



Area Homes Specialists

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**

#17 286 Holt 220, Big Lake, MO 64437



This elevated cabin sits on 3 level lakefront lots! There is separate electric and water access on the adjoining two lots next to the home and is perfect for a multi-family getaway! There is so much open space with this one!!! There is a nice size elevated front and back deck attached to the home to enjoy the outdoors with a view! The Sellers have had ALL NEW electrical installed in 2020 in the upper living space and also the lower level with brand new 220 service. The furnace is elevated in the ceiling and has only been used a few times. The water did reach the upper floor of the cabin during the 2019 Missouri River flooding. For the first time, the cabin had approx. 16" of water in the elevated living space. It is ready for a new owner to make repairs with new drywall and flooring. This cabin is for a new family to enjoy Big Lake for as many years as the Sellers have! So many memories have been made here and it is time for you to begin yours! Here is your chance to make changes and make it your very own! Don't wait, call now!

Price: \$100,000.00

Taxes: 2020 taxes are \$623.33

Exterior: Vinyl Siding

Septic: Septic (new laterals in 2018)

Bedrooms: 1

Foundation: Poured Concrete

Water: City

Lot size: 1 acre

Baths: 1

Basement: Walkout

School District: Craig R- III

Build Date: 2007-2008

Other Features:

- ALL BRAND NEW ELECTRICAL through entire home upstairs and in lower level
- NEW 220 Amp service
- Heat Pump and backup electric furnace

LISTING AGENT:

Ryonee McCann (409) 790-5283 or ryonee@barnesrealty.com

BROKER PARTICIPATION:

Barnes Realty Company, as listing Broker, will gladly and fully cooperate with most licensed Real Estate Brokers to obtain a sale of the property on terms satisfactory to the current Owners. Brokers should call our office for details of our Co-Brokerage Policy.

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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 COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

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Photos



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Inside Photos Coming Soon!