



## Rockford Cabin Retreat

40 +/- Acres | Coosa County, AL | \$675,000



**National Land Realty**  
9 N. Conception St.  
Mobile, AL 36602  
[NationalLand.com](http://NationalLand.com)

**Mitchell Jones**  
Office: 205-551-8982  
Cell: 205-529-5500  
Fax: 888-672-1810  
[Mjones@NationalLand.com](mailto:Mjones@NationalLand.com)

**Jerry Joe Ingram, Jr.**  
Office: 334-490-3487  
Cell: 334-300-4273  
Fax: 864-331-1610  
[jingram@nationalland.com](mailto:jingram@nationalland.com)

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National Land Realty assumes no liability for error, omissions or investment results.



## PROPERTY SUMMARY

Discover the Rockford Retreat, a beautifully crafted rustic cabin designed by Southern Living, nestled in the quiet, rolling hills of Coosa County!

Professionally constructed by a Southern Living signature architect, this Hunting Creek House features stunning wood accents throughout, cozy, natural stone fireplace, spacious living room, main level master bedroom suite, stainless appliances, and covered porch and deck.

Abundant natural light fills every room, thanks to large, thoughtfully placed windows that offer breathtaking views of the property.

For outdoor entertainment, the property includes a large detached patio with a covered grilling area, ideal for hosting gatherings or simply unwinding in nature.

The land surrounding the home is just as captivating, with mature hardwood timber, a crystal-clear creek with a stone bottom, and gently rolling terrain. Whether you're into deer and turkey hunting, horseback riding, hiking, or ATV/UTV adventures, this property is perfect for year-round outdoor activities.

The ultimate blend of convenience and seclusion, it is located only 40+- minutes fr



**ACREAGE BREAKDOWN**

40+- acres of mature hardwood-dominant natural timber

**PARCEL #/ID**

22 18 01 02 0 000 008.007

**ADDRESS**

0 COOSA COUNTY RD 8  
Rockford, AL 35136

**LOCATION**

From US 280:

Turn onto US-231 S/ AL-21 S  
and go 23 miles. Turn right onto  
Co Rd 8 and go 1.2 miles.  
Property on left.

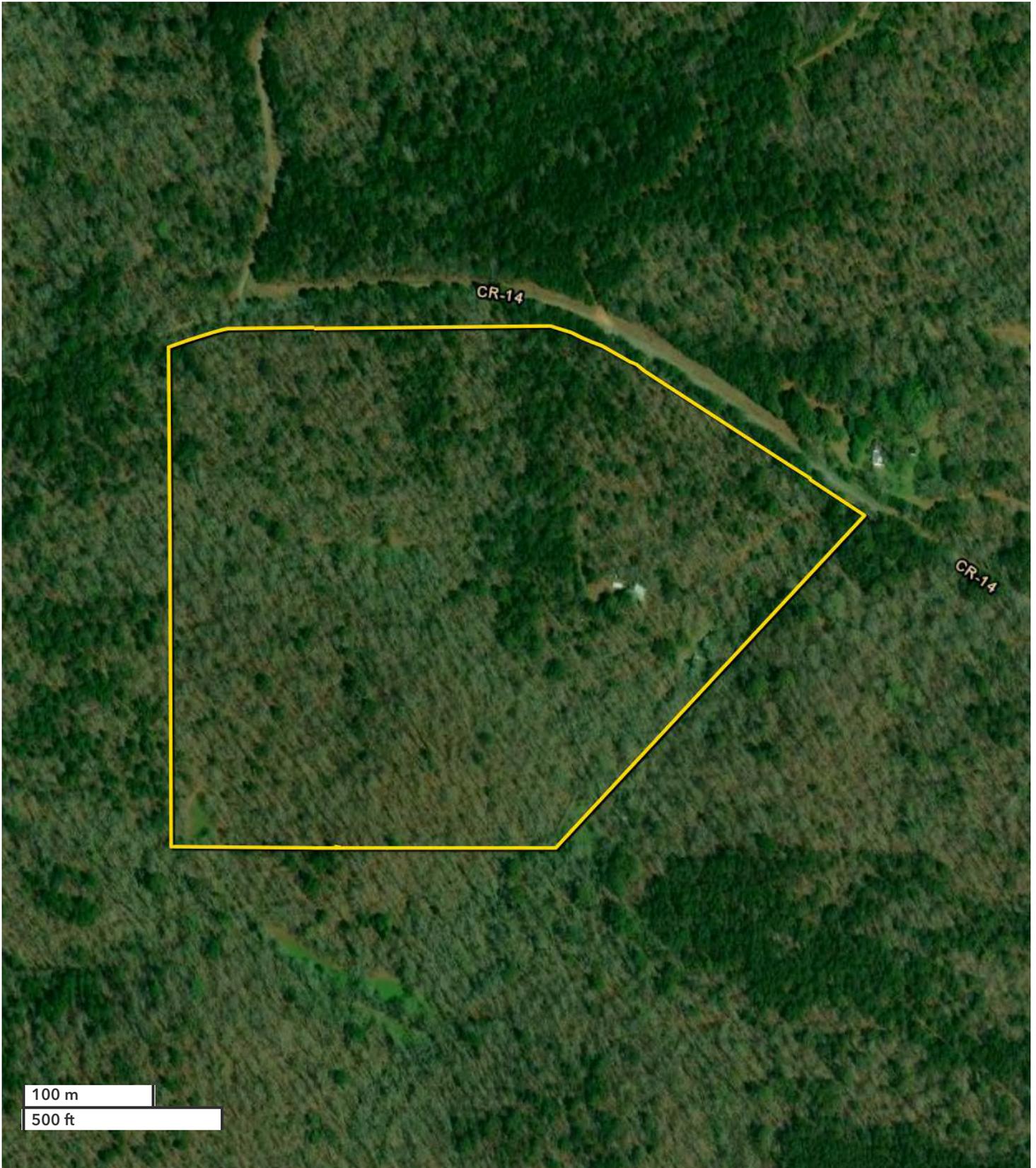
**TAXES**

\$598/year (2024)

## PROPERTY HIGHLIGHTS

- Beautifully crafted rustic cabin designed by Southern Living and constructed by a signature Southern Living architect
- Features include stunning wood accents throughout, cozy, natural stone fireplace, spacious living room, main level master bedroom suite, stainless appliances, and covered porch and deck
- Large detached patio with a covered grilling area, ideal for hosting
- Crystal-clear creek with a stone bottom
- Year-round outdoor recreation opportunities including deer and turkey hunting, horseback riding, hiking, or ATV/UTV adventures

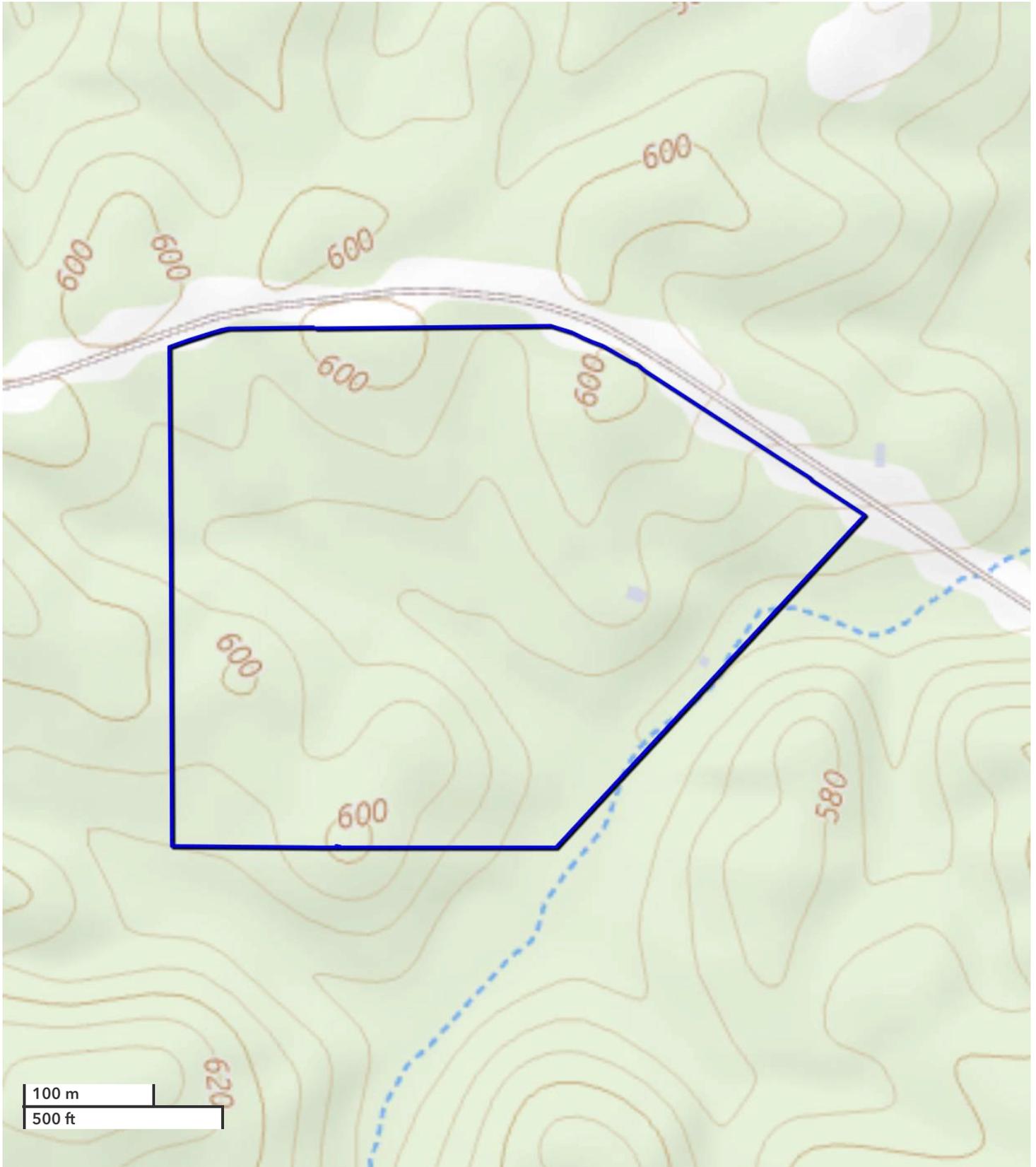




100 m

500 ft

*All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.*



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**REAL ESTATE BROKERAGE SERVICES DISCLOSURE – RULE 790-X-3.13(1)**

**THIS IS FOR INFORMATION PURPOSES. THIS IS NOT A CONTRACT.**

Alabama law requires you, the consumer, to be informed about types of services which real estate licensees may perform. The purpose of this disclosure is to give you a summary of these services.

**A SINGLE AGENT** is a licensee who represents only one party in a sale. That is, a single agent represents his or her client. The client may be either the seller or the buyer. A single agent must be completely loyal and faithful to the client.

**A SUB-AGENT** is another agent/licensee who also represents only one part in a sale. A sub-agent helps the agent represent the same client. The client may be either the seller or the buyer. A sub-agent must also be completely loyal and faithful to the client.

**A LIMITED CONSENSUAL DUAL AGENT** is a licensee for both the buyer and the seller. This may only be done with the written, informed consent of all parties. This type of agent must also be loyal and faithful to the client, except where the duties owed to the client conflict with one another.

**A TRANSACTION BROKER** assists one or more parties, who are customers, in a sale. A transaction broker is not an agent and does not perform the same services as an agent.

\*Alabama law imposes the following obligations on all real estate licensees to all parties, no matter their relationship:

1. To provide services honestly and in good faith;
2. To exercise reasonable care and skill;
3. To keep confidential any information gained in confidence, unless disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is required by law or duty to a client, the information becomes public knowledge, or disclosure is authorized in writing;
4. Present all written offers promptly to the seller;
5. Answer your questions completely and accurately.

Further, even if you are working with a licensee who is not your agent, there are many things the licensee may do to assist you. Some examples are:

1. Provide information about properties;
2. Show properties;
3. Assist in making a written offer;
4. Provide information on financing.

You should choose which type of service you want from a licensee, and sign a brokerage service agreement. If you do not sign an agreement, by law the licensee working with you is a transaction broker.

The licensee's broker is required by law to have on file an office policy describing the company's brokerage services. You should feel free to ask any questions you have.

The Alabama Real Estate Commission requires the real estate licensee to sign, date, and provide you a copy of this form. Your signature is not required by law or rule, but would be appreciated.

\_\_\_\_\_  
**Agent Print Name**

\_\_\_\_\_  
**Consumer Print Name**

\_\_\_\_\_  
**Agent Signature**

\_\_\_\_\_  
**Consumer Signature**

\_\_\_\_\_  
**Date**

\_\_\_\_\_  
**Date**

**\*THIS IS NOT A CONTRACT.**