

0.96+/- acres in Tallapoosa County, Alabama

Are you looking for a peaceful lakefront retreat or full-time lake living? Then look no further!

This beautiful wooded lot on Yates Lake, located near Tallassee, Alabama boasts 176 +/- feet of lake frontage and gorgeous views of the lake. Build your dream home on this northwest-facing lot and enjoy those beautiful sunsets on the lake from your back deck.

Dock permits are available through Alabama Power by their website:

Reasonable restrictive covenants are in place to protect your property value and your peaceful enjoyment of your life on the lake.

Don't let this opportunity to enjoy lakefront living on Yates Lake pass you by! Give us a call today and make this YOUR LAKE LOT!

Yates Reservoir, also known as "middle pond," impounds the Tallapoosa River near Tallassee between the reservoirs of Martin and Thurlow. Alabama Power Co. built Yates Dam in 1928 to create a 1,980 acre reservoir that provides hydroelectric power generation, and recreation. Two Alabama Power Company boat ramps serve Yates Reservoir. The largest one sits in the middle of Yates on the west bank (From Hwy 14 just west of the dam in Tallassee, go north on Ann Ave. At about 1.5 miles, keep right on Upper River Rd (CR44), travel about 1.2 miles to right on CR30. Follow around to access). A primitive ramp services the upper end above). The Lands Division of Alabama Department of Conservation and Natural Resources also has a boat ramp on the Coon Creek Tract.

An Alabama Forever Wild Property known as the Coon Creek Tract is located just to the northeast: Managed as a public recreational site, a nature preserve and an environmental study area, the Coon Creek

Tract in Tallapoosa County offers anglers, hunters, hikers, canoeists, bird watchers and boaters 320 scenic acres of pine-hardwood creek valley which feed into Yates Lake.

The tract, which provides 5 miles of hiking trails and a public boat ramp, lies across the Tallapoosa River from the Yates Lake West Tract.

Birding

Coon Creek is a stop on the Piedmont portion of the Alabama Birding Trail and offers the opportunity to view bald eagles, ospreys, and many other waterfowl species. View recent sightings.

Hiking

There are two trails at the Coon Creek tract that give hikers good views of the property on both sides of the creek. The Wood Duck Trail (4-mile loop) and the Overlook Trail (1-mile loop) are both accessed from the main parking area. See more details about the two trails.

Hunting

Hunters must have a valid hunting license and permit map; and follow regulations, seasons, and limits for the county in which the tract is located. The free permit maps may be downloaded here.

Water/Riverfront • \$119,900
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