



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**

#1 401 Mallard Lane, Big Lake, MO 64437



This 2-bedroom, 2-bathroom cabin is right on the main lake and has all the lakefront amenities including a nice seawall, TWO deep 32' covered boat slips & swim platform! The detached garage isn't JUST for parking, it could be that lake hangout/bar you always wanted! Being located on the West side of the lake makes it awesome not to worry about hwy traffic. The front of the cabin faces the morning sunrise, and the rear faces the warmest sun of the day. A new lakefront deck is currently under construction. You won't miss ANY view with the HUGE windows on either side so don't wait, this specific location does not come available often!

Price: \$225,000.00

Bedrooms: 2

Bathrooms: 2

Lot Size: Approx. 92' X 149'

Build Date: 2016

Taxes: 2021 taxes were \$785.69

School District: Craig

Foundation: Home is elevated on 16" x 16" concrete pillars and enclosed

Garage: 1-Detached & additional under home

Flooring: Carpet/laminate

Heating/Cooling: High efficiency furnace/heat pump

Sewer: Septic system w/2 sets of 11" laterals

Other Features:

- Newer Samsung stove/range
- Dishwasher & Refrigerator
- Pellet stove
- Flagpole w/landscaping
- Concrete slab
- Gravel drive w/plenty of parking!
- TWO DEEP boat docks approx. 32' X 28'
- 200 AMP service
- Closed cell spray insulation (detached garage/basement/floor)
- Remodeled bathroom 2022!
- Some furnishings included!
- Beautiful lawn
- Firepit
- Carport approx. 32' X 30' covering docks
- Nice seawall
- Swim platform approx. 12' X 16'
- 2- 50 AMP camper hook-ups

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.

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Photos



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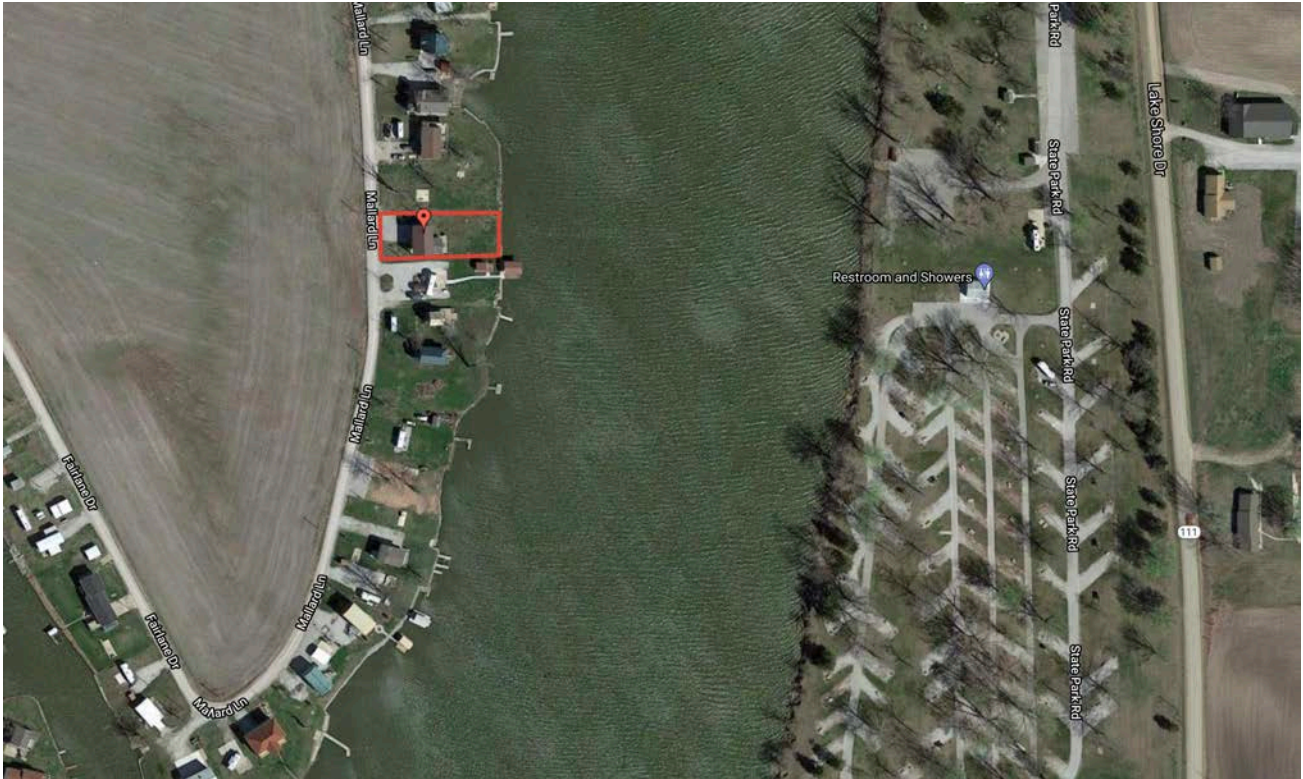
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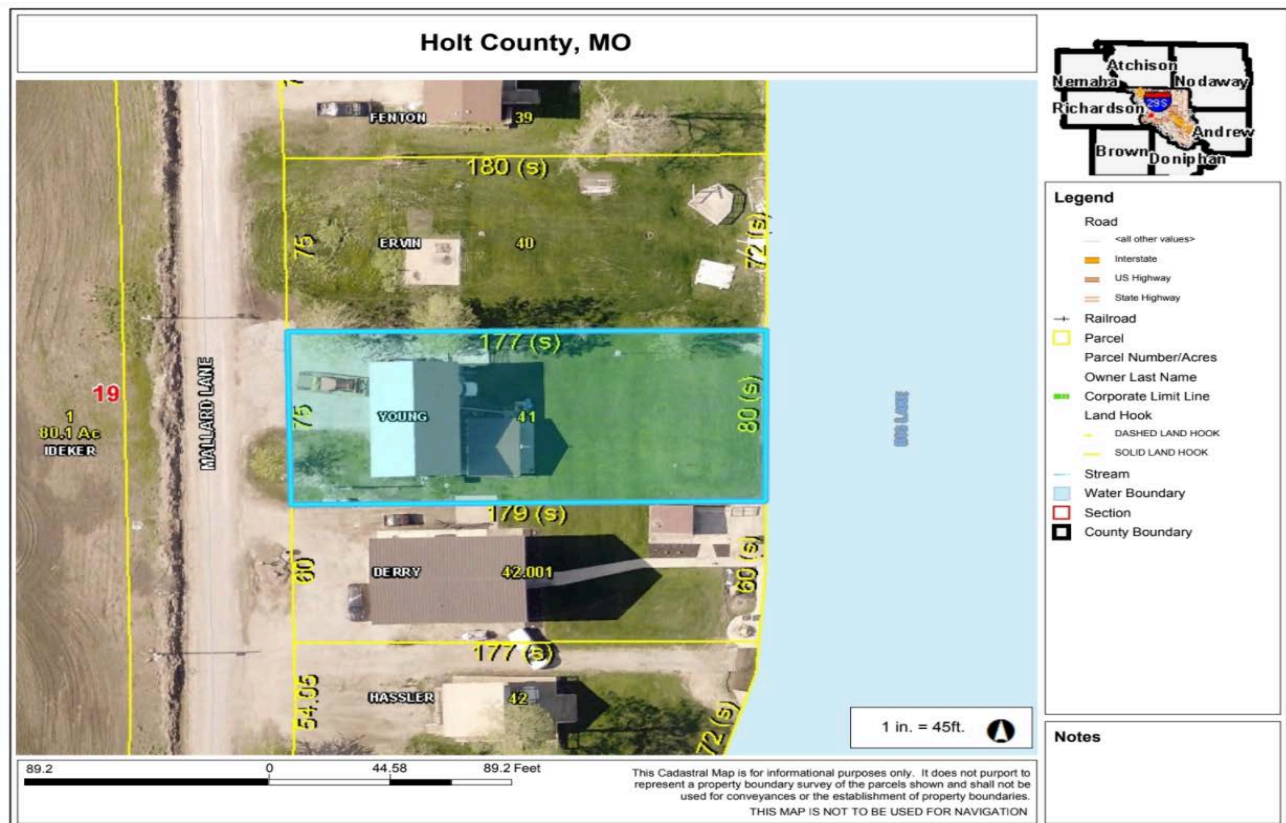
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Google Aerial Map



Tax Map



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