



# We Sell Big Lake!

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

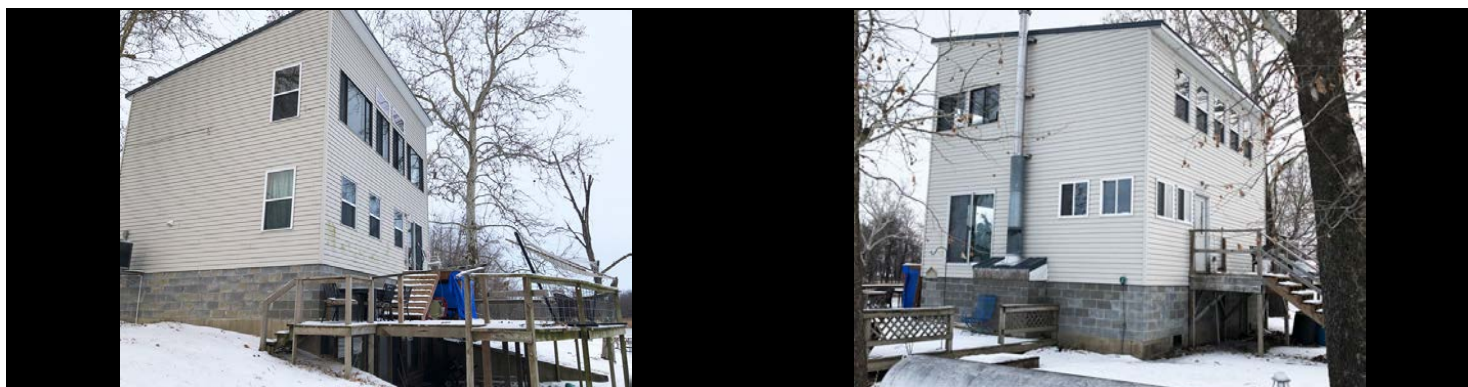
**www.BarnesRealty.com**

**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**

## ***#17 115 Halls Drive, Big Lake, MO***



*This lakefront cabin is located just across water from the State Forest where the Sellers say a family of Eagles play regularly! It is a 1 BR, possible 2 in the loft area + 1 non-conforming, 1-Bath cabin. Great open kitchen area so you are sure not to miss out on any lake fun. The upper level is completely open with plenty of room for 2 bedrooms and even a second bath! This canal had been dredged and the Sellers say getting a boat to this property is no problem! Lakefront has part seawall, but also a sandy beach walk in area! There are three decks to enjoy the peaceful view and HUGE shade trees in this area to sit and watch all of the wildlife! This is a MUST see to know just how much potential this cabin has! NOW **FULLY FURNISHED** including inside furniture, beds, dressers, right down to dishes, bedding, outdoor furniture ready for you to enjoy!*

**Price:** \$138,900.00

**# Bedrooms:** 1 (potential 2-3)

**# Baths:** 1 full (potential 2-3)

**Lot Size:** Approx. 90' x 135'

**Sewer:** Septic tank system

**Taxes:** 2018 taxes were \$655.30

**Foundation:** Concrete block

**Basement:** Lower walkout

**Heating/Cooling:** Propane/central A/C

**Exterior:** Vinyl siding/metal roof

**Garage:** 1-car detached

**Water:** City

**Square Footage:** Lower level walkout enclosure: 24' x 28', Main level: 24' x 28' & Upper loft: 24' x 28'

### **Other Features:**

- Fully furnished!! (See attached list of personal property included)
- 12' vaulted ceilings
- Wood burning fireplace/lower level
- 200-amp & 220-amp electrical service
- So much wildlife in this lake location!
- Great location on a secluded canal
- West deck approx. 12' X 12'
- Lakeside deck approx. 31' X 18'
- Lakeside deck approx. 24' X 28'
- Beautiful sunsets to the West!

### **LISTING AGENT:**

Ryonee McCann

(409) 790-5283 or [ryonee@barnesrealty.com](mailto: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.**

**#17 115 Halls Drive, Big Lake, MO**  
**Furnishings Included!**

*Samsung* front load washer and dryer set (new 2017)  
*Samsung* 24.6 cu. ft. french door stainless steel refrigerator (new 2017)  
*GE* Electric glass top stainless steel convection oven (high end, new 2017)  
*Hamilton Beach* 1,000-Watt stainless steel microwave  
1- King size *Temper-Pedic* bed  
1- Queen size *Sleep Number* bed  
1- King size bed Regular  
Sheets for all beds  
Blankets & towels  
4- Oak nightstands  
1- Oak mirrored dresser  
1- Oak tall chest  
60" flat screen Sony TV  
Entertainment cabinet w/stereo system  
2- recliners  
1- Large sectional sofa w/chaise lounge chair  
1- Coffee table  
2- Matching end tables  
Misc. small tables  
White cabinet in bathroom  
2- Large area rugs  
1- *Dyson* V6 motor head vacuum  
Dishes/glasses/pots/pans/silverware/bakeware  
Small appliances including coffee pot, toaster, crockpots  
Gas grill (new 2018)  
3- sets of outdoor furniture  
Oak pantry  
1- Desk (upstairs)

**Furnishings NOT Included!**

Glass desk, chairs, lamps and computers  
Cat painting  
Curtains  
1- Grandfather clock  
1- Generator  
1- Large family bell  
40" flat screen TV



***#17 115 Halls Drive, Big Lake, MO***  
***Photos***





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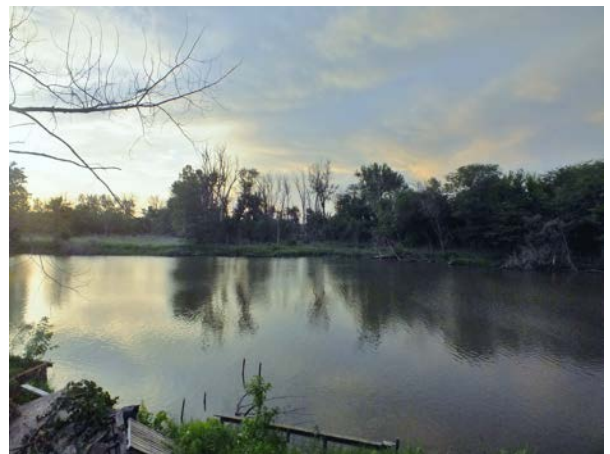




***#17 115 Halls Drive, Big Lake, MO***



***Summer Time Photos***





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