



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

#10 337 Mallard Lane, Big Lake, MO 64437



The possibilities are endless on this oversized waterfront lot with concrete slab, city water, septic, & power! Consisting of over 80+ feet of shoreline on the BEST water depth and location that Big Lake has to offer, lots like this don't come on the market very often as this one hasn't been available for sale since 2001! Includes a concrete boat ramp, seawall & multiple docks!

PACKAGE DISCOUNT!

Now available with the combined purchase of 341 Mallard, 345 Mallard AND the covered floating dock! Seller is offering a \$25,000/piece discount IF purchasing ALL THREE pieces together totaling a \$75,000 discount!

Price: \$99,500.00 Total

Lot Size: Approx. 81' x 222'

Taxes: 2022 taxes were \$347.42

Water/Sewer: City/Septic Tank

LISTING AGENT: Alyssa Barnes

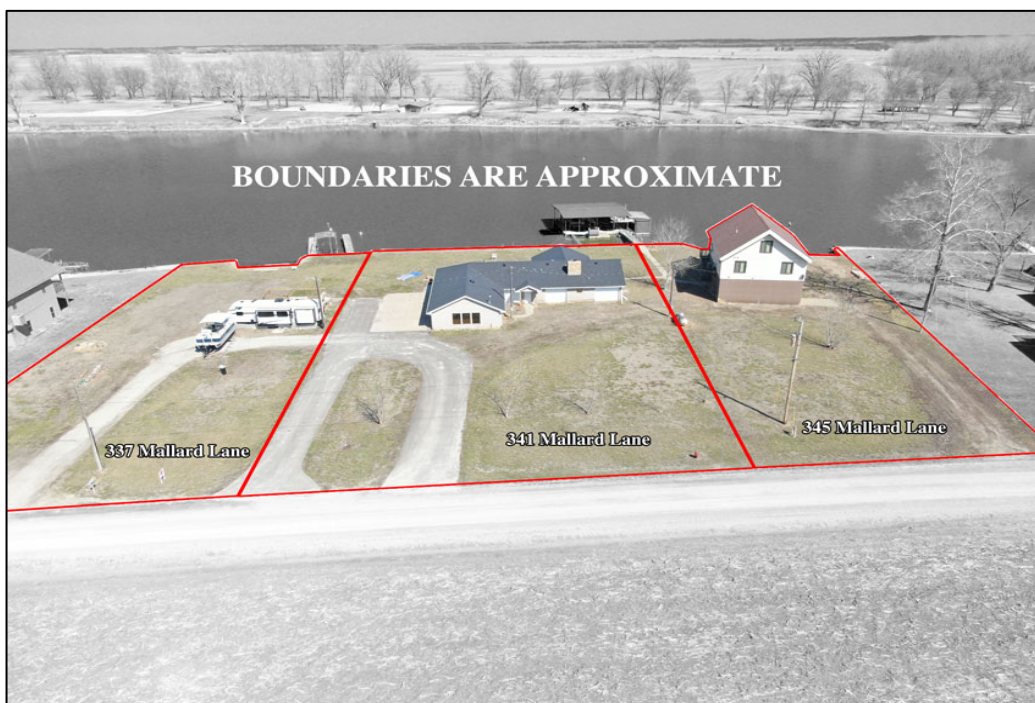
(660) 851-1171 or alyssa@barnesrealty.com

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

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 The listing may be withdrawn with or without approval.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:

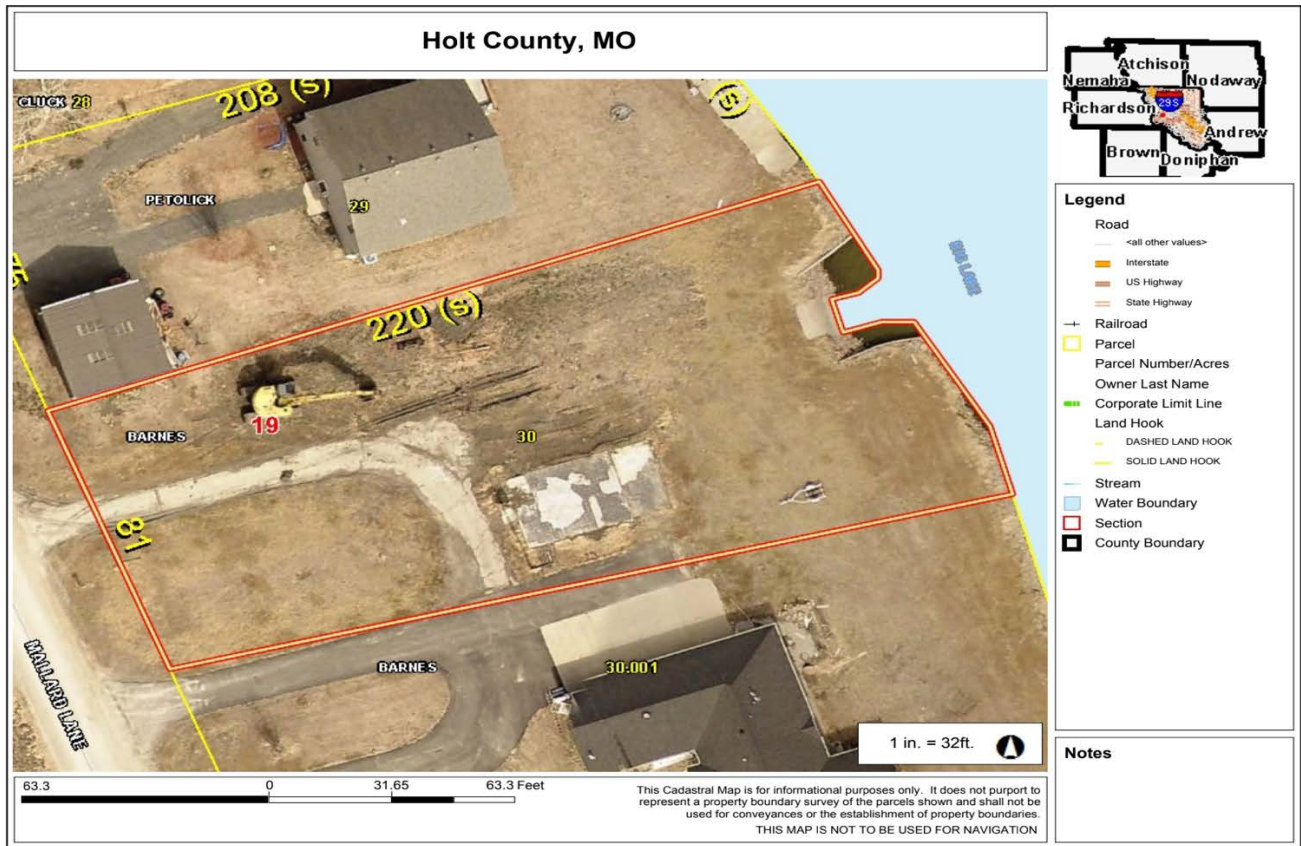
RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

#10 337 Mallard Lane, Big Lake, MO 64437
Aerial Photos

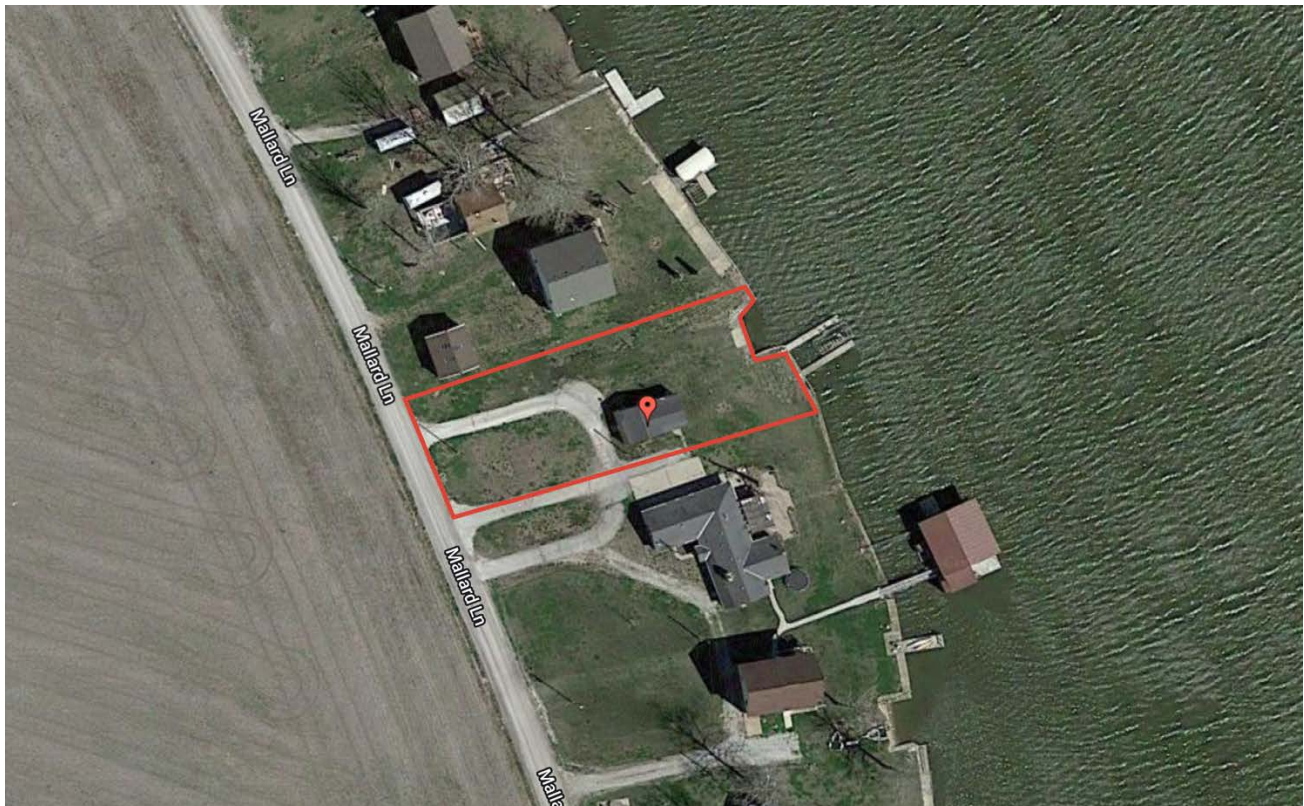


#10 337 Mallard Lane, Big Lake, MO 64437

Tax Map



Google Aerial Map



PHOTOS PROVIDED BY: RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.