



## We Sell Big Lake!

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

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18156 Hwy 59  
Mound City, MO 64470  
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Platte City, MO 64079  
(816) 219-3010

### *#16 312 Lake Shore Drive, Big Lake, MO 64437*



*Here is a nice, 2-story log sided cabin on TWO lakefront lots that is currently undergoing renovation. Highway access, prime central lake location with good water depth, & a private concrete boat ramp! Upper level currently consists of a kitchenette, bath area, furnace room, laundry hookups, and two large bedrooms with cedar closets! Lower level consists of two large rooms with concrete & tile floors and a ¾ bath! Great investment opportunity at this low price!!*

**Price:** \$169,500.00

**Exterior:** Wood log siding/metal roof

**Power Provider:** Atchison Holt

**Lot Size:** 120' x 155'

**School District:** Craig R-III

**Water:** City

**# Baths:** 2

**Taxes:** 2020 taxes were \$432.32

**Sewer:** Septic tank

#### **Other Features:**

- Hwy access-*NO GRAVEL!*
- Concrete Seawall
- Private concrete boat ramp
- Asphalt private driveway
- Walking distance from Big Lake State Park
- Walking distance from public swimming pool
- Beautiful wide main lake view!
- Good water depth

**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 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 The listing may be withdrawn with or without approval.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.**



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**Photos**

