



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**

#15 123 Richards Lane, Big Lake, MO 64437



This main lake location on the point does NOT come up often! The cabin rests on a lakefront point with an INCREDIBLE view! It has 2 Bedrooms, 1+ bath. Not to mention tons of space for a master bath and room to build a 3rd bedroom upstairs! Approx. 150' of lakefront including partial seawall, docks, decks & walkout sunroom to enjoy the view no matter weather! There is an adjoining HUGE undeveloped Lot #6 Eagles Landing, with wonderful space & shade trees approx. 427' deep. They don't call it Eagles Landing for nothing! This is a spot the Eagles love to frequent! The Sellers would be willing to do a combo price if bought together! Come see it for yourself!

Price: \$189,900.00

Bedrooms: 2

Bathrooms: 1 +

Lot Size: Approx. 150' X 158'

Build Date: 1990

Taxes: 2021 taxes were \$1,098.73

School District: Craig

Foundation: Poured Concrete

Sq. Ft: Approx. 1,500 + lower

Garage: 1-car under home & Carport

Flooring: Carpet & vinyl

Sewer: Septic system

Heating/Cooling: NEW High efficiency furnace & heat pump

Other Features:

- Insulated sunroom w/walkout patio
- HUGE elevated front deck w/incredible lake view!
- COOL boat dock w/benches & platform!
- Bubbler to protect dock (temp controlled)
- Manual boat lift
- Seawall
- Electricity by dock
- HUGE gravel drive w/plenty of parking!
- Electric stove/range

- Dishwasher & Refrigerator
- Washer & dryer
- NEW windows & doors
- Some furnishings included!
- Water purifying system
- Carport w/concrete slab
- Plenty of room for a 3rd bedroom!
- Fiber internet!
- Extra 30 AMP camper hookup

LISTING AGENT: Ryonee McCann

(409) 790-5283 or 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.

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Photos



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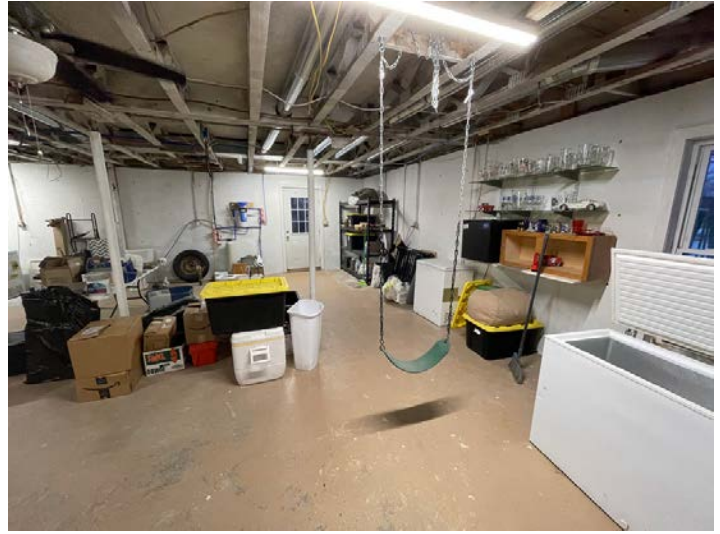


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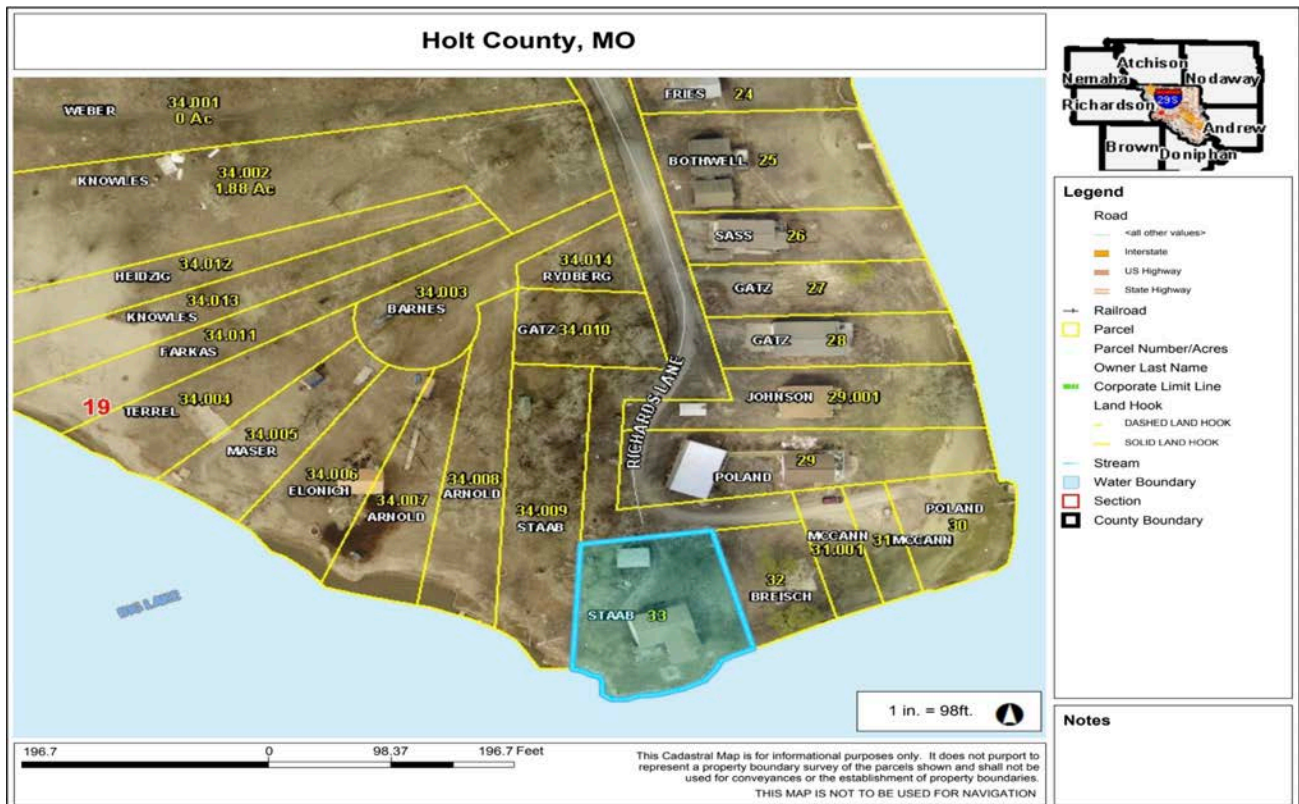


#15 123 Richards Lane, Big Lake, MO 64437

Google Aerial Map



Tax Map



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