



## Sawtooth Branch Private Lake, Lot 9

2.42 +/- Acres | Chilton County, AL | \$85,000



### ADDRESS

0 Sunny Side Drive  
Clanton, AL 35045

### LOCATION

Take I-65 to Exit 219. Turn east on Chilton CR 42 to where dead-ends into Hwy 145. L on Hwy 145 to unmarked, dirt road on left. Turn left to a yellow gate on your left. There is a yellow circular saw blade on a utility pole near this gate. This is the property entrance.

### PROPERTY SUMMARY

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.

[nationalland.com/listing/sawtooth-branch-private-lake-lot-9](https://nationalland.com/listing/sawtooth-branch-private-lake-lot-9)



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