



◆ Curt Lee Lake Development Proposal

Prepared by: Bulletproof Pond & Lake

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Vision Statement

If acquired by Bulletproof Pond & Lake, Curt Lee Lake would be transformed from an already remarkable natural property into a **profitable, highly attractive, and secure private lake destination**. Through a combination of **structural improvements, ecological restoration, and recreational enhancements**, this property can be elevated into a premier retreat capable of supporting both private community living and high-value short-term rentals.

Our goal is to protect the lake's integrity, enhance its beauty, and unlock its full potential as a **lifestyle investment and revenue-generating asset**.

Phase 1: Dam & Structural Security

1. Tree Removal & Dam Rehabilitation

- Remove all trees and woody vegetation from the dam footprint.
- Re-grade and compact the dam once cleared, ensuring long-term stability.
- Prevent root intrusion, which poses risks of seepage and failure.

2. Overflow System Upgrade

- Replace the aging and corroded overflow pipe with a modern, reinforced system.

- Ensure safe water management to prevent erosion and extend the dam's life span.
 - Provide peace of mind with a fully modernized safety system.
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Phase 2: Lake Restoration & Sediment Management

1. Dredging Plan

- Target heavily silted inlet zones that are currently unfishable and inaccessible.
- Remove a minimum of **3 feet of muck and sediment** from these areas.
- Restore lost depth, improve water circulation, and expand fishable acreage.

2. Long-Term Habitat Preservation

- Prevent further decline into a shallow, vegetation-dominated system.
 - Secure the lake's future as a healthy aquatic ecosystem, avoiding the risk of it becoming dominated only by frogs and turtles.
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Phase 3: Access & Recreation Improvements

1. Boat Ramp Construction

- Install a modern, reinforced boat ramp for safe, convenient, and long-term access.

2. Shoreline Cleanup & Enhancement

- Clear overgrown vegetation along key shoreline areas.
- Develop attractive, usable zones for fishing, boating, and relaxation.

3. Docks & Boat Houses

- Install multiple exclusive docks or boat houses for property owners and rental guests.
 - Create premium amenities that enhance both aesthetics and revenue potential.
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Phase 4: Community & Rental Development

- Position Curt Lee Lake as a **private oasis retreat** capable of supporting a small residential community.
 - Strategically place **short-term rental cabins or luxury tiny homes** around the shoreline.
 - Offer exclusive water access through private docks, boosting rental value.
 - Establish the lake as a destination for fishing weekends, family retreats, and nature-focused vacations.
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Phase 5: Fishery & Ecological Enhancement

1. Bass Population Management

- Reduce overpopulated undersized bass to unlock trophy-class growth.
- Create conditions for a high-quality largemouth bass fishery.

2. Professional Fisheries Evaluation

- Partner with **Midwest Lake Management** for an ecological survey and electrofishing evaluation.
- Determine whether adjustments should focus on bass reduction, forage stocking, or both.

3. Forage & Stocking

- Stock forage fish (e.g., bluegill, shad) as needed to strengthen the food chain.
- Introduce an **appropriate number of grass carp** to provide long-term vegetation control, helping maintain open water and balance aquatic plant growth.

4. Trophy Fishery Potential

- Establish Curt Lee Lake as a premier **trophy bass and crappie destination**, supported by thoughtful, science-based fishery management.
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Profitability & Market Potential

- **Private Residential Community:** Lakeside lots with exclusive water access significantly increase property value.
 - **Short-Term Rentals:** Premium rental cabins with private docks generate steady, high-margin revenue.
 - **Trophy Fishery Destination:** Position Curt Lee Lake as a premier private fishing retreat, attracting outdoor enthusiasts willing to pay for exclusive access.
 - **Lifestyle Branding:** Market the lake as a rare, secure, and scenic retreat—a place where recreation and investment converge.
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Conclusion

Curt Lee Lake is poised to become **far more than a recreational property**—under Bulletproof Pond & Lake’s stewardship, it can be transformed into a **profitable, long-term investment** that balances ecological health, structural security, and modern recreational appeal.

By addressing the dam, restoring lake depth, enhancing access, stocking grass carp, and elevating the fishery, we can secure the lake’s future while creating a property that supports **residential living, premium rentals, and trophy-class fishing**.

This project represents a unique opportunity to showcase Bulletproof Pond & Lake’s expertise in lake development and management, turning Curt Lee Lake into a **private oasis getaway with lasting value**.

