



## 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

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Hiawatha, KS 66434  
(785) 742-4580

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

### ***#10 120 Fairlane Drive, Big Lake, MO 64437***



*These HUGE oversized horseshoe corner lots are located at the end of a canal. The property includes one concrete pad, TWO camper spots with BRAND NEW 20 AMP GI/30 AMP/50 AMP hookups on each electrical box, NEW 200 AMP breaker panel and TWO BRAND NEW water hydrants! There is also a boat dock and a very nice, revised seawall that extends the entire lakefront of the property! The roadside measures approx. 235' on the roadside and approx. 85' of lakefront and SE side measuring approx. 109' with plenty of space for multiple families to take advantage of this great space! The Sellers have a new ground asphalt driveway on the way soon and newer backfill (rock) for the seawall! There is a flooded structure on one side the Sellers are in the process of clearing RIGHT NOW for even MORE great space and that will not take long! NEW PHOTOS will be coming soon!*

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*Tis' the season get it while you can!!!*

**Price:** \$65,000.00

**Taxes:** 2020 taxes were \$553.95

**Sewer:** Septic tank

**Lot Size:** Approx. 235' roadside

Approx. 85' lakefront

**Water:** City

#### **Other Features:**

- TWO Camper Spots with TWO new
- Firepit
- NEW 200 Amp breaker panel
- Boat dock
- Seawall
- Concrete pad
- NEW drive coming soon!

**LISTING AGENT:** Ryonee McCann

(409) 790-5283 or [ryonee@barnesrealty.com](mailto: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 The listing may be withdrawn with or without approval.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.**



***#10 120 Fairlane Drive, Big Lake, MO 64437***  
***Aerial Photos***





**#10 120 Fairlane Drive, Big Lake, MO 64437**  
**Google Aerial Map**



**Tax Map**

