



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

#22 153 Mobile Lane, Big Lake, MO



Experience a little slice of paradise in this recently built immaculate elevated cabin located on a dead-end road with great shade and a large deep lot! fully stocked, furnished, & ready to go with all boats & water toys included!! The Seller reports that 2019 flood water did NOT get on the main level floor!

*Priced great for all that's included so **ACT NOW!***

Price: \$110,000.00

Bedrooms: 1

Baths: 1

Lot Size: Approx. 70' X 219'

Year Built: 2011

Taxes: 2019 taxes were \$925.93

Foundation: 10' Poured Concrete

Sq. Ft: Approx. 800 Sq. Ft. (upper level) + 800 Sq. Ft (lower level)!

Sewer: Septic tank (1,000 gal)

Exterior: Vinyl siding/metal roof

Garage/Lower Level: 20' X 40'

Water: City

School District: Craig R III

Heat/Cooling: Central w/ propane furnace

Other Features: *Seller plans to keep only a few personal items...everything else is included!*

- Completely furnished!
- All appliances included!
- Pontoon & boat lift included!!!!
- GREAT mature shade trees
- Small storage shed
- Additional propane wall mount heater in garage/shop
- Nice wrap-around deck on the lakeside to enjoy!
- Located at the end of a dead-end road=seclusion, less traffic & dust!
- Seawall & boat dock
- Paddle boat & sailboat!
- Large gravel drive for plenty of off-road parking
- Slope to the water next to the seawall

LISTING AGENT:

Alyssa Barnes (660) 851-1171 or alyssa@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 himself 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 The listing may be withdrawn with or without approval.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.

#22 153 Mobile Lane, Big Lake, MO
Photos below were taken prior 2019 flood



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