



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**

#8 258 Alpine Beach, Big Lake, MO



This home has great potential! It was elevated after the 2010 flood and sits on 2 lakefront lots with a great view! Owners have begun work removing damaged siding and window framing as well as inside new stairs and upstairs framing & supports to begin restoration! There is approx. \$30,000.00 in supplies and building materials on-site to begin putting this home back together and making it great! Owners will continue to do improvements, so get it now while you can still personalize the floor plan it and make it your very own!

Price: \$120,000.00

Bedrooms: 3

Baths: 3

Lot Size: Approx. 123' X 116'

School District: Craig III

Taxes: 2020 taxes were \$613.61

Foundation: Block

Basement: Lower level

Sewer: Septic system (needs replaced)

Exterior: Wood siding/asphalt roof

Garage: 1- car lower level

Water: City

Other Features: *So many NEW & NEWER building materials on-site such as OSB lumber, Tyvek commercial wrap, sliding doors, entry doors, huge windows, 2 tub & shower combos, bath vanity, kitchen cabinets, hot water heater, kitchen sink, glass block for bathrooms, counter tops, wood siding, tin, floor joist & more!*

- Great lake view & excellent potential
- Two 60' wide lots with approx. 123' lakefront
- New doors & newer windows
- New inside entry stairs
- Master bedroom lakeside deck!
- 500 gal. propane tank
- Approx. \$30,000 in building materials in basement
- Wood burning fireplace
- Vaulted ceilings
- Concrete area for potential carport or shed

LISTING AGENT:

Ryonee McCann (409) 790-5283 or 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 The listing may be withdrawn with or without approval.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:

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

#8 258 Alpine Beach, Big Lake, MO
Aerial Photos



#8 258 Alpine Beach, Big Lake, MO
Photos



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