



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**

#3 114 Ramsey Dr. Big Lake, MO 64437



This cabin rests on a dead end road toward the end of a canal on two lakefront lots! If you are looking to be away from boat traffic, the Sellers say even though there is less boating action in this location, they still have always had the convenience of being able to boat to their property. The property even includes a 1210 Ford diesel 60' deck rider lawn mower! (Pontoon in garage not included) This cabin did not have water in the upper level in 2019 flooding, and is a project in the making. There is a great open floor plan in need of your new ideas, love and renovation!!

Price: \$90,000.00

Bedrooms: 2

Baths: 1

Taxes: 2020 taxes are \$338.40

Foundation: Elevated

Sewer: Septic System

Roof: Metal (new in 2018)

Water: City

Lot size: 100' x 99'

Exterior: Wood Siding (Seller finishing bottom siding)

Other Features:

- Seawall
- 2-200 AMP services boxes
- Newer windows
- 16' x 9' garage door
- Gas 3 ton furnace
- 3.5 ton AC unit
- Generator Included!
- 1210 Ford Diesel 60" rider lawn mower
- Refrigerator
- Countertop
- Two NEW doors to be installed
- Extra building materials on-site
- Compressor

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 The listing may be withdrawn with or without approval.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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