

Sale Name: 25± Acre Lakefront Estate on Weiss Lake, Cedar Bluff, AL Online Auction
LOT 1 - 25± Acre Lakefront Estate on Weiss Lake, Cedar Bluff, AL



Description

**Thursday, May 1, 2025 at 1:00 pm Central — ONLINE
ONLY-Bidding Starts April 22nd 12:00 PM**

Cedar Bluff, Cherokee County, AL
25± Acres on World Famous Weiss Lake
1800+ feet of Shoreline on Weiss and the Coosa River Channel
2 BR Home – Barn – County Water – (2) Docks – Deep Water
Paved Road Frontage on County Road #182

Property located at 1315 County Road #182, Cedar Bluff, AL



Exclusive 25± Acre Lakefront Estate on Weiss Lake, Cedar Bluff, AL

Discover a rare gem nestled on the shores of the renowned Weiss Lake at 1315 County Road #182, Cedar Bluff, AL. This expansive 25± acre estate offers an idyllic waterfront lifestyle with over 1800 feet of shoreline along Weiss Lake and the Coosa River Channel, making it a paradise for serious lake enthusiasts and potential developers alike.

Property Features:

- **Charming Residence:** The property includes a quaint 960 sq ft frame home with two bedrooms and two bathrooms, a cozy kitchen, den, laundry room, and an inviting wraparound porch, perfect for enjoying panoramic lake views.

- **Multiple Building Sites:** Offering 5-6 hilltop homesites that provide 360-degree views of the lake and surrounding mountains, this estate is ideal for further development or as a private family compound.
- **Waterfront Amenities:** Two private docks and deep water access cater to boating and fishing enthusiasts, ensuring a true lakeside living experience.
- **Additional Structures:** A 30 x 40 barn and several outbuildings offer ample storage and utility options, along with underground power and county water that service the entire property.
- **Recreational Ready:** The estate also features five camper sites, enhancing its appeal as a recreational or vacation property.

Development Potential:

This property stands out not only as a luxurious private estate but also holds tremendous potential for development into exclusive waterfront lots. The generous acreage, combined with exceptional lake and river frontage, provides a perfect canvas for an upscale residential project or a boutique lakeside community.

Location Advantages:

Situated on a paved road with easy access to local amenities and just a short drive from major cities, this property combines seclusion with convenience. Its location in one of Weiss Lake's most desirable areas enhances its appeal, offering tranquility and privacy while still being close to urban centers.

Ideal for:

- Individuals seeking a spectacular private residence with expansive land and water access.
- Developers looking for a prime lakefront location to create a high-end residential enclave.
- Investors aiming to capitalize on the growing demand for unique waterfront properties.

An Unmatched Opportunity:

This estate is a once-in-a-lifetime opportunity to own significant lakefront property on Weiss Lake. Whether you're looking for an exclusive family retreat, a development project, or an investment in a highly sought-after area, this estate promises unparalleled potential.

Explore this exceptional offering and envision the possibilities at 1315 County Road #182, where luxury meets natural beauty in an unforgettable lakeside setting.

Quantity: 1



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