



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

#24 517 Lake Shore Drive, Big Lake, MO

FLOOD CLEAN UP HAS BEGUN!



Looking for a getaway retreat at a lake but fear the cost? Here is a NICE 2-bedroom, 1-bath cabin on TWO spacious lots that offers plenty of space, beautiful lake views, highway frontage, wildlife galore, & gorgeous sunsets right off your upper deck! Great cabin, hunting lodge, or investment property!

Use it yourself and/or rent it out! It's priced right, so ACT NOW!

TEMPORARY FLOOD DISCOUNT ONLY THROUGH AUGUST 31, 2019! PRICE INCLUDES NEW DRYWALL HUNG IN THE UPPER LEVEL (no finish or paint), WATER HEATER AND A FUNCTIONAL KITCHEN AND BATHROOM INCLUDING THE BATHROOM VANITY AND SINK!

Price: \$62,500.00

TEMPORARY FLOOD DISCOUNT! \$38,500.00

Lot Size: Approx. 100' X 150'

Foundation: Concrete block

Exterior: Vinyl siding/metal roof

Bedrooms: 2

School District: Craig III

Basement: Enclosed walkout

Sq. Ft.: Approx. 1,300 Sq. Ft.

Baths: 1

Taxes: 2018 taxes were \$454.98

Sewer: Septic tank system

Water: City

Other Features:

- New vinyl siding
- Newer baseboard heating units
- Window A/C unit
- Highway frontage with lake view
- Refrigerator, oven top, microwave included
- Washer and dryer included

LISTING AGENT:

Alyssa Barnes (660) 851-1171 or alyssa@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 The listing may be withdrawn with or without approval.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.

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Photos



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