



We Sell Big Lake!

Setting the trend for how Real Estate is sold in the Midwest.

www.BarnesRealty.com

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Mound City, MO 64470
(660) 442-3177

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Hiawatha, KS 66434
(785) 742-4580

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Platte City, MO 64079
(816) 219-3010

#10 405 Mallard Lane, Big Lake, MO



JUST LISTED! This functional studio-style cabin offers an open floorplan with loft bedroom, spiral staircase, eat-in kitchen, living area, & 3/4 bath! The multi-level deck & screened-in lower level provides plenty of space for entertaining & enjoying the lake in the afternoon shade!! Includes great location & water depth, many recent upgrades, a private drive that leads to its private concrete boat ramp, sandy beach & a recently built covered dock! Being offered with two different price choices making it very accommodating to the buyer! Act fast as this is a good one!!

Price: Cabin & covered dock: \$105,000.00
Cabin w/ ***personal property: \$140,000.00

Bedrooms: 1

Baths: 3/4

Lot Size: Approx. 72' X 177'

School District: Craig R-III

Taxes: 2017 taxes were \$751.99

Foundation: Elevated on wood stilts

Water: City

Sewer: Septic tank

Exterior: Wood siding/metal roof

Other Features: *** At time of listing, the personal property available includes the appliances, furniture, camper, jet ski, & boat lift. However, Sellers will also be working on selling this personal property separately, so these items may only be included if still available.

- Appliances (negotiable)
- Boat dock with carport
- Superb location & great water depth
- Great main lake waterfront location!
- Seawall
- Oversized decks for entertaining!

LISTING AGENTS:

Alyssa Barnes (660) 851-1171 or alyssa@barnesrealty.com

Jamie Barnes (660) 851-1125 or jamie@barnesrealty.com



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This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources: County/Government/Seller and human error can occur.

It's the Buyer's responsibility to satisfy him self with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers.

All inquiries, inspections, appointments, and offers must be sent through:

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RICK BARNES, BROKER, BARNES REALTY CO, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 660-442-3177.

Photos



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