

# SPEAKS

Land Company

## *North Sauty Overlook*

A RIVERVIEW MOUNTAIN RETREAT



**Location:** Jackson County (just outside the town of Scottsboro and approximately 30 miles to Huntsville)

**Size:** 370+/- acres

**Land:**

Beautiful mountain property with fantastic views over Lake Guntersville. Property is heavily timbered with mature hardwood forest and some scattered natural pine. Approximately 20 acres in open wildlife areas have been created. Elevation changes from 750 ft. up to 1250 ft. at the highest point.

**Water:**

Panoramic views of the Tennessee River

**Wildlife:**

Jackson County is known for big whitetails and this property is no exception. Current owners have managed herd for many years for quality mature bucks. Bucks in the 140-160 class have been harvested in the past few years. Large seasonal food plots have been planted along with feeders and mineral licks for wildlife. Well-built shooting houses and hunting stands are also in place. Very little pressure from surrounding landowners makes this a special hunting tract. Property also has a large turkey population. With views of the Tennessee River as a backdrop, spring turkey hunting just doesn't get much better. Several boat launches are just a few miles away including Goose Pond Marina for access to the Tennessee River for waterfowl hunting, boating, and fishing.

**Special Features:**

- Great location! Close proximity to Huntsville, Chattanooga, and Guntersville.
- Recreational and Investment property with potential for residential development of mountain/river view lots.
- Good internal road system gives access throughout the land.
- Adjoins North Sauty Wildlife Refuge
- There is mobile home in place that can be used for a weekend retreat.
- City water and power are available off of cr.114 which adjoins land.

**Price:** \$3950/acre



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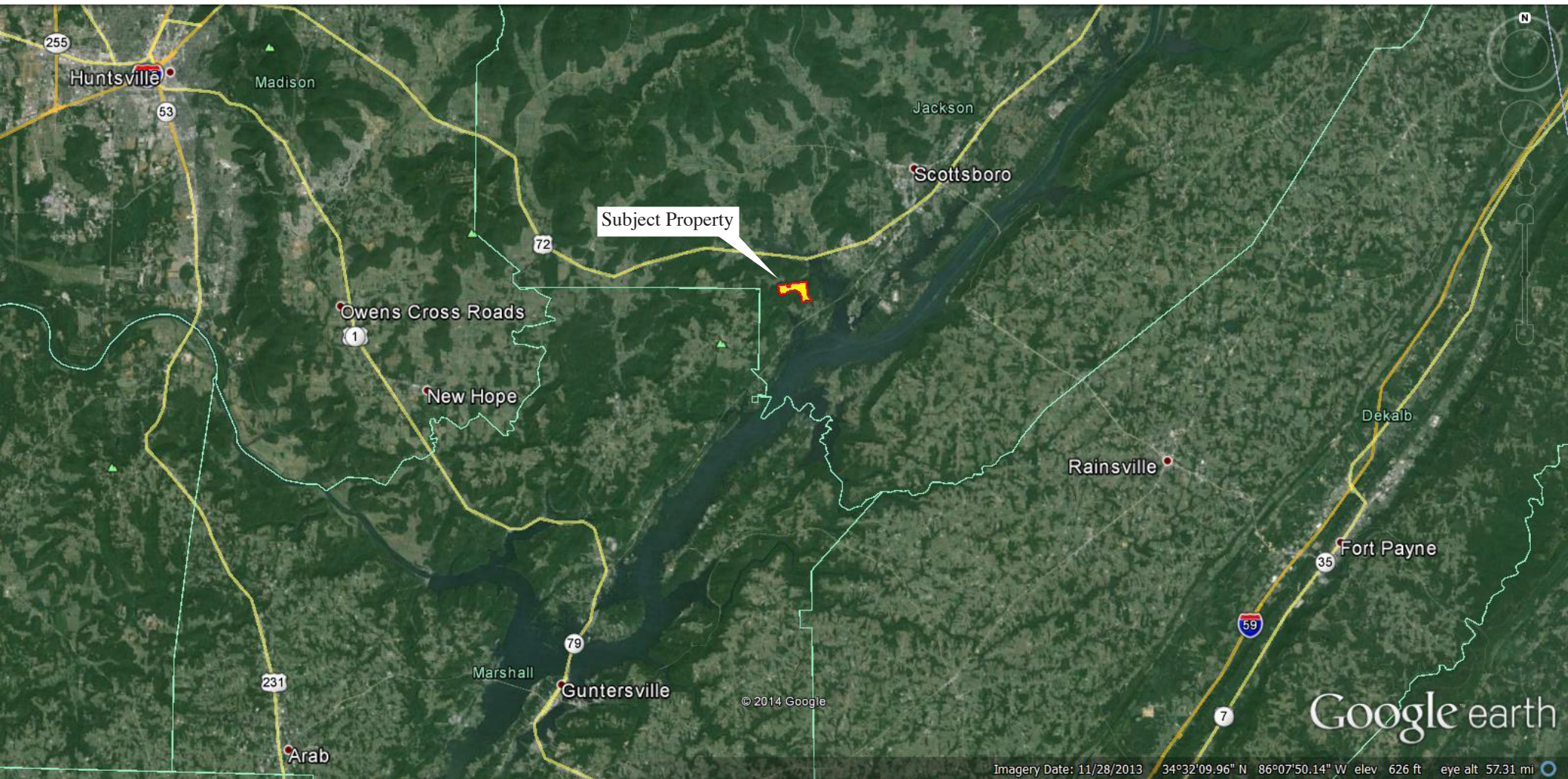




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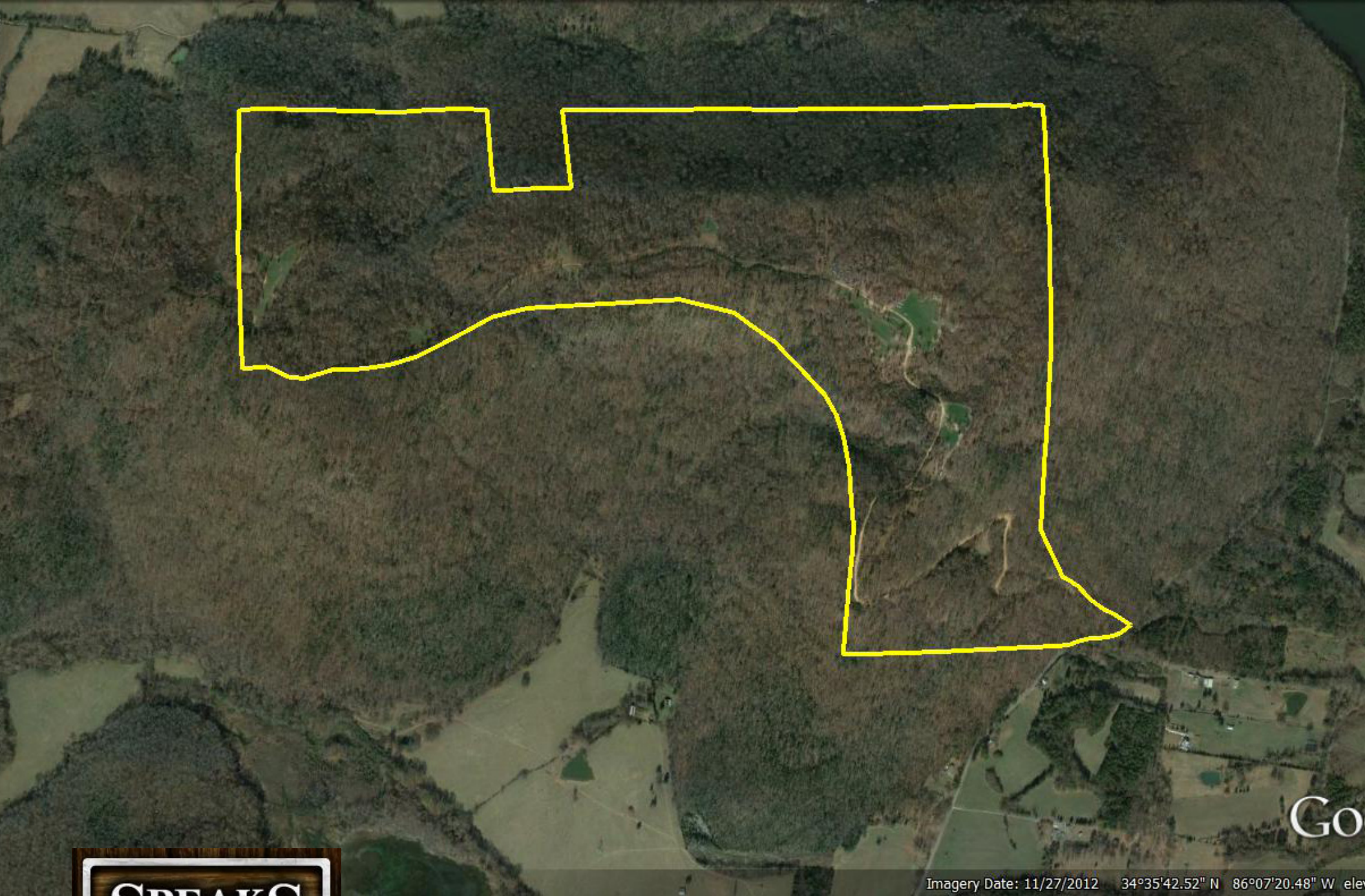




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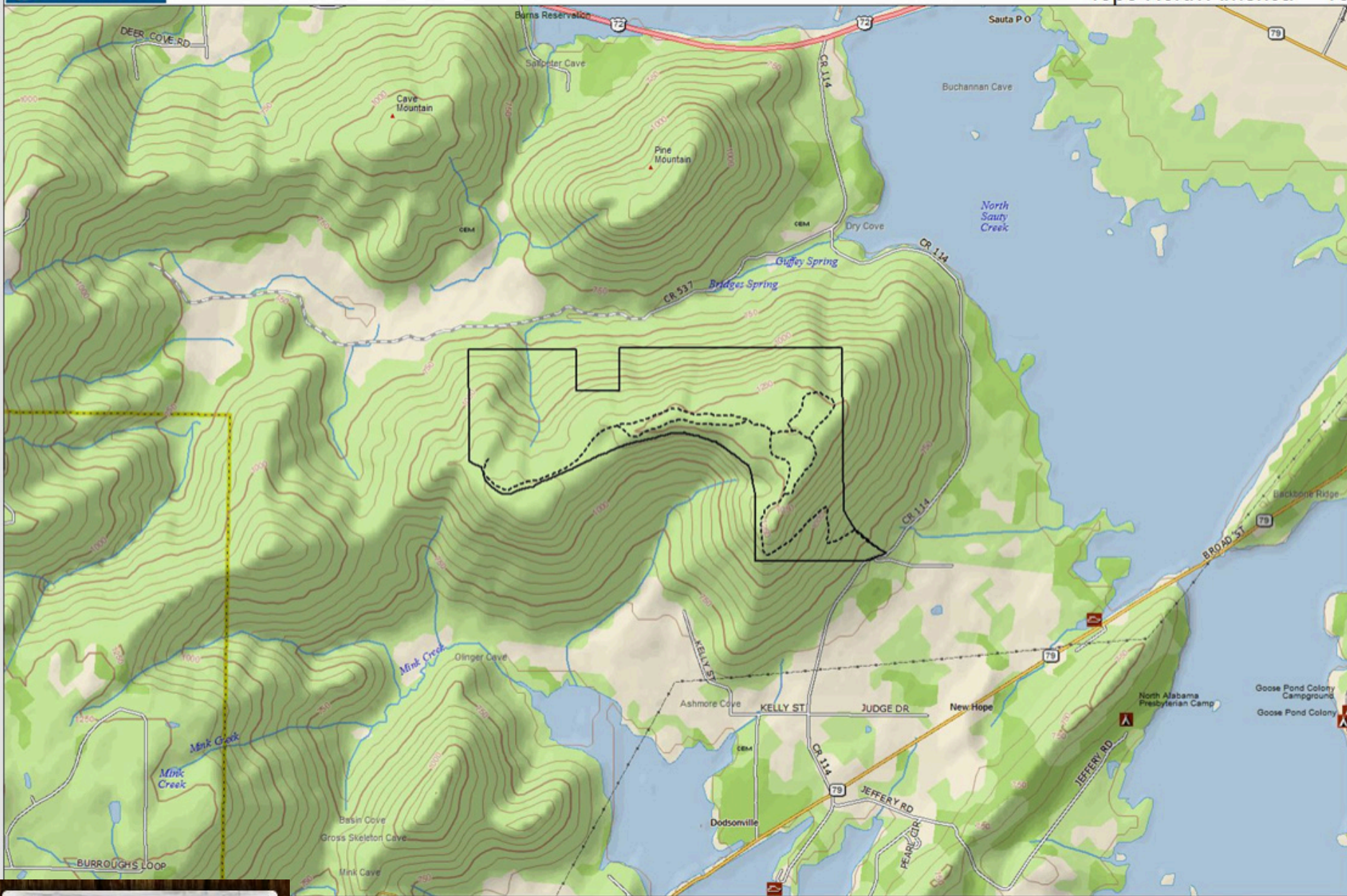
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