



Sawtooth Branch Private Lake, Lot 10

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



ADDRESS

0 Sunny Side Drive
Clanton, AL 35045

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: a full-time caretaker housed on the property for security, a main entry gate equipped with an automatic operator, and the 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.

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