



We Sell Big Lake!

**1711 Oregon St.
Hiawatha, KS 66434
785-742-4580**

**18156 Hwy 59
Mound City, MO 64470
660-442-3177**

www.barnesrealty.com

***Coupe
337 Mallard Lane
Big Lake, MO 64437***



Lake Side



Lake View



Road Side

This PLUSH 2-bedroom FULLY FURNISHED cabin offers the best location you could ask for!! Directly across from the State Park, you get excellent water depth, plenty of activity, gobs of shade, spacious yard, central air/heat, 3-slip new boat dock, a private concrete boat ramp, concrete block & slab foundation (perfect for withstanding any future flooding), asphalt drive, & outbuilding!! ACT FAST...as you can tell, this owner has priced it to SELL QUICKLY!

Age of Home: Newly remodeled 2007

Utilities: All electric, Atchison Holt Electric Co.

Estimated Square Footage: 800-900 Sq. Ft.

Taxes:

Price: \$129,500.00 furnished

PRICE REDUCED TO \$119,000.00!!

Features:

- * Large, open living room
- * Open kitchen w/ all new cabinetry & appliances
- * ¾ Bath w/ new vanity & cabinetry
- * Bedroom #1
- * Bedroom #2
- * Attached screened-in room w/ all new framing and screens
- * Concrete slab foundation & concrete block walls (perfect for withstanding flood damage or to use for a foundation to elevate a future structure)

Listing Agent: Alyssa Barnes
Ph: 660-572-0049

Lot Dimensions: Road side: 81.35'; North Line: 198'; Lake frontage 100.51'; South Line 222.28'

Legal Description: BEGINNING AT THE NORTHWEST CORNER OF LOT 45 IN THE IDEKER SUBDIVISION THENCE WITH THE NORTH LINE OF SAID LOT, NORTH 67° 51' 41" EAST, 198.00 FEET TO THE HIGH BANK OF BIG LAKE; THENCE WITH SAID BANK, SOUTH 35° 45' 48" EAST, 100.51 FEET; THENCE DEPARTING FROM SAID BANK, SOUTH 72° 02' 48" WEST, 222.28 FEET

TO THE WEST LINE OF LOT 46 IN SAID ADDITION; THENCE WITH THE WEST LINE OF SAID LOTS 46 AND 45, NORTH 22° 08' 19" WEST, 81.35 FEET TO THE POINT OF BEGINNING, HOLT COUNTY, MISSOURI. SUBJECT TO ALL PUBLIC AND PRIVATE ROADS AND EASEMENTS.

Additional Features:

- * All electric central air/heat
- * All new floor coverings throughout
- * New metal roof
- * Newer 3-stall boat dock
- * Private concrete boat ramp w/ new skirting
- * City water
- * Private asphalt drive
- * Superb water depth
- * Great afternoon shade

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* Spacious outbuilding for storing mower & lake equipment