

# About Eagle Bluff Estates Addition 3

Eagle Bluff- BAE, LLC is offering a very rare opportunity for an investor or developer. Due to age and desire for a quick sell, the owner of Eagle Bluff- BAE LLC is offering 70 tracts of great lake view tracts. These tracts are some of the best tracts available at the huge and beautiful 114,000 acre Lake Eufaula with its 600 plus miles of shoreline. What makes these some of the best tracts available is the fabulous views paired the conveniences the town of Eufaula offers. Eagle Bluff Estates Addition 3 is only about 1.5 miles from the town of Eufaula and all its amenities. Unlike other subdivision around the lake where you may have to drive up to 25 minutes to get to a town Eagle Bluff offers all the conveniences of town with the out of town feel of lake life. Couple that with the outstanding views and you have a special and very desirable combination.

The town of Eufaula is a unique thriving small town. With a population of less than 4,000, it offers the friendliness of a small town coupled with tourist driven convinces like great restaurants and shopping. Unlike most small towns, Eufaula is growing community, in the last year adding a new Casey's, Alsups Travel Stop, and the new 75 million dollar Lake Eufaula Casino and Hotel.

## A little history of Eagle Bluff Estates Addition 3.

Eagle Bluff Estates Addition 3 was platted in 1972 by Eufaula Enterprises Inc. In 1978 over 850 of the 1040 lots in Eagle Bluff Estates Addition 3 went into bankruptcy receivership. These lots remained in receivership until 1991 when they were bought by a group of investors. These investors had a auction in 1994 selling these lots. At this auction Paul Weston bought 379 of these lots. Since that time the Weston Family has bought an additional 271 lots bringing the total number of lots own to 650 lots. In 2016 Steven Weston inherited these lots and then transferred them into Eagle Bluff-BAE LLC.

In the last 30 years only a few lots on the mountain top, where all the awesome views are, have changed owners other than the ones bought by the Weston Family. During this time there has been only one additional structure added to the top of the mountain. As a result of this there are only 5 homes remaining on mountain top. The county stopped maintaining the roads with no homes on them. All of the original roads are still there, however, about ½ of the roads on the top of the mountain have deteriorated and need some work. These roads are still crowned and still have a good base, but they do need to be graded and graveled. The roads in Eagle Bluff are gravel roads. There are 200 plus sub-divisions around Lake Eufaula. Of these 200 plus sub-division outside city limits approximately 95% of them have well maintained gravel roads with less than 5% black top roads.

It is suggested that these 650 lots be combined into approximately ½ acre tracts. This is suggested for two reasons. One the DEQ requirements for septic systems. The other is because combining four lots into ½ acre tract there would be 104 tracts with fantastic views. Eagle Bluff is naturally stair stepped from the top of the "mountain" to the bottom. By combining 4 lots into 100' wide by 210' long tracts each tract would be 100' wide and go from road to road and with the addition of the road it would 250' down the mountain before the next tract would start. By putting covenants in place that would restrict the height of all structures from the ground to the roof peak to 30,' building on the lower lots would NOT obstruct the lake view of the upper lots.

With a minimal amount of work, Eagle Bluff Estates Addition 3 is ready to start selling individual tracts- 104 lake view tracts and 51 tracts with no lake view. Eagle Bluff Estates Addition 3 offers a exceptional opportunity for a developer, investor, or investment group.