



## Sawtooth Hunting & Fishing Estate

328.2 +/- Acres | Chilton County, AL | \$1,500,000



**National Land Realty**  
2633 Valleydale Rd.  
Suite 150  
Birmingham, AL 35244  
[NationalLand.com](http://NationalLand.com)



**Brett Harden**  
Office: 205-548-1682  
Cell: 205-835-9922  
Fax: 864-331-1610  
[Bharden@nationalland.com](mailto:Bharden@nationalland.com)

The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.



## PROPERTY SUMMARY

Offering abundant wildlife, it boasts a mix of hardwoods, pine, and open spaces, creating habitat for deer, turkey & small game. A powerline runs through the property, providing open lanes perfect for food plots & long-range shooting. The property has a year-round water source from a 3-acre lake & flowing creek. Located approx. 1 mile from the Coosa River, the property also benefits from close proximity to excellent fishing & water recreation opportunities. In addition to the main acreage, this offering includes a lot in the exclusive, gated community of Sawtooth Branch. This private neighborhood adjoins the 328-acre property and offers added security, prestige, and potential building options just steps away from your hunting land. Sawtooth Branch is a private community spanning 240 acres in northern Chilton County. Each of the lots faces the 3.5-mile shoreline of a stunning 40-acre lake, constructed & managed for excellent bream and bass fishing.



**ACREAGE BREAKDOWN**

Timber 328 +/- acres

**ADDRESS**

0 Sunny Side Drive  
Clanton, AL 35046

**TAXES**

\$605/year (2024)

**PARCEL #/ID**

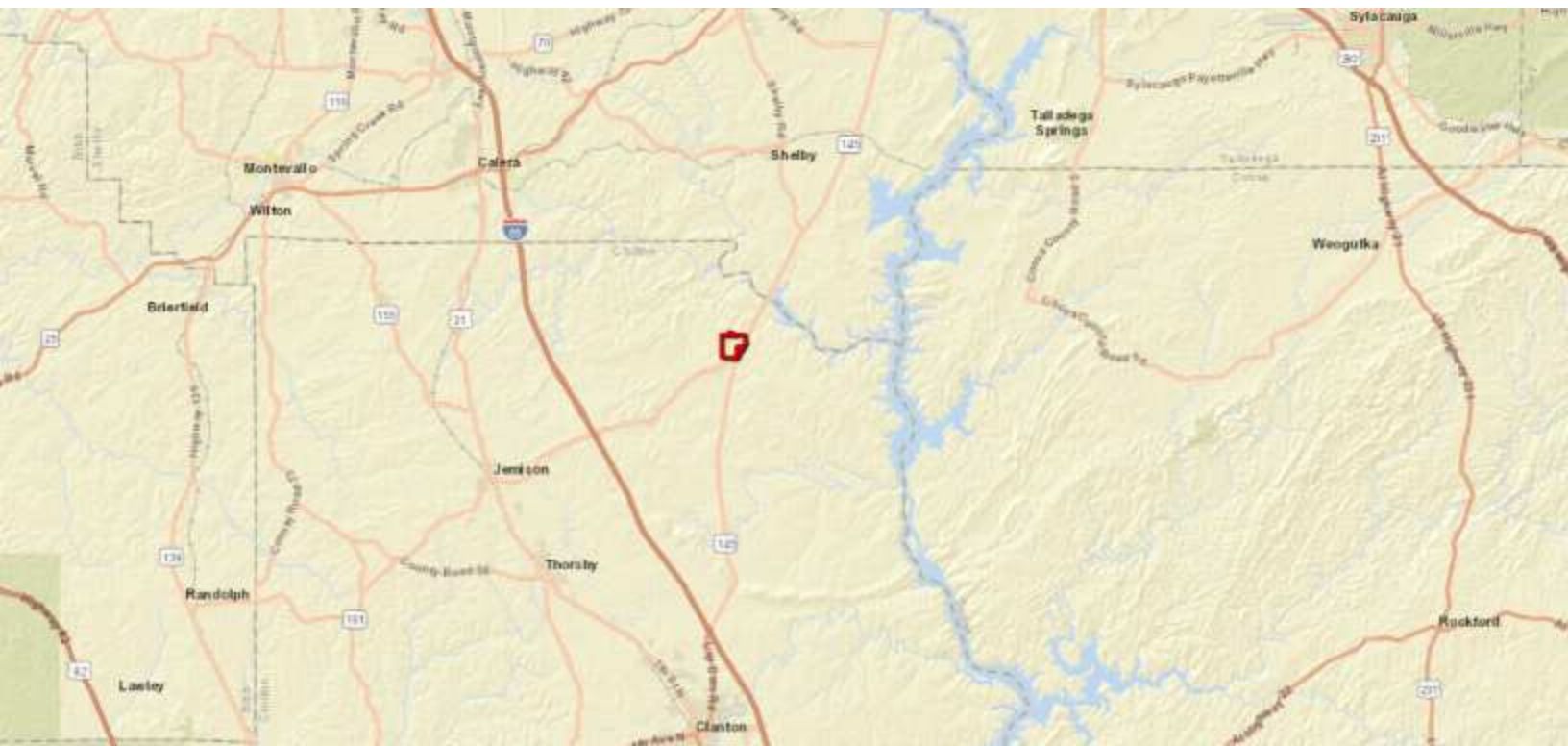
0109310000002004

**LOCATION**

See Agent

## PROPERTY HIGHLIGHTS

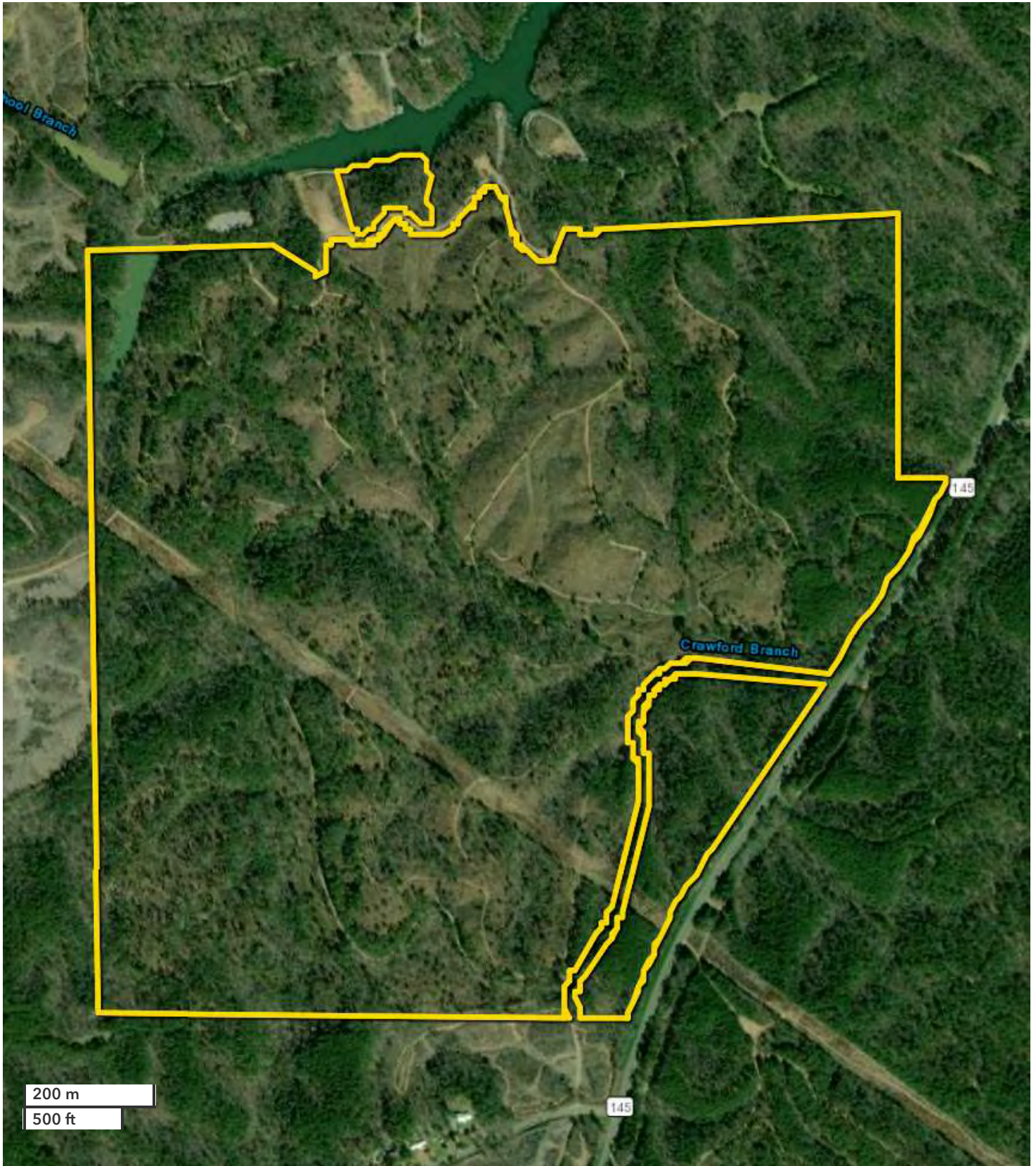
- Excellent Whitetail Deer & Turkey Hunting
- Mature Hardwood & Pine Timber
- Powerline easement ideal for food plots and shooting lanes
- Lake & Creek
- Gated Access & Expansive Internal Road System
- Includes lot in the exclusive gated community of Sawtooth Branch - 240-acre gated community with 40-acre managed fishing lake
- A Year-Round Outdoor Retreat
- Approx. 20 minutes to Calera, 1 hour to downtown Birmingham, Less than 1 hour to Montgomery.



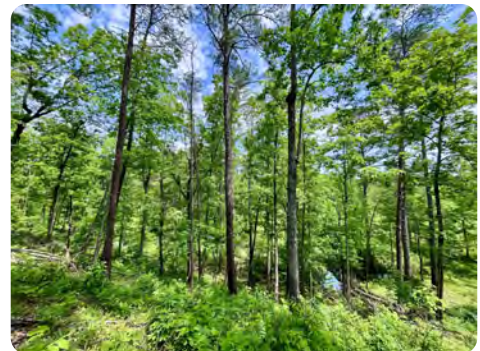


BRETT HARDEN  
Land Broker  
bharden@nationalland.com  
Mobile: 205-835-9922  
Office: 205-548-1682  
Fax: 864-331-1610

Sawtooth Hunting & Fishing Estate  
Chilton County, AL  
328.2 +/- Acres



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

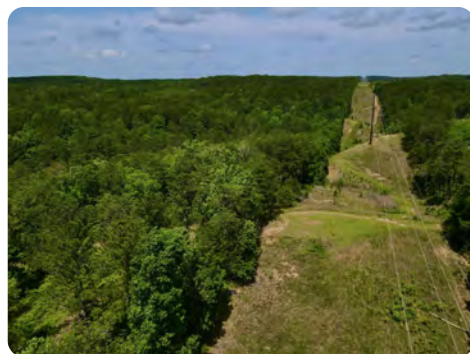
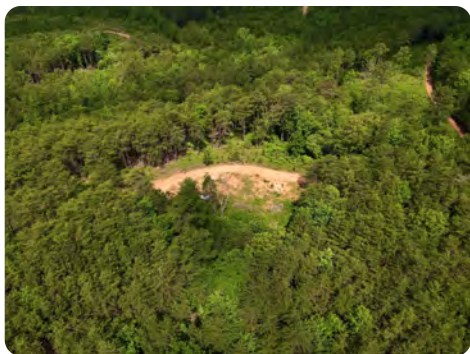


**National Land Realty**  
 2633 Valleydale Rd.  
 Suite 150  
 Birmingham, AL 35244  
[NationalLand.com](http://NationalLand.com)



**Brett Harden**  
 Office: 205-548-1682  
 Cell: 205-835-9922  
 Fax: 864-331-1610  
[Bharden@nationalland.com](mailto:Bharden@nationalland.com)

The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
 National Land Realty assumes no liability for error, omissions or investment results.

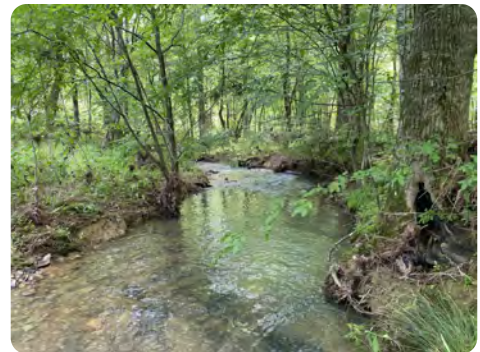


**National Land Realty**  
2633 Valleydale Rd.  
Suite 150  
Birmingham, AL 35244  
[NationalLand.com](http://NationalLand.com)



**Brett Harden**  
Office: 205-548-1682  
Cell: 205-835-9922  
Fax: 864-331-1610  
[Bharden@nationalland.com](mailto:Bharden@nationalland.com)

The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.



**National Land Realty**  
2633 Valleydale Rd.  
Suite 150  
Birmingham, AL 35244  
[NationalLand.com](http://NationalLand.com)



**Brett Harden**  
Office: 205-548-1682  
Cell: 205-835-9922  
Fax: 864-331-1610  
[Bharden@nationalland.com](mailto:Bharden@nationalland.com)

The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
National Land Realty assumes no liability for error, omissions or investment results.

**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**

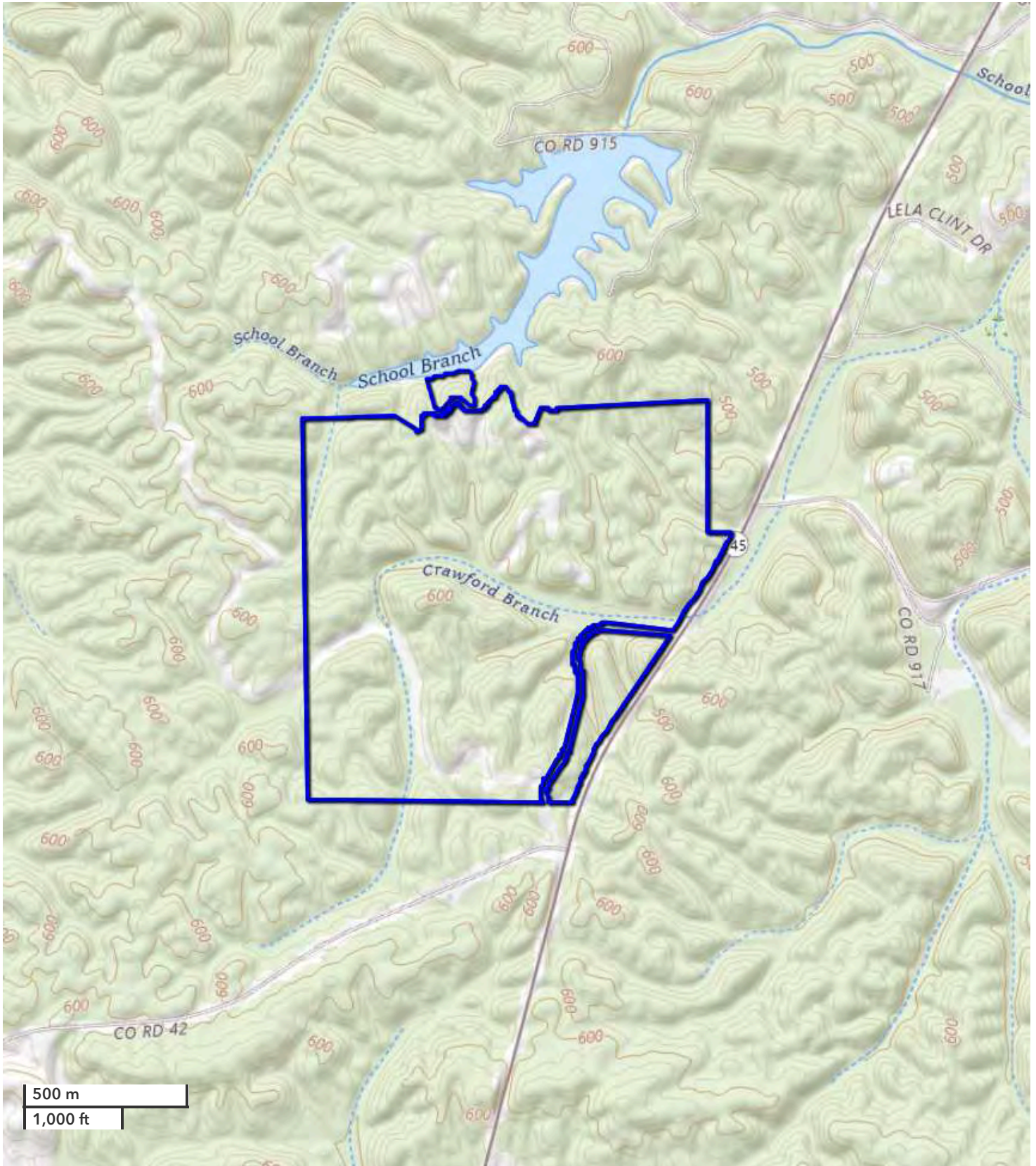
\_\_\_\_\_  
**Agent Signature**

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

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

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

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



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