

SOLD



## Sawtooth Hunting & Fishing Estate

328.2 +/- Acres | Chilton County, AL



### ADDRESS

0 Sunny Side Drive  
Clanton, AL 35046

### LOCATION

See Agent

### 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.

[nationalland.com/listing/sawtooth-hunting-fishing-estate](https://nationalland.com/listing/sawtooth-hunting-fishing-estate)



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