

# Rock Bridge Hunting Retreat

160 Rock Bridge Road, Gallant, Alabama 35972

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Neil Colbert, ALC  
256-899-3810  
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**Sale Price**

**\$499,900**

**Offering Summary**

<b>Acreage:</b>	160 Acres
<b>Price / Acre:</b>	\$3,124
<b>State:</b>	Alabama
<b>City:</b>	Gallant
<b>County:</b>	Etowah
<b>Property Type:</b>	Hunting and Recreational Land

**Property Overview**

Introducing a prime investment opportunity in Gallant, AL. This strategically located property, zoned None, offers immense potential for hunting and recreational use. This land area provides space to creating a private hunting retreat or outdoor recreational destination. With its natural beauty, this property is a haven for outdoor enthusiasts seeking adventure and relaxation. Take this opportunity to transform this property into a sought-after destination for hunting and recreational activities, offering a unique and captivating experience for nature enthusiasts. Don't miss the chance to secure this exceptional property.

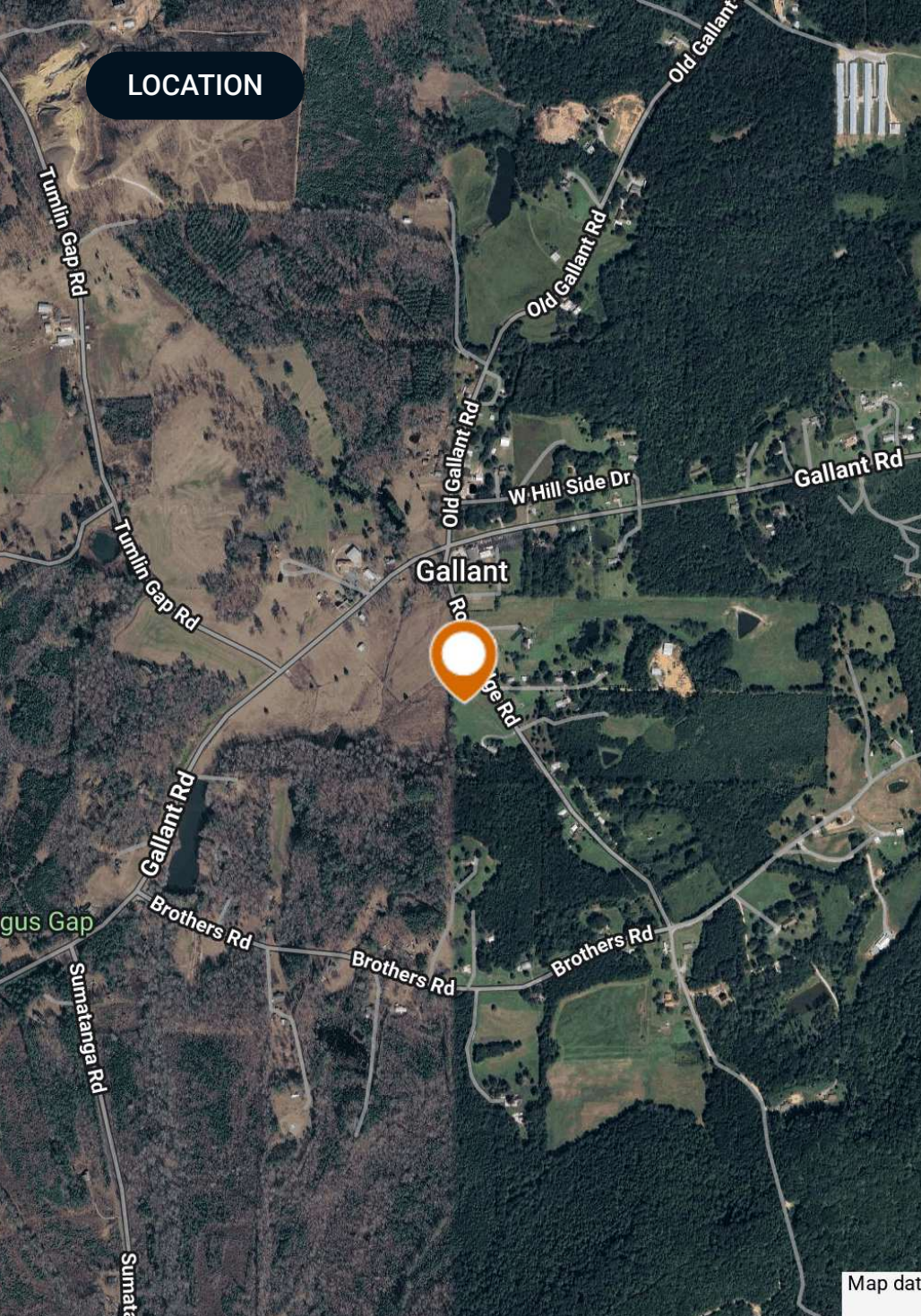
## SPECIFICATIONS & FEATURES



## Specifications & Features

<b>Uplands / Wetlands:</b>	99% / 1%
<b>Soil Types:</b>	Nella-allen association
<b>Taxes &amp; Tax Year:</b>	\$470.00
<b>Zoning / FLU:</b>	None
<b>Lake Frontage / Water Features:</b>	Creek
<b>Road Frontage:</b>	Rock Bridge Road
<b>Nearest Point of Interest:</b>	Noccalula Falls Gadsden, AL Boaz, AL Albertville, AL Sand Mountain Amphitheater Neely Henry Lake
<b>Fencing:</b>	None
<b>Current Use:</b>	Hunting, Recreation
<b>Structures &amp; Year Built:</b>	None
<b>Survey or Site Testing Reports:</b>	None

## LOCATION



## Location & Driving Directions

**Parcel:** 17-04-20-0-000-001.000 17-04-17-0-000-029.000

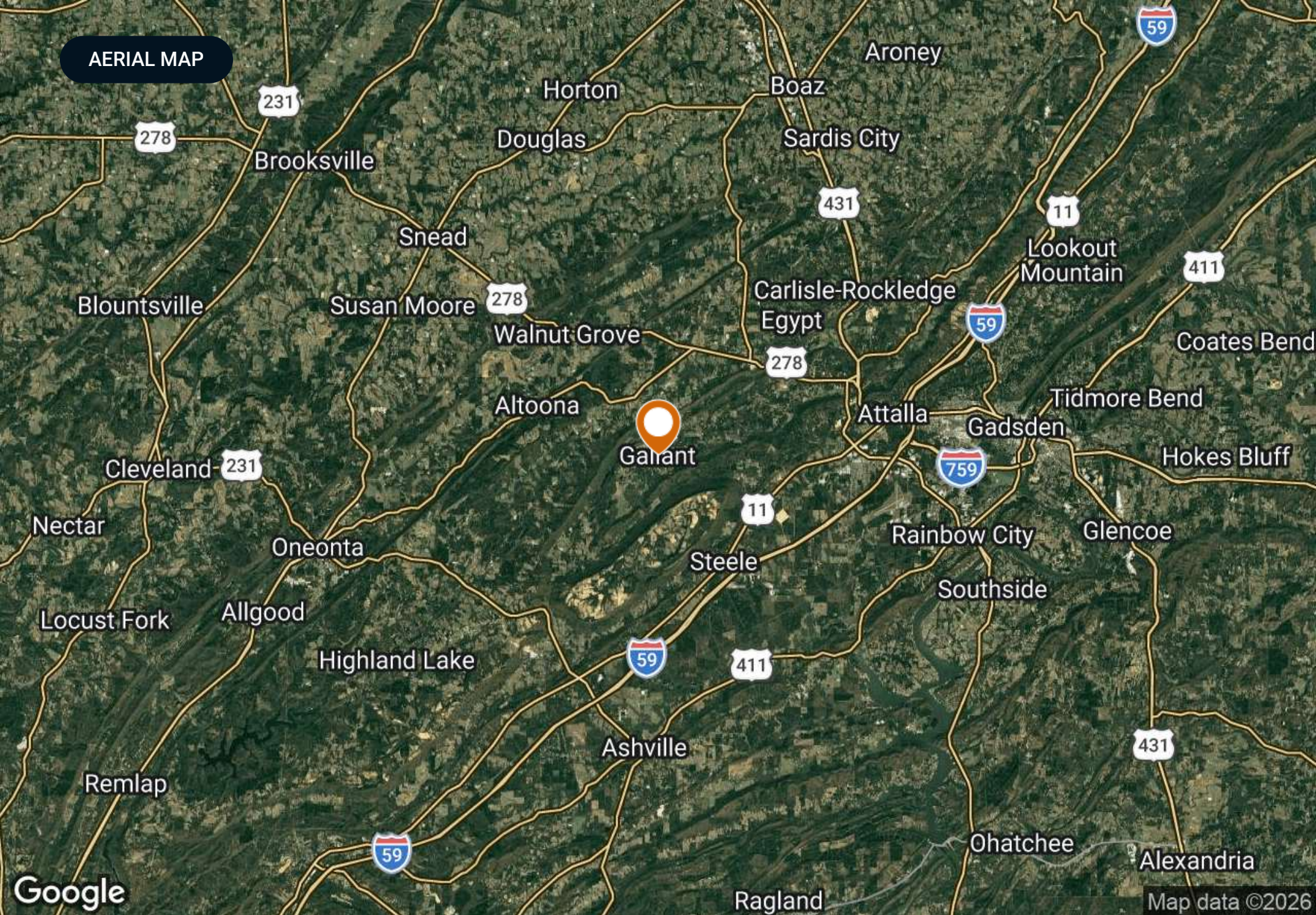
**GPS:** 33.9969594, -86.2452224

**Driving Directions:** I59 to Attalla Exit, west on 5th street, left on Hwy 11, right on 431, left on 278, left on Gallant, left on Rock Bridge Road property is at the end on the right.

**Showing Instructions:** Call Agent for Showings.

Map data

AERIAL MAP

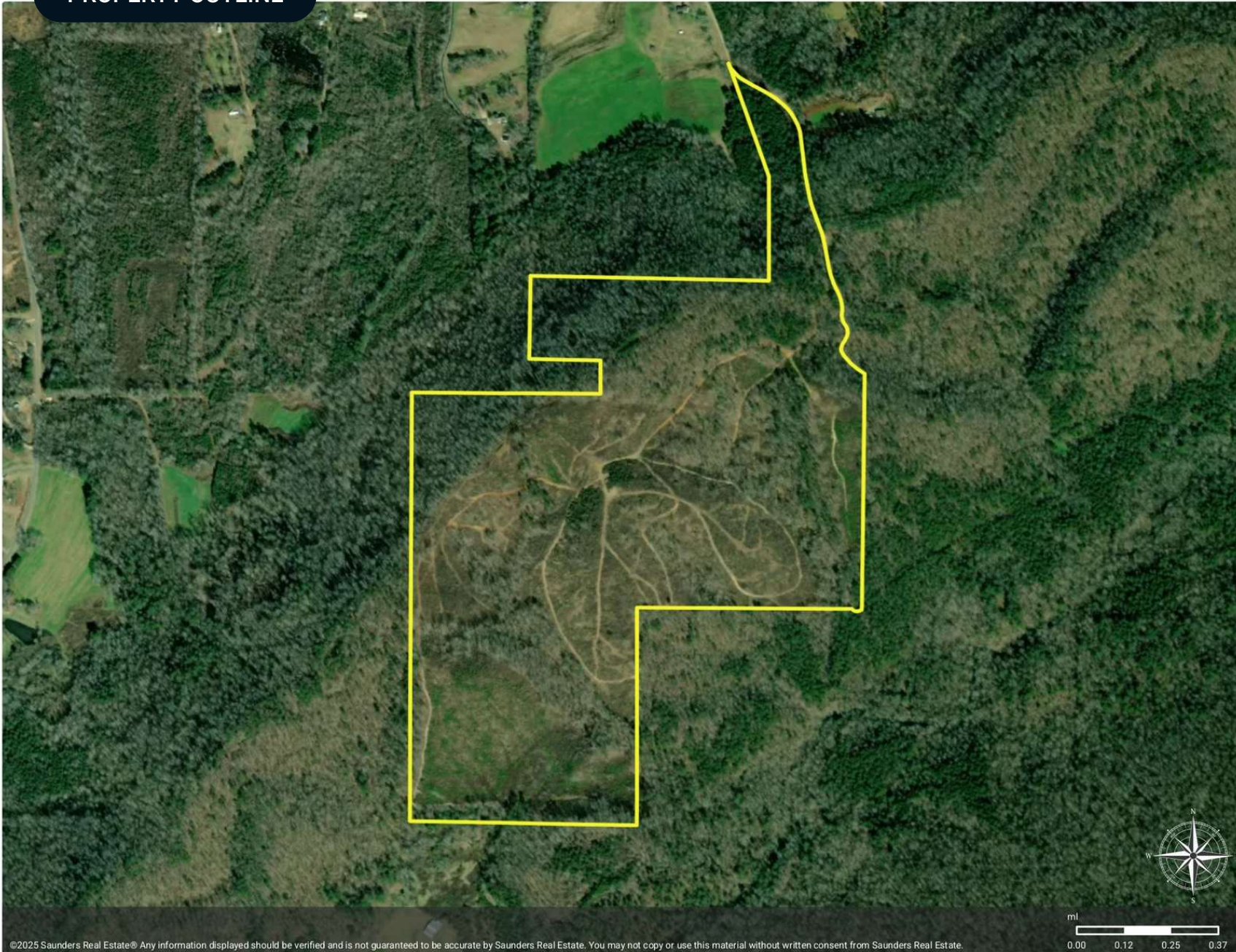


# PROPERTY OUTLINE



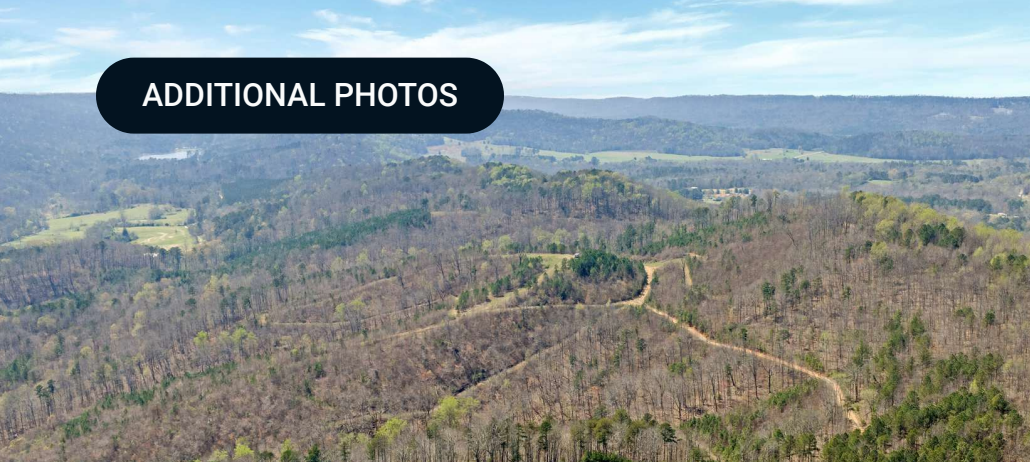
## Rock Bridge Hunting Retreat

■ Polygon

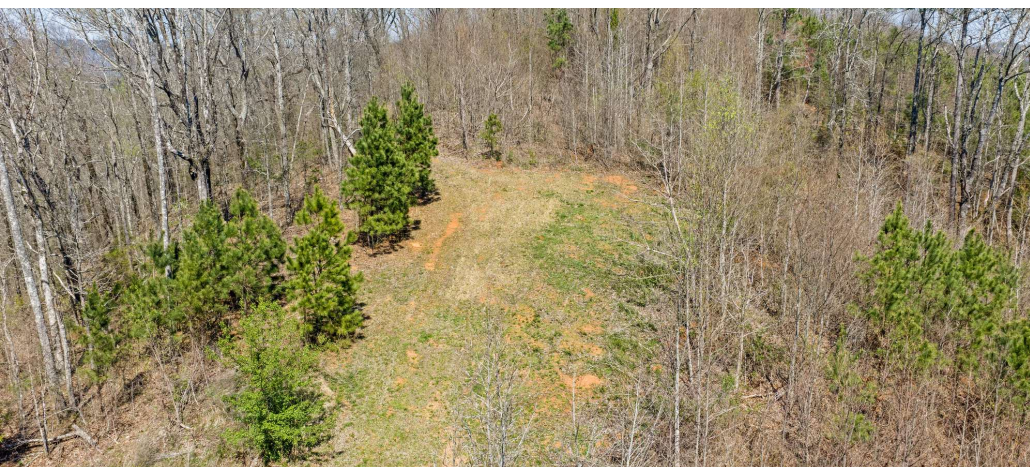
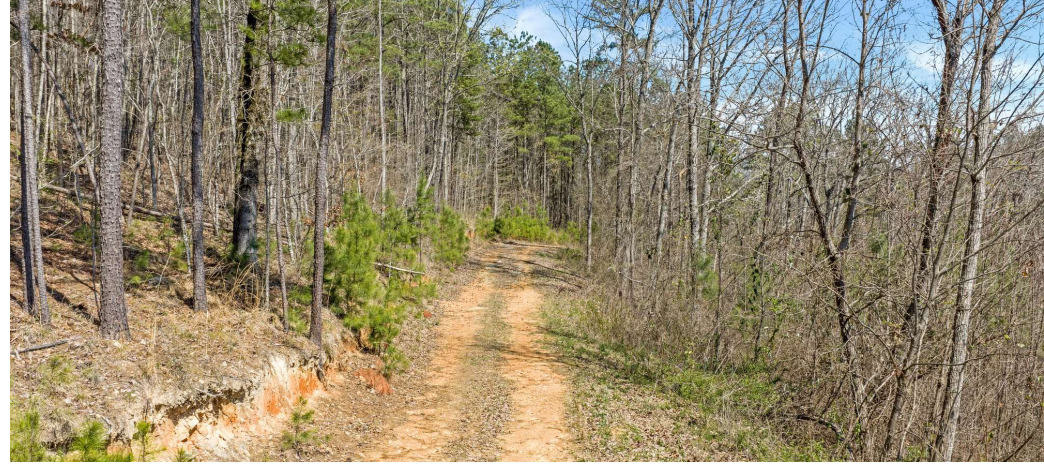
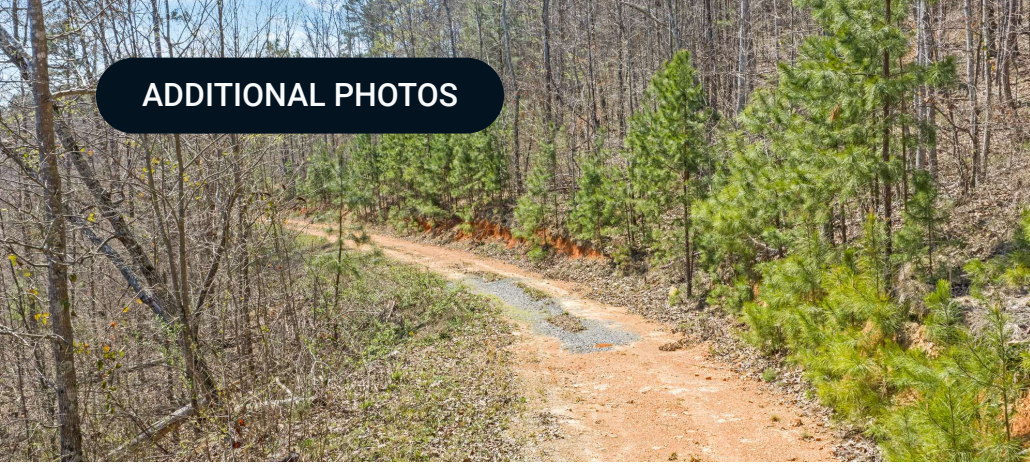


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ADDITIONAL PHOTOS



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## ADVISOR BIOGRAPHY



### Neil Colbert, ALC

Senior Advisor

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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:

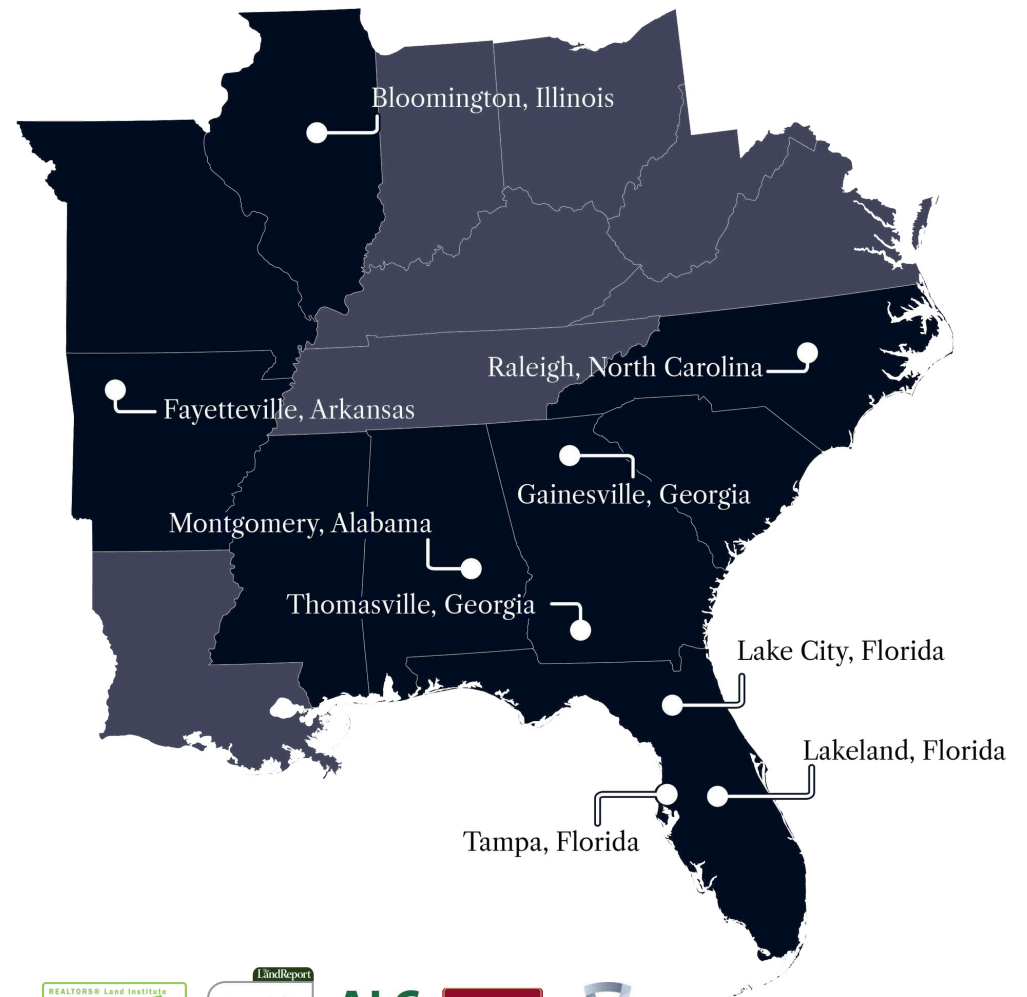
Dedicated • Genuine • Results-Driven • Diligent • Laidback • A True Outdoorsman • A Great Friend • Always Willing to Help • One of a Kind

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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