



We Sell Big Lake!

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

www.BarnesRealty.com

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

#38 115 Halls Drive, Big Lake, MO



\$75,300 - or taking offers as additional finishing improvements increase the price. Next spring the property can list in the \$130,000 range. Don't wait.

Across the Lake from the State Forest and set among the tallest shade trees at the Lake, this house has breathtaking views from its tree-house level and is shaded all day. The view to the North is the Lake and the unobstructed fields and sky to the South and West gives you beautiful sunsets like no other area! The house is located at the edge of Big Lake's developed area, so your in a great position to take advantage of the hunting and better fishing areas literally on your doorstep. (During the fall migration season there will be ducks and geese IN your yard, in the fields across road, and in the lake. Sighting of Deer within 200 yards is a nightly occurrence.) There is no other area of Big Lake where you will see so much wildlife! Water in this Lake channel is typically 4 to 6 feet deep! And quiet.

Price: Motivated seller now lives 4½ hours away making it difficult for them to finish the property by next spring - that means you have an opportunity to own this home for a true bargain. Don't wait till the price goes up. Call now.

Heating: Propane

Cooling: Central Air

2015 Taxes: \$660.31

Lot Size: 70' x 140'

Garage: Detached

Square Footage: Lower Level Walkout Enclosure: 24' x 28', Main Level: 24' x 28' & Upper Loft: 24' x 28'

Other Features:

- Top floor is open room with 12' vaulted ceilings, walls of windows & beautiful views
- Includes three decks: 31' x 18' lakeside deck, 12' x 12' west deck & elevated front porch
- 24' x 28' lakeside patio
- Beautiful views and abundant wildlife
- High-pressure shower, electric hot water tank & toilet hooked up to city water & a sand-point well is also on the property
- Wood-burning fireplace in the lower level
- 12' ceilings in lower level added to bring first floor 4 feet above flood plain!
- Spacious, shaded yard in private area of the lake
- Ceiling fans in every room
- 200 amp electricity throughout (includes 220) & set up to make solar/wind power a possibility
- Septic tank system
- Lakefront yard with seawall

Agent: Alyssa Barnes
(660) 851-1171 or alyssa@barnesrealty.com



Top floor is a huge open space living room with vaulted ceiling



You can control how to finish the floor, woodwork, and wall color - or we can finish to suit



Tree-house views - and always a cool breeze



Main floor, dining room or second living room (with 9 ft ceiling)



Big kitchen area - with windows



Very large Master Bedroom - with a treehouse view



15x28 deck above walk-out basement's concrete patio



Second of three shaded decks 12x12



New railing for front deck coming soon - add a roof and screen it in



Walk-out basement to a 15x28 concrete patio under the deck



Property includes sea-wall and part of neighbors sea-wall dock



Best shade trees on the lake - house is shaded all day