



We Sell Big Lake!

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

www.BarnesRealty.com

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

1711 Oregon
Hiawatha, KS 66434
(785) 742-4580

1708 Prairie View Rd, Suite B
Platte City, MO 64079
(816) 219-3010

#41 105 Stanton Drive, Big Lake, MO 64437



This lakefront lot is located on a short canal on the West side of the lake! A new seawall and boardwalk were installed in 2018! The lot consists of a carport, TWO camper hook-ups, THREE water hydrants and THREE electrical hook-ups (need new boxes). The lot has been recently flooded, and Sellers are selling as is. This is a great low maintenance lot that wouldn't take much to get it up and going again! Some new electrical boxes and grass seed will take this one a long way! It has GREAT afternoon shade and there is limited traffic due to the dead-end road. CALL TODAY!

Price: \$35,000.00

PRICE REDUCED! \$25,000.00

Water: City water

Lot Size: Approx. 60' X 80'

Sewer: Septic system

Garage: Carport

Taxes: 2018 taxes were \$113.00

Other Features:

- 3- Water hydrants
- 3- Electric hook-ups
- Concrete pad
- New seawall/boardwalk (2018)

LISTING AGENT:

Ryonee McCann

(409) 790-5283 or ryonee@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 The listing may be withdrawn with or without approval.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:

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

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Photos



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