

Gorgeous 87 AC Timber Tract with Hatchet Creek
Frontage
County Road 18
Rockford, AL 35136

\$478,000
87± Acres
Coosa County



Gorgeous 87 AC Timber Tract with Hatchet Creek Frontage Rockford, AL / Coosa County

SUMMARY

Address

County Road 18

City, State Zip

Rockford, AL 35136

County

Coosa County

Type

Hunting Land, Riverfront, Undeveloped Land, Recreational Land

Latitude / Longitude

32.919636 / -86.282706

Acreage

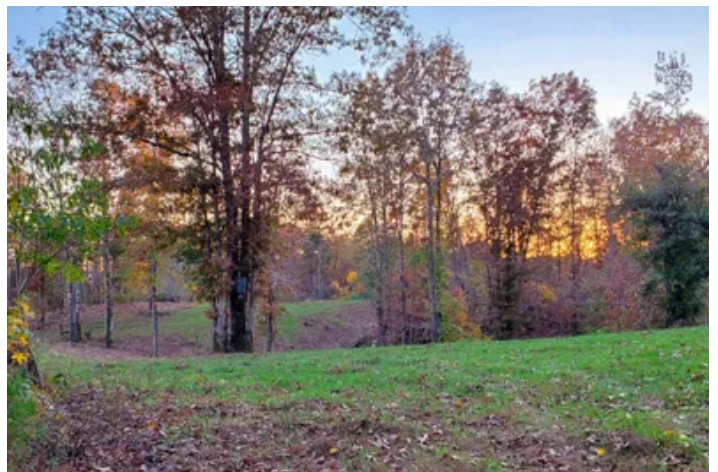
87

Price

\$478,000

Property Website

<https://thelandcrafters.com/detail/gorgeous-87-ac-timber-tract-with-hatchet-creek-frontage-coosa-alabama/80476/>



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Rockford, AL / Coosa County

PROPERTY DESCRIPTION

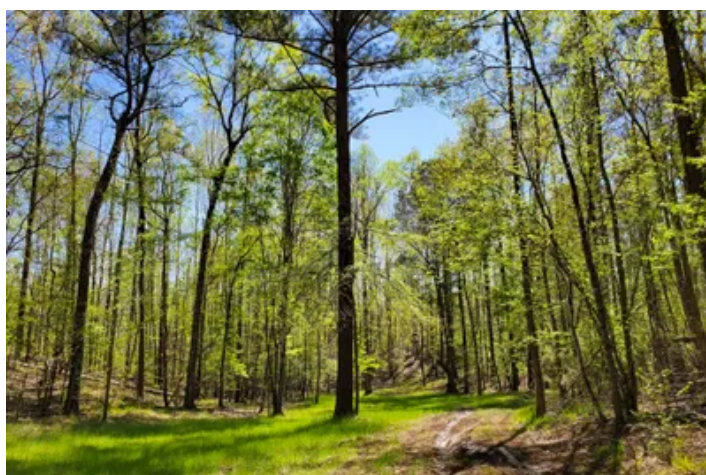
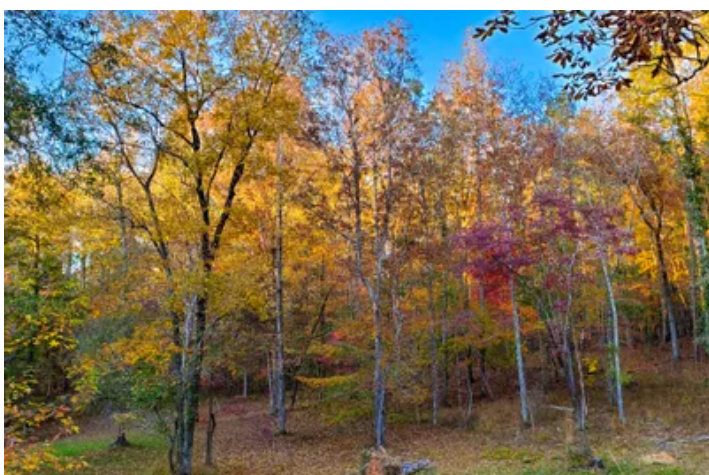
Now available in an 87 acre parcel or purchase the entire 208 acres! Nestled along the famous Alabama Scenic River Trail, StoneyBrook at Hatchet Creek offers buyers the opportunity to own a truly one-of-a-kind property. Approximately 2,250 feet of frontage on Hatchet Creek creates nearly half of a mile of stunning views! The newly constructed lake, which is filling up now, offers more opportunities for cabin sites and year-round fishing activities. The mature oak, beech, and hickory woods host a thriving population of deer and turkeys. Underground power provides service to a block of six lots fronting Hatchet Creek. Sell the lots or keep them all for yourself! A small barn/cabin with a wood burning stove and power overlooking the well-known "First Drop" rapids of Hatchet Creek is ready for you to finish into a cozy hunting camp. The property's rolling hills provide dramatic scenic views overlooking a multitude of ridges and hardwood bottoms. For those with an interest in history, this astonishing property contains remnants of Alabama's gold rush that date back to the mid-1800s and Indian artifacts from much earlier times. Hatchet Creek provides year-round water and a spectacular place for kayaking, fishing, and viewing the famous Cahaba Lillies. Whether standing on a ridgetop listening to turkeys gobble or sitting in one of the several included tree stands and watching deer browse in the established food plots, wildlife abounds and adventure awaits at StoneyBrook

Noted points on the property include:

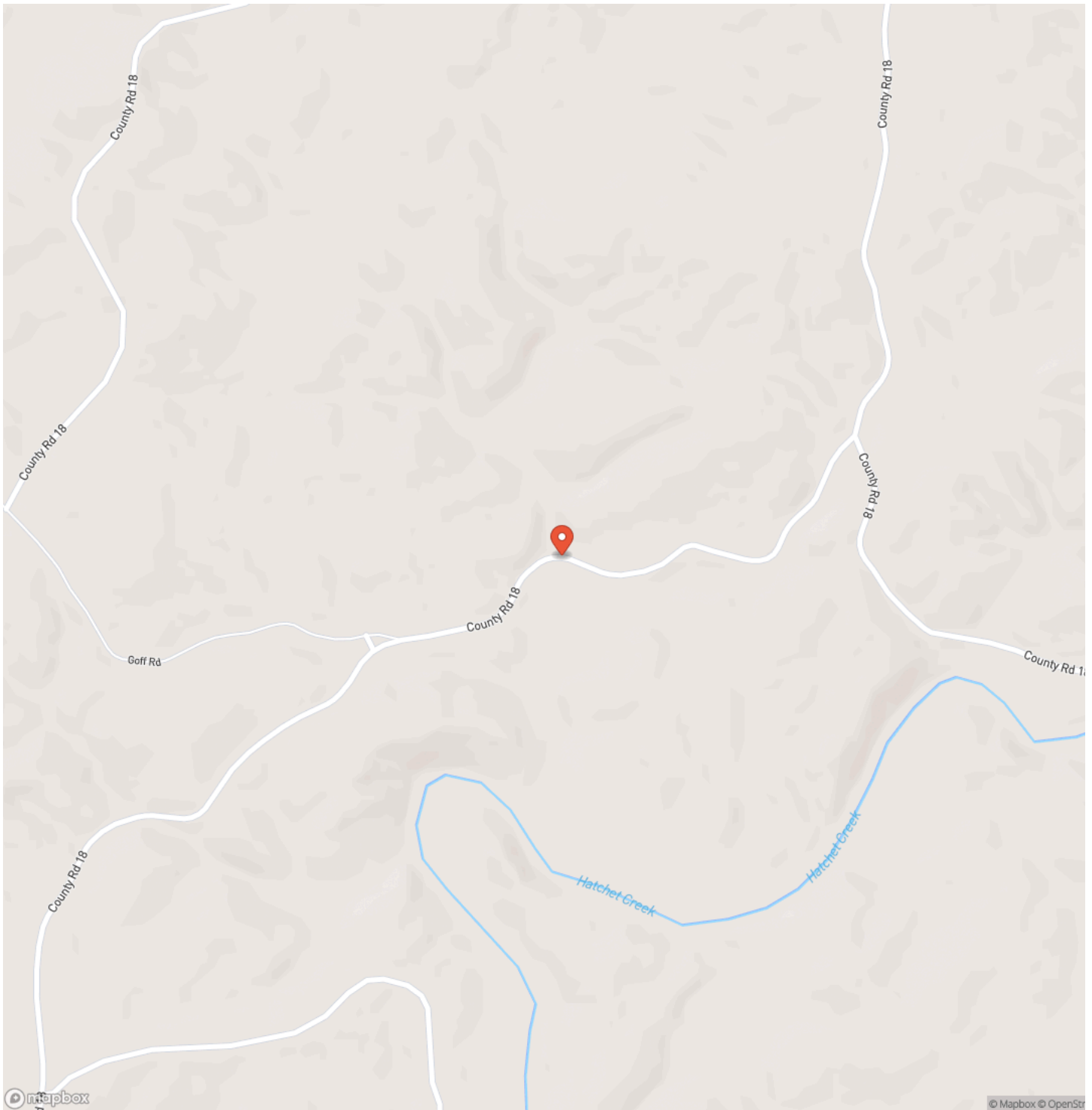
- Mature hardwoods cover most of the property. In these hardwoods, you can sit on ridges and see hundreds of yards into surrounding bottoms
- The newly built lake will encompass approximately two acres and will be approximately 27 ft deep when full
- Underground power service runs across all seven lots along their frontage with Hatchet Creek
- A groundwater well with excellent flow has been recently constructed
- A well-conceived road system is in place that provides several miles of access routes to all the property
- Good cell phone coverage exists throughout the property

The property is centrally located between Birmingham and Montgomery and is convenient to Auburn and Clanton as well. StoneyBrook at Hatchet Creek is a spectacular property with endless possibilities. Very rarely does land with frontage on Hatchet Creek become available. Call, text, or email any time for more information or to set up a showing.

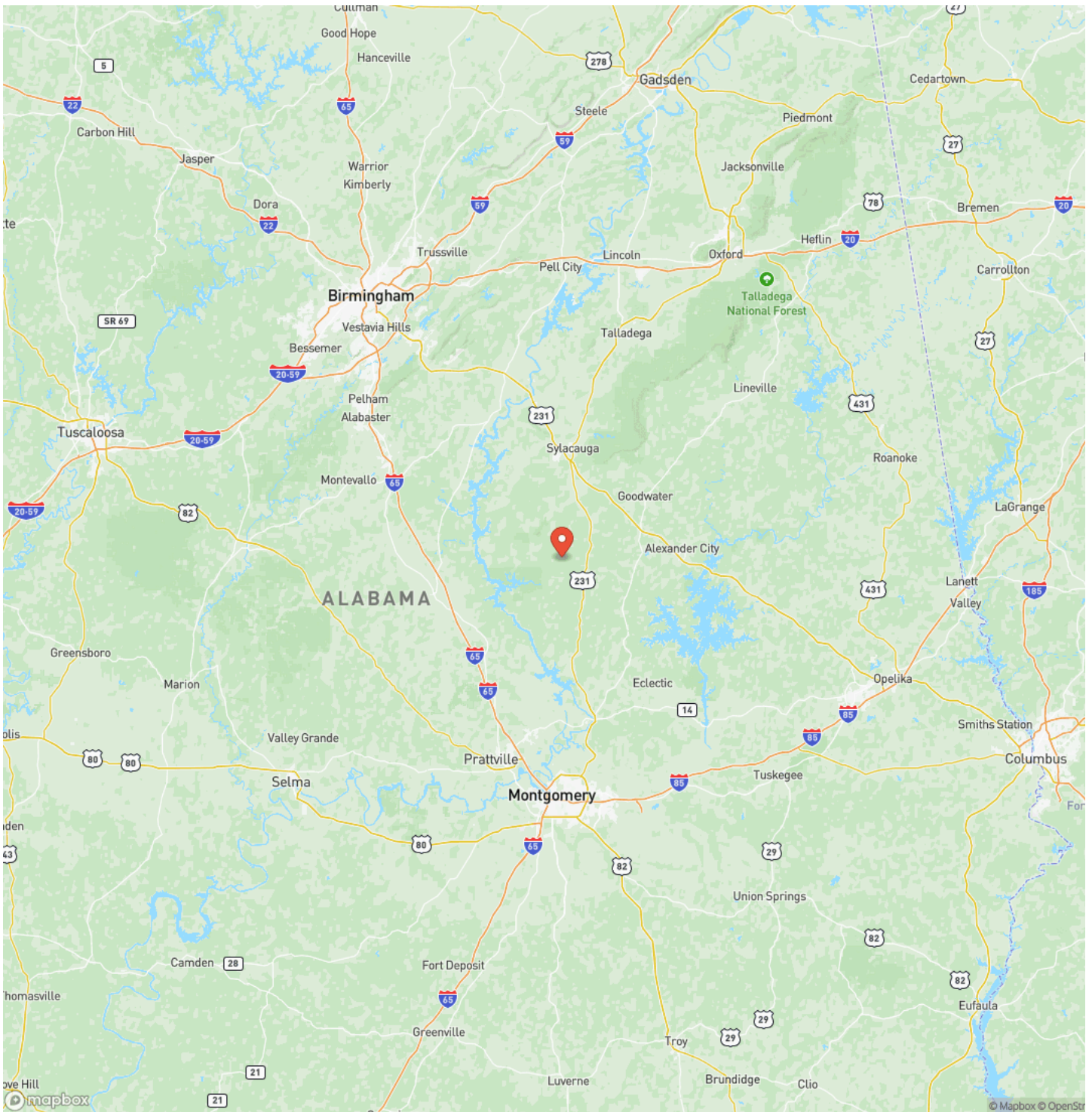
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Rockford, AL / Coosa County



Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



Representative

Jacob Walker

Mobile

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Address

4373 Marler Road

City / State / Zip

NOTES

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This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

Mossy Oak Properties Alabama Land Crafters

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