

# Larson & McGowin

PROPERTIES

## Hatter South NEW TRACT

**320± Acres In**  
**Mobile County, Alabama**  
**\$1,920,000**

the *Hatter* presents  
TRACT

[CLICK HERE TO PLAY THE NORTH  
AND SOUTH HATTER TRACT VIDEO](#)

### PRIME RESIDENTIAL DEVELOPMENT

Prime residential development location – 320± acres within the city limits of Saraland. Minutes from the fast developing commercial area of Saraland at the I-65 interchange which includes a Publix, Infirmary Health's new and expanding medical facility, restaurants, motels and shopping. Saraland has excellent real estate prospects, a quality school district, good infrastructure, low crime and new construction of higher value homes and subdivisions. The property has been held by the same ownership and professionally managed as timberland for over 50 years. Longleaf pine covers the majority of the land. There is abundant wildlife including deer, turkey and bear. Clear flowing Sawmill Creek runs along the property for over a mile. It is currently leased to an active, conscientious hunting club. A permitted commercial dirt sale area is a potential revenue source and has been profitable in recent years. Ownership includes a 256' wide strip of land with a public road, Larson Lane, providing access from Radcliff Road. Beautiful views are afforded from many locations including some of the first high points west of the Mobile Delta. **Offered at \$1,920,000**



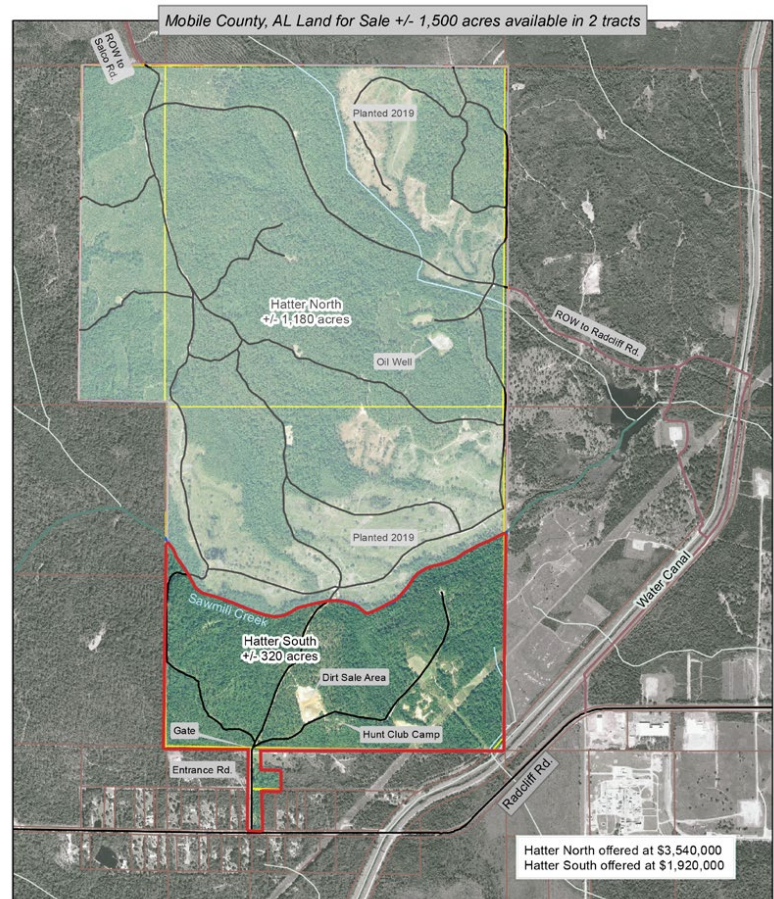
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Over a Mile of Creek  
Frontage on Sawmill Creek



### Hatter Tract

T1S, R1W - Sections 33 & 32  
T2S, R1W, Sections 4 & 9  
Mobile County, AL

0 0.125 0.25 0.5 0.75 1 Miles  
Map is for reference purposes only. Data cannot be guaranteed nor warranted by LMI.  
Map by JGL, 8/31/2020; Image Captured 2017

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