

Sale Name: Waterfront Lake Wedowee Lot Lineville, Randolph County, AL Online Auction

LOT 1 - Waterfront Lake Wedowee Lot Lineville, Randolph County, AL



Description

**Tuesday, January 21, 2025 at 1:00 pm Central —
ONLINE ONLY-Bidding Starts Jan 14th 12:00 PM**

LINEVILLE, RANDOLPH COUNTY, AL

Large Waterfront Lake Wedowee Lot and Additional Lot in Williamson Woods

Hardwood and Pines – Incredible Views – Long Lake Frontage

Offering (2) lots totaling 1± acres located in Williamson Woods Subdivision
Parcels #0208330000014020 and #0208330000014021 (Lot 6 and 6A)



Stunning Waterfront Property on Lake Wedowee and Additional Lot in Williamson Woods Subdivision, Lineville, AL

Discover the serene beauty of Lake Wedowee with this exceptional property offering in Williamson Woods Subdivision, Lineville, Alabama. This listing includes two lots totaling approximately 1 acre, providing a prime opportunity for building your dream waterfront home or enjoying as a serene getaway.

Property Highlights:

- **Location:** Both parcels are ideally situated on Waters Dr, just off County Road #82, in the sought-after Williamson Woods Subdivision. The area is renowned for its peaceful setting and stunning natural beauty.

- **Waterfront Lot:** The 0.45-acre lot boasts an impressive 186 feet of water frontage on Lake Wedowee, known for its crystal-clear waters and panoramic views. This lot is perfectly poised for constructing a lakeside retreat or a full-time residence.
- **Utilities and Improvements:**
 - **Water and Power:** Both essentials are readily available on the waterfront lot, simplifying the construction and daily living logistics.
 - **Septic:** A current septic permit is on file, ensuring a smooth transition for building and development. [\[Click Here for Details\]](#)
- **Additional Corner Lot:** The 0.53-acre corner lot complements the waterfront property, offering additional space for expansion and privacy. This lot's versatility makes it an excellent investment.
- **Natural Environment:** Surrounded by a mix of hardwoods and pines, the lots offer not only incredible views but also a habitat that encourages local wildlife and provides a tranquil environment.

Development Potential: These lots present a rare opportunity to own substantial lakefront and additional land in a prestigious area. The combination of both lots opens up possibilities for a secluded vacation home or a strategic investment in a popular recreational area.

Local Attractions: Lake Wedowee is a hub for water sports, fishing, and boating, making it a popular destination for both residents and tourists. The proximity to local towns and essential services, coupled with the natural attractions of the Randolph County area, enhances the living experience.

Seize this unique opportunity to own a piece of paradise in Lineville, AL, with these premium lots in Williamson Woods. Whether you're looking to build immediately or hold as a long-term investment, this property offers flexibility, beauty, and potential. Contact us today to explore how these scenic lots can become your new lakeside haven or a fruitful development project.

PROJECT MANAGER: Lou Dempsey – 770.546.2800 – ldempsey@dempseyauction.com

INSPECTION: This Property is OPEN for Inspection. Dempsey Auction Representatives are always available for private and personalized showings, please contact our office for your appointment.

BIDDING: The Bidding process will be ONLINE only through our MarkNet Platform at Dempseyauction.com **BEGINNING ON January 14TH and ENDING ON January 21ST at 1:00 pm.** Contact our Office for exact details.

TERMS: 10% down with a balance due on or before 30 days from contract acceptance. 10% Buyer's premium will be charged on all purchases.

CLOSING: Closing to be on or before 30 days from sale date/contract acceptance.

BROKER PARTICIPATION: Dempsey Auction Co will pay any licensed Broker/Agent a referral commission for any registered client who successfully closes on the property. CONTACT OUR OFFICE FOR PRECISE DETAILS.

For plats, brochures, Pre-Registration or further sales information on this auction, call us by name at 800.DEMPSEY. Property lines are approximate.

Quantity: 1



<https://bids.dempseyauction.com/>