



## 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

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1708 Prairie View Rd, Suite B  
Platte City, MO 64079  
(816) 219-3010

### ***#9 495 Lake Shore Drive, Big Lake, MO***



***Selling this flood-damaged mobile home that includes a newer septic system (shared by both lots), city water (with hydrant on vacant lot for a possible camper), and two separate electrical services. With a little more cleanup, new floor coverings, and new cabinetry, this place could come together fairly quickly!***

**Price for vacant lot:** \$29,500.00 (north vacant camper lot w/ electric meter, septic inlet to shared septic system, & hydrant to shared water meter)

**Price for lot with trailer:** \$39,500.00 (Trailer as is, electric meter, septic w/ shared septic system, & shared water meter)

**# Baths:** 2

**# Bedrooms:** 2

**School District:** Craig R-3

**Water/ Sewer:** City/Septic system

**Taxes:** 2020 taxes were \$330.20

#### **Other Features:**

- Highway access
- Great location near Big Lake State Park & swimming pool

#### **LISTING AGENT:**

Alyssa Barnes (660) 851-1171 or [alyssa@barnesrealty.com](mailto: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 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 The listing may be withdrawn with or without approval.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 CO, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 660-442-3177.**



***#9 495 Lake Shore Drive, Big Lake, MO***  
***Photos***



***Tax Map***





***#9 495 Lake Shore Drive, Big Lake, MO***  
***Interior Photos taken on March 4, 2020***

