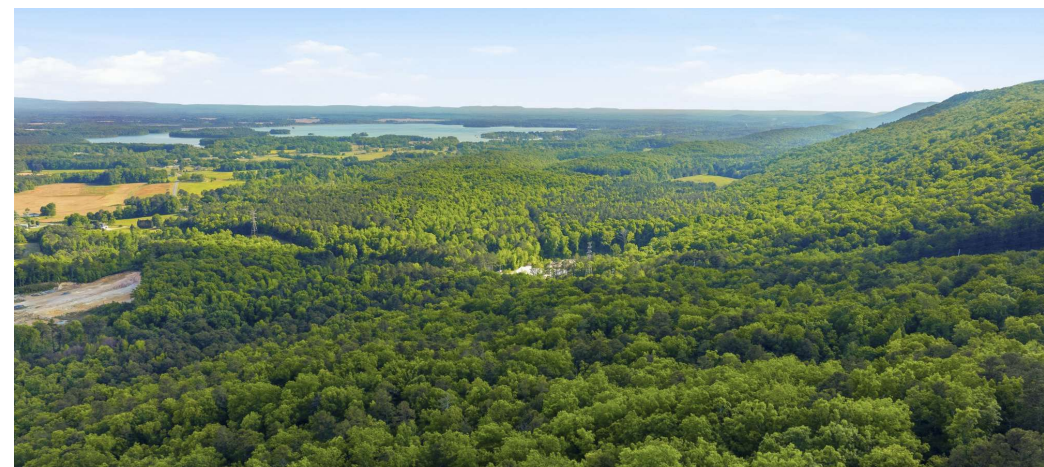
- Polygon
- Census Roadways TIGER
- County Roads
- Interstates
- State Roads
- Highways
- Parcel
- Parcel (selected)



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:

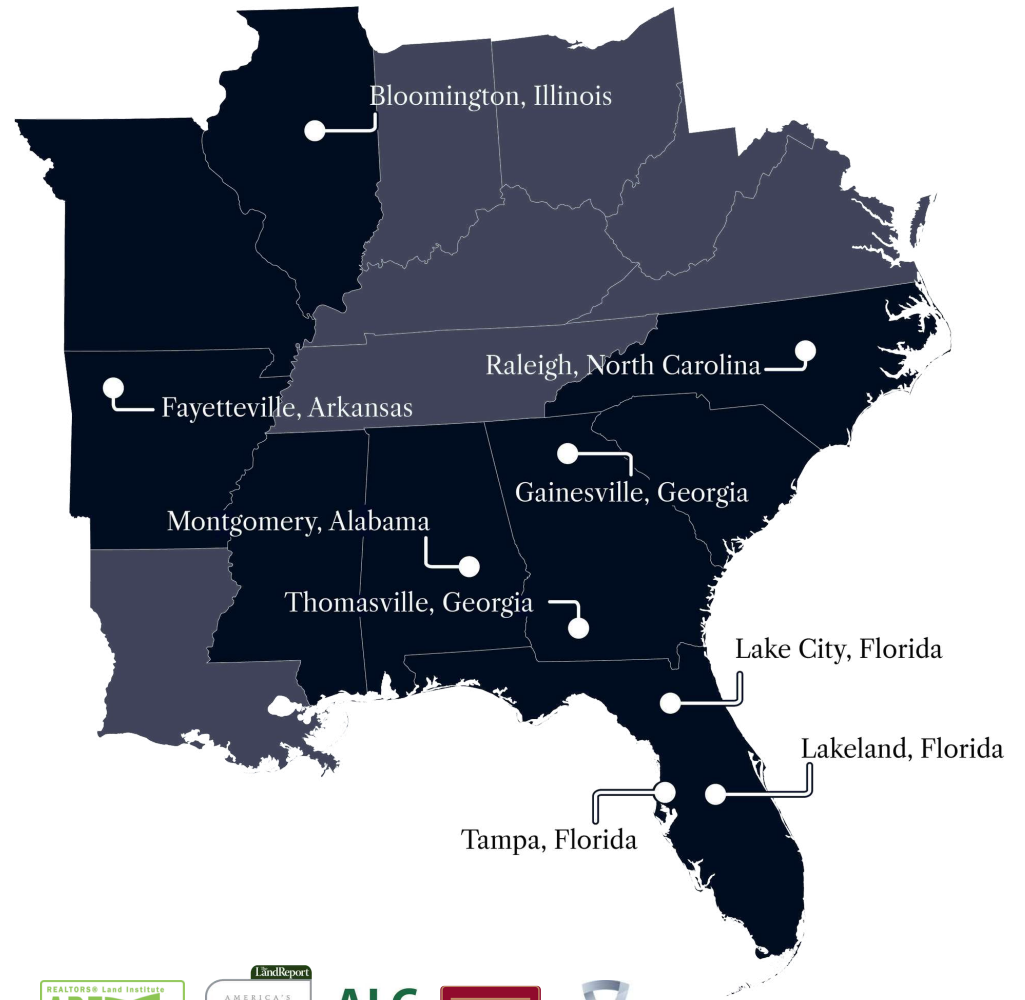
Dedicated • Genuine • Results-Driven • Diligent • Laidback • A True Outdoorsman • A Great Friend • Always Willing to Help • One of a Kind

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.



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