



## **Site Evaluation Report**

### **Client Information**

- Client Name: Official Auctions
- Location: Curt Lee Lake
- Date of Visit: 9-22-25
- Inspector(s): Jonny Murray

### **Purpose of Visit**

- Reason for Inspection: The purpose of today's inspection at Curt Lee Lake is to conduct a comprehensive assessment of the lake's condition, with a focus on health, safety, and structural performance. Key areas of evaluation include:

- **Fishery and Lake Health**

- Assessing the biological condition of the fishery, including species diversity, population balance, and overall water quality.
- Observing indicators of aquatic health such as clarity, nutrient levels, and presence of invasive species.

- **Dam and Overflow Structure**

- Evaluating the structural stability and integrity of the dam, including embankment condition, signs of erosion, seepage, or settlement.
- Inspecting the spillway/overflow structure for proper function, capacity, and evidence of deterioration or blockage.

- **Surrounding Area Health and Safety**

- Reviewing the immediate shoreline and adjacent areas for erosion, vegetation management, and stability.
- Identifying any safety concerns for public access, livestock, or equipment use in proximity to the lake and dam.

This inspection is intended to provide a clear understanding of the lake's current condition, identify potential risks, and inform recommendations for management, maintenance, or corrective action as needed.

## **Inspection**

- Visual Inspection Summary: The initial visual inspection of Curt Lee Lake indicates a diverse and active aquatic environment with several notable conditions observed:

- **Lake Access**

- The lake has a single boat launch, which is present but in a weathered condition and may require maintenance or improvements for long-term usability.

- **Shoreline and Bank Conditions**

- Banks are densely vegetated, providing significant wildlife cover.
- The surrounding tree canopy contributes organic matter and leaf fall, which in turn accelerates sediment accumulation within the lake.

- **Aquatic Habitat Features**

- Standing dead timber present in portions of the lake provides excellent fish habitat and cover.
- Aquatic grasses and submerged vegetation are abundant, creating favorable conditions for baitfish and predator species, though excessive

growth can hinder accessibility and fishing in certain areas.

- **Vegetation and Algae Coverage**

- At the time of inspection, light to moderate algae and aquatic vegetation were observed along the shoreline, extending 25–50 feet outward into the lake in various locations.
- Inlet areas are heavily silted from decades of watershed runoff, with the last 100–200+ feet showing significant algae and vegetation growth, making these zones difficult to access and fish.

- **Dam and Structural Features**

- The dam is currently in sound and stable condition.
- However, selective tree clearing and general dam remediation work will be needed in the near future to ensure long-term structural integrity.

- **Overall Observations**

- The lake is visually impressive, supporting abundant wildlife and aquatic activity, while also presenting management challenges related to sedimentation, vegetation growth, and access.
- Visible Erosion: Erosion was noted along portions of the dam shoreline.
- Vegetation: Dense aquatic vegetation was observed in the lake, along with heavy vegetation growth around the shoreline and on the dam.
- Water Clarity: Water clarity at the time of inspection was approximately 2–4 feet.
- Structural Issues (if any): The dam was heavily covered with trees, which may pose a risk to long-term stability, and the overflow pipe showed signs of corrosion.

### **Fishery and Lake Condition**

A fisheries assessment was conducted at Curt Lee Lake using the creel survey method. Results indicate that the lake holds strong potential as both a largemouth bass and crappie fishery. Key observations include:

## **Largemouth Bass Population**

- During approximately two hours of sampling with an artificial grub on a jig head, 13 bass were caught.
- Of these, 2 measured approximately 8 inches in length, while the remaining 11 ranged between 12–14 inches.
- The uniform size class observed suggests a potential issue of bass overpopulation, as most individuals fell below the 14-inch mark and could be classified as “sub-optimal” or undersized fish.
- This size distribution indicates limited growth into larger, trophy-sized bass, likely due to population density and resource competition.

## **● Crappie Population**

- Two crappie were caught during sampling, both exceeding 12 inches in length, classifying them as “slab” crappie.
- The presence of these larger individuals, along with observed population balance, suggests the crappie fishery is in healthy to optimally healthy

condition.

- **Management Considerations**

- To improve the quality of the bass fishery, a reduction in the number of smaller bass is recommended.
- Thinning the population of sub-14-inch bass could relieve competition for resources, allowing remaining bass to reach larger sizes and enhancing the overall trophy potential of the fishery.

## **Recommendations for Curt Lee Lake**

Based on the findings from the site evaluation and fishery assessment, the following recommendations are provided to highlight opportunities for enhancing the health, safety, and long-term value of Curt Lee Lake:

- **Fishery Management (Value-Add Opportunity)**
  - By selectively harvesting smaller largemouth bass (under 14 inches), the overall balance of the fishery can be improved, creating the conditions for larger, trophy-sized bass.
  - Protecting the existing strong crappie population will maintain an already healthy and attractive fishery for anglers.
  - Continued monitoring ensures buyers can enjoy steady improvements in fish size and quality year after year.
- **Vegetation and Sedimentation (Value-Add Opportunity)**
  - Managing shoreline and aquatic vegetation will improve both access and aesthetics, enhancing recreational use and property appeal.



- Sediment management in inlet areas can restore water depth and increase fishable acreage, boosting the lake's long-term usability.
- These steps directly increase the enjoyment and value of the lake as a recreational asset.

- **Dam and Structural Integrity (Value-Add Opportunity)**

- Clearing trees from the dam and planning for eventual overflow structure replacement will ensure the lake's long-term stability and functionality.
- Proactive improvements in this area provide peace of mind to buyers and protect the investment for decades to come.

- **Lake Access and Public Use (Value-Add Opportunity)**

- Improving the existing boat launch will provide safer, more reliable access, adding immediate value for recreational use.
- Educational signage and responsible use guidelines could enhance both enjoyment and preservation of the fishery.

- **Ongoing Monitoring (Value-Add Opportunity)**

- Regular inspections of the dam, shoreline, and water quality will protect the property and ensure it continues to appreciate in value.
- Buyers will benefit from knowing that small, routine measures can yield long-term rewards in both functionality and aesthetics.

## **Conclusion**

Curt Lee Lake stands out as an exceptional natural asset, combining ecological richness, structural reliability, and long-term potential for enhancement. From a health and safety perspective, the lake demonstrates strong indicators of vitality, with diverse fish populations, abundant aquatic habitat, and shoreline vegetation that supports both wildlife and ecological balance. While certain management practices—such as vegetation control, inlet sediment remediation, and bass population thinning—are recommended to optimize conditions, none of these detract from the overall integrity or immediate usability of the lake.

Structurally, the dam is sound and stable at present, with only routine remediation and vegetation management needed to ensure decades of continued performance. The overflow structure and embankments remain functional, and with proactive

maintenance, buyers can be confident in the long-term security of this investment.

These findings establish a strong foundation of safety and stability, critical assurances for anyone considering ownership of such a property.

Beyond these technical observations, Curt Lee Lake possesses extraordinary recreational and aesthetic appeal. The 34-acre water body is visually striking, offering scenic views, abundant wildlife, and rich opportunities for fishing, boating, and relaxation. The existing crappie fishery is in outstanding condition, and with thoughtful management, the bass population has the potential to develop into a true trophy-class resource. Improvements to access and shoreline management would further elevate its usability, transforming the property into a premier private retreat or recreational destination.

In its current state, Curt Lee Lake is already a remarkable property—but its future potential is even greater. With modest, strategic improvements, it can become a rare and highly valuable lifestyle investment, blending natural beauty, outdoor recreation, and long-term security into a one-of-a-kind opportunity.

### **Comprehensive Checklist for Project**

- Access to Site:

☒ Easy

☐ Moderate

☐ Difficult

-- Topography:

☒ Flat

☐ Sloped

☐ Hilly

- Utilities Nearby:

☒ Yes:

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☐ No

- Trees/Obstacles:

☒ Yes

☐ No

- Top of Ground Conditions:

☒ Hard

☐ Rocky

☐ Dry

☐ Wet

☐ Sandy

☐ Clay

- Existing Drainage Systems (part of pond or

☒ Yes: Description \_\_\_\_\_ Drop inlet overflow

system \_\_\_\_\_

☐ No

- Adjacent Land Use

## Residential and farming

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### - Weather Conditions

- ☒ Sunny
- ☐ Cloudy
- ☐ Raining
- ☐ Wet (from previous rain or snow thaw)