



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

#3 Knowles Subdivision, Richards Lane, Lots 1-5 Big Lake, MO

This newly developed subdivision is one of the last areas on Big Lake left to be developed! With only 5 lots available, ACT NOW to get your choice spot! Lots are located on a dead-end road, each lot offers nice seclusion, shade, and plenty of SPACE!! Lots 2-5 provide approx. 58' of lake frontage & are 400+ feet long, while Lot 1 is approx. 90' of lake frontage & 600+ feet long! Septic, Village water, & power available & Seller is willing to install at minimal cost to new Owner! All FIVE lots are priced individually.

****Seller will entertain offers of package/combo pricing on multiple lots and utility services****

TEMPORARY FLOOD DISCOUNT PRICE

\$34,900.00 FOR LOT 1 AND \$29,900.00 EA. FOR LOTS 2, 3, 4, & 5.

ACT NOW TO TAKE ADVANTAGE OF THIS HUGE SAVINGS FOR A LIMITED TIME!

PRICE:

Lot #1: ~~\$69,900.00~~

TEMPORARY FLOOD DISCOUNT! \$34,900.00

PRICE:

Lot #2: ~~\$52,900.00~~

TEMPORARY FLOOD DISCOUNT! \$29,900.00

PRICE:

Lot #3: ~~\$52,900.00~~

TEMPORARY FLOOD DISCOUNT! \$29,900.00

PRICE:

Lot #4: ~~\$52,900.00~~

TEMPORARY FLOOD DISCOUNT! \$29,900.00

PRICE:

Lot #5: ~~\$52,900.00~~

TEMPORARY FLOOD DISCOUNT! \$29,900.00

Combined Lot Size:

2.5 Acres

Taxes: (All 5 tracts combined)

2018 taxes were \$345.90 for 2.5 taxable acres.



Other Features:

- Mature trees & great shaded area!
- Dead-end road so little if any dust!
- Great level lots on a beautiful location on the lake!
- Sandy lakefront!

LISTING AGENTS:

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

Jamie Barnes (660) 851-1125 or jamie@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 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 The listing may be withdrawn with or without approval.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 CO, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 660-442-3177.

#3 Knowles Subdivision, Richards Lane, Lots 1-5 Big Lake, MO
Photos



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KNOWLES SUBDIVISION #1

A SUBDIVISION OF LOT 2 MEYER ADDITION OF THE SW 1/4
SECTION 19, T-61N; R-39W - HOLT COUNTY, MISSOURI

