



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

#1 335 Mallard Lane, Big Lake, MO 64437



Here is a spacious 3-bedroom lake home on a beautiful lot with prime location! Includes an open floor plan with vaulted ceilings, spacious bedrooms, lakeside balconies, and detached garage making this the perfect weekend lake retreat, a place to entertain, or a plush year-round home! Move-in ready and a definite must-see! For a limited time, take advantage of this HUGE "flood discount" before the Seller spends any money on repairs! If you ACT NOW, you'll not only get to save A LOT on the front side but you also get to choose the level of expense putting it back! Priced w/ most furnishings & lifts included!

Price: \$239,500.00

FLOOD DISCOUNT PRICE: \$194,500.00

Bedrooms: 3

Year Built: 2008

Features:

- Open floor plan
- Master bedroom
- 2 baths (upper & lower)
- Utility room
- Detached metal garage
- Poured concrete foundation with substantial elevation
- Open staircase
- City water
- 1,000 gal. newer septic system

Lot Size: 75' x 220'

2020 Taxes: \$2,283.86

Baths: 2

Heating/Cooling: Central/Heat Pump

Garage: Detached

Sq. Footage: ~1100 ft + lower level

- Concrete seawall
- Battery-powered aluminum boat lift with canopy frame & vinyl
- Dual aluminum jet ski lift with canopy frame
- Exterior paint Fall 2018
- Interior paint 2017
- Parking in and around detached garage
- Superb lake location & water depth
- Lakeside balconies

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 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 The listing may be withdrawn with or without approval.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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