



## We Sell Big Lake!

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

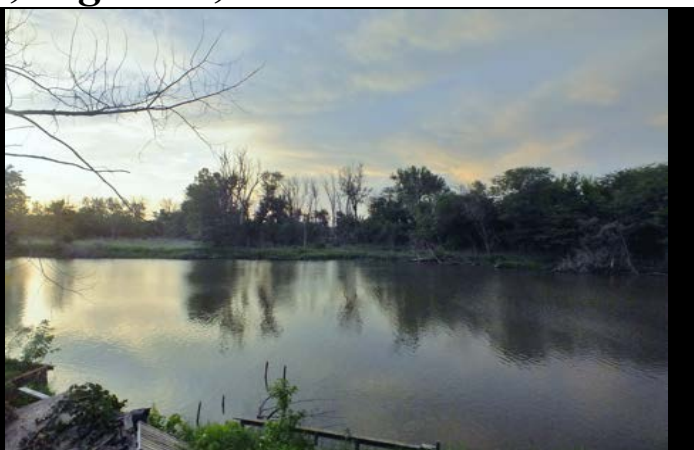
**www.BarnesRealty.com**

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Mound City, MO 64470  
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Hiawatha, KS 66434  
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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!*

***NOT TO MENTION THE UPSTAIRS LIVING SPACE ALWAYS HAS BEEN DRY!***

***This is a MUST see to know just how much potential this cabin has! MOTIVATED SELLERS MAKE AN OFFER!!***

**Price:** \$138,900.00

**REDUCED PRICE! 120,000.00**

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

**Foundation:** Concrete block

**Exterior:** Vinyl siding/metal roof

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

**Sewer:** Septic tank system

**Basement:** Lower walkout

**Garage:** 1-car detached

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

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

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

**Water:** City

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

#### **Other Features:**

- Samsung stainless-steel refrigerator (new 2017)
- Hamilton Beach stainless steel microwave
- 12' vaulted ceilings
- Wood burning fireplace/lower level
- 200-amp & 220-amp electrical service
- So much wildlife in this lake location!
- GE Electric glass top stainless-steel oven (new 2017)
- 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:

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

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

### ***Photos***



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



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