



## 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**

### ***#2 115 Halls Drive, Big Lake, MO***



GREAT PRICE & GREAT POTENTIAL on this one! Located on a beautiful, secluded cove with nothing but State Park across from you giving you plenty of privacy, relaxation, & wildlife to watch right from your deck! With its great elevation, it did NOT have any flood damage to the main floor! Repairs have already been completed to the lower level and the upper level “loft” remains open for you to implement your own floorplan!

#### ***Early Bird Special***

**PRICE REDUCED! \$119,000.00 plus an additional \$5,000 update/renovation allowance off purchase price day of closing**

**Price:** \$129,900.00

**# Bedrooms:** 1 (potential 2-3)

**# Baths:** 1 full (potential 2-3)

**Lot Size:** Approx. 90' x 135'

**Sewer:** Septic tank system

**Taxes:** 2020 taxes were \$655.28

**Foundation:** Concrete block

**Basement:** Lower walkout

**Heating/Cooling:** Propane/central A/C

**Exterior:** Vinyl siding/metal roof

**Garage:** 1-car detached

**Water:** City

**Square Footage:** Lower level walkout enclosure: 24' x 28', Main level: 24' x 28' & Upper loft: 24' x 28'

#### **Other Features:**

- 12' vaulted ceilings
- Wood burning fireplace/lower level
- 200-amp & 220-amp electrical service
- West deck approx. 12' X 12'
- Lakeside deck approx. 31' X 18'
- Great location on a secluded canal

**LISTING AGENT:** Alyssa Barnes

(660) 851-1171 or [alyssa@barnesrealty.com](mailto: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 The listing may be withdrawn with or without approval.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.**

***#17 115 Halls Drive, Big Lake, MO***  
***Photos***





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