



## 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**

### ***#23 131 Ruwwe Drive, Big Lake, MO***



This custom built 2-bedroom A-frame cabin was built with convenience and low maintenance in mind! Built on solid concrete peers well above base flood elevation, this cabin did not get any flood water on the main floor! Located on a dead-end road on the west side, you'll have seclusion and shade all afternoon! Plenty of parking and even includes the boat lift, any furnishings, wood stove, and its own private concrete boat ramp!

**Price:** \$115,000.00 **PRICED TO SELL!** **# Bedrooms:** 2

**# Baths:** 1

**Lot Size:** Approx. 50' x 139' (1 lot) **Year Built:** 2000

**Taxes:** 2020 taxes were \$636.45

**Septic:** Concrete tank system **Cooling:** 2 window units

**Heating:** Electric wall mount plus self-standing wood burning stove

**Square Footage:** Main floor 24' x 30' plus loft = 1,080 total

#### **Other Features:**

- Designed with quick drain valve for easy winterization
- Private concrete boat ramp
- Boat lift included (likely needs a little repair)
- Hand-crank awning over lakeside deck for morning shade
- Appliances and furnishings stay!
- Attic fan
- Lower storage room
- Additional storage: side attic space and under island/counter
- Owner plans to replace lower steps on roadside and is willing to replace window trim on lakeside

**LISTING AGENT:** Alyssa Barnes  
(660) 851-1171 or [alyssa@barnesrealty.com](mailto:alyssa@barnesrealty.com)

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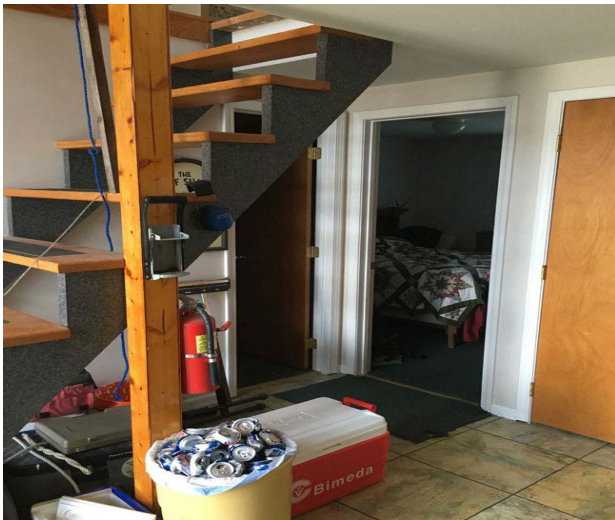
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It's the Buyer's responsibility to satisfy him self with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The Seller further reserves the right to reject any and all offers.

All inquiries, inspections, appointments, and offers must be sent through:

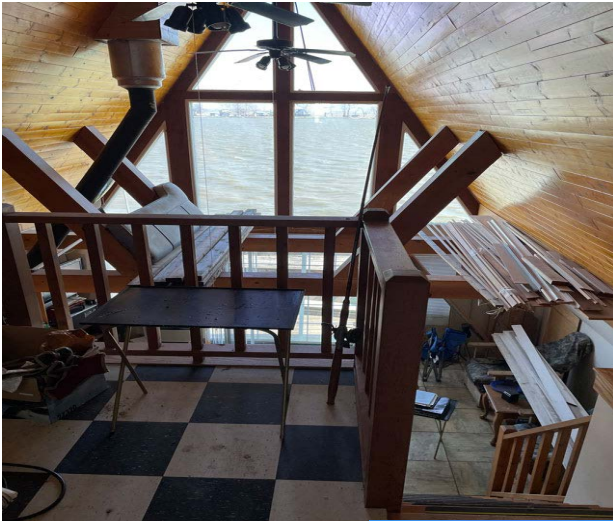
**RICK BARNES, BROKER, BARNES REALTY CO, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 660-442-3177.**

***#23 131 Ruwwe Drive, Big Lake, MO***  
***Photos***





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***#23 131 Ruwwe Drive, Big Lake, MO***  
***Aerial Photos***





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