



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**

#32 & 33 258 Alpine Beach Drive, Big Lake, MO



This 3-bedroom home was elevated after the 2010 flood and rests on 2.5 nicely elevated lots with afternoon shade! The owner has priced it based on the lot value alone but says, "make offer"!

Price: ~~\$85,000.00~~

NEW PRICE: \$62,000.00

Lot Size: 1,100+ Sq. Ft.

Foundation: Concrete block

Exterior: Newer asphalt roof

Bedrooms: 2-3

School District: Mound City R-2

Basement: 1 lower

Garage: 2 detached garages

Baths: 1 full

2015 Taxes: \$618.62

Sewer: Septic tank

Water: City

Other Features:

- *Great location & excellent potential
- *Two 60' wide lots/ approx. 120' lake frontage
- *Newer foundation and flooring
- *Additional outbuilding

- *Utility and plumbing (needs to be reconnected)
- *Newer windows and doors
- *Large, gorgeous lake view with deck
- *Propane tank (will sell separate at \$600)

Agent: Alyssa Barnes

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

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

This information is thought to be accurate; however it is subject to verification and no liability for error and omissions is assumed. Barnes Realty sent 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 to satisfy him 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 The listing may be withdrawn with or without approval.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, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177



