

10.4+/- acres in Tallapoosa County, Alabama

ALL SOLD!!!

Looking for a great place to build a home and be close to beautiful Yates Lake? Look no further!!

Originally there were five very affordable off-water lots being offered in the High Point Subdivision located near Tallassee, Alabama. However, only Lot 12 remains available! This is a very nice wooded lot with beautiful hardwoods and, while the part of the lot slopes quickly to a draw, the lot portion near the curve in Beaver Trail is level to gently rolling and would be a great location for that dream home you have always planned on building!

Located about 40 minutes from Auburn, Alabama and less than an hour from Montgomery, Alabama, come build your home near the lake and enjoy life!

Reasonable restrictive covenants are in place to protect your property value and your peaceful enjoyment of your life near Yates Lake.

IF YOU WERE **HOPING FOR MORE ACREAGE, DO NOT BE DISCOURAGED!!** Located nearby is a public recreational area, which is a Forever Wild Property called the Coon Creek Tract. See below for more information!

DON'T DELAY AND MISS YOUR CHANCE TO MAKE THIS BEAUTIFUL LOT YOUR OWN! **Give us a call today to schedule your private showing!**

The available lots are as follows:

- 1) 2.85 +/- acre lot: \$12,540 (Tax Plat# 1005): SOLD!
- 2) Lot 12: 2.97 +/- acres \$13,068 (Tax Plat# 1003) SOLD!



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3) Lot 13: 4.58 +/- acres \$20,152 (Tax Plat# 1006): SOLD!

(LOTS 10 and 11 are SOLD!)

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. Visit the Coon Creek Tract where you can spend many wonderful hours enjoying nature and making memories on the lake and in the great outdoors just minutes from your beautiful wooded lot(s) at High Point Subdivision!

An Alabama Forever Wild Property known as the Coon Creek Tract, 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 (see the photo included in the pictures), 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



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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](http://selg.biz/9377).

Timberland • \$45,760

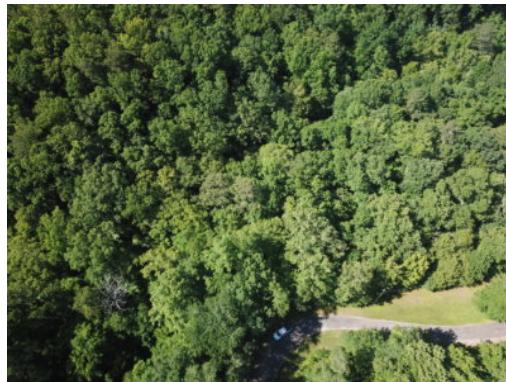
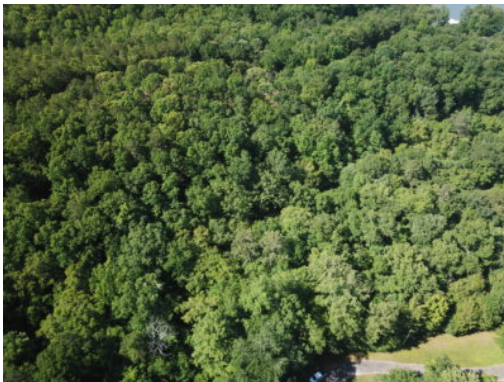
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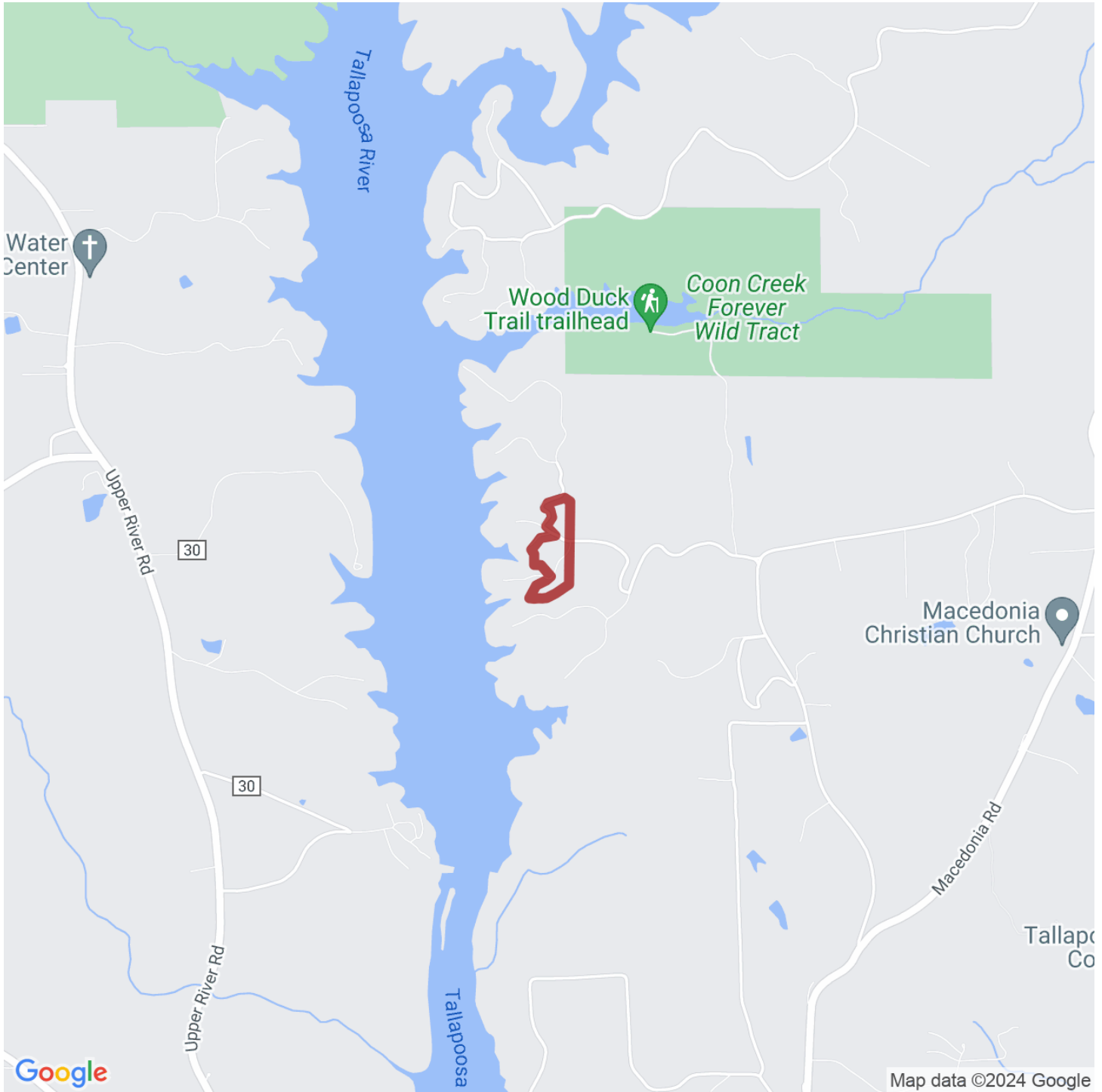




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