

**SAWTOOTH BRANCH
PRIVATE LAKE, LOT
13A**

**2.88 +/- Acres
Chilton County, AL
\$40,000**

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**OVERVIEW:**

Sawtooth Branch is a private gated community on 240 acres in the rolling hills of northern Chilton County. All 35 lots face the 3.5 mile shoreline of the 40 acre lake in this naturally gorgeous setting. Amenities include: full time caretaker housed on the property for security, main entry gate equipped with an automatic operator and value of the real estate includes not only fee simple title to the individual lot, but also an undivided interest in the portion of the 240 acre parcel that is the common area and the improvements thereon. The lake was constructed, and is managed and maintained to provide excellent fishing for bream and bass. The views of the lake are spectacular. Each lot is private and scenic with plenty of waterfront for enjoying the lake. More lots are available, priced from \$40,000 to \$110,000.

PARCEL #/ID: 0109300001002016**TAXES:** \$192/year (2020)**ADDRESS:**

0 Sunny Side Drive
Clanton, AL 35045



PROPERTY HIGHLIGHTS:

- Private gated community.
- Managed 40 acre lake for bass and bream.
- Approx. 45 minutes from Birmingham.
- Convenient to I65.
- Waterfront Lots.
- Lots priced from \$40,000 to \$110,000.

LEGAL DESCRIPTION:

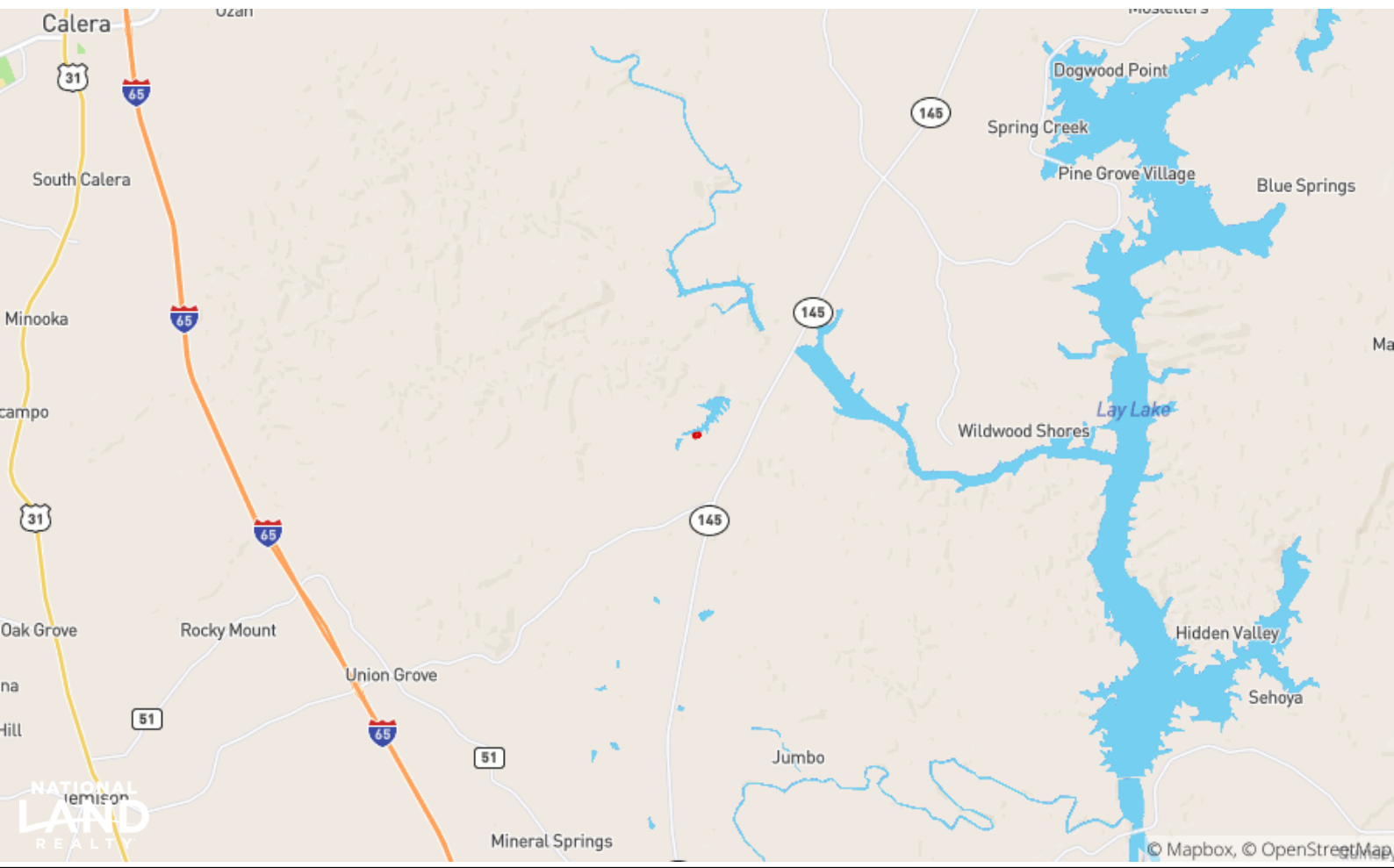
LOT 13A RESURVEY OF SAWTOOTH BRANCH SL 112 PG 2 S30 T24 R15 F K A LOT 13 SAWTOOTH BRANCH SL 89 PG 1and2

LOCATION:

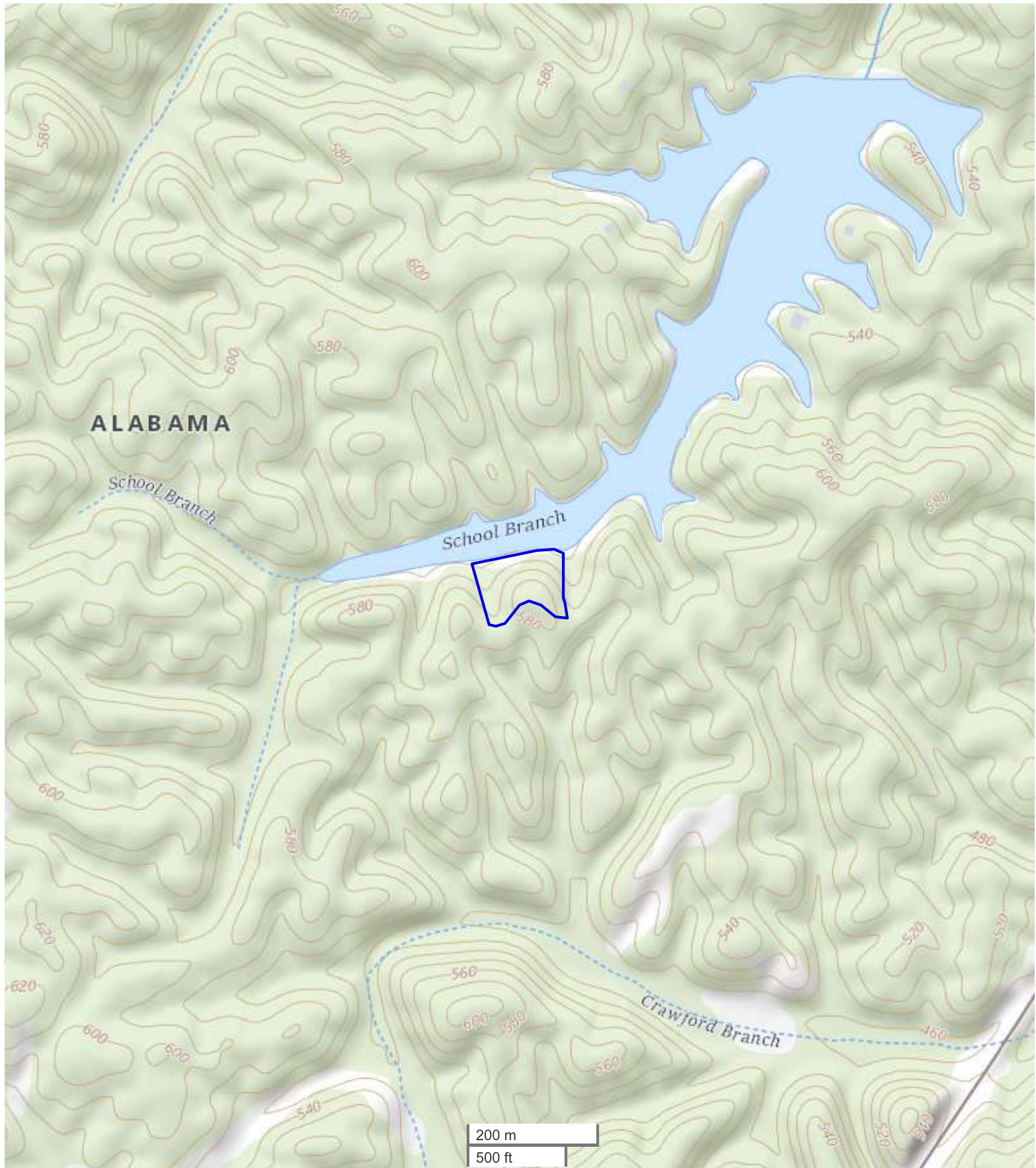
1. Take I-65 to Exit 219 - Jemison exit, 2. Turn east (away from Jemison) on Chilton County Road 42, and go 5.5 miles to point where County Road 42 dead-ends into State Highway 145, 3. Turn left on Hwy 145 and go 1 1/2 miles to unmarked, county-maintained dirt road on your left. There is a yellow circular saw blade on one of the utility poles near this intersection, 4. Turn left and go 3/4 of a mile to a yellow gate on your left. There is another yellow circular saw blade on a utility pole near this gate. This is the entrance to the property.

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2110316









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.**