



# Big Lake Auction

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

## **#13 Lot 10 Danbury Addition, Big Lake, MO** **Online Auction on October 26, 2022**

*Bidding ends at 11:00 AM*



*This 3+ bedroom, 3-bath cabin/home is set up to offer PLENTY of living space for family & entertaining friends! Some renovation has been started but the Seller will entertain offers during the remodel to save both you & the Seller money! Thus, the sooner you make an offer, the cheaper the price & you can renovate to your liking!*

**Opening Bid:** \$75,000.00

**School District:** Craig-III

**Septic:** Tank

**Lot Size:** Approx. 55' x 107'

**Taxes:** 2021 taxes were \$826.14

**Water:** City

**Other Features:** Elevator, NEW central heat & air, Boat lifts and dock included!

**LISTING AGENT:** Alyssa Barnes

(660) 851-1171 or [alyssa@barnesrealty.com](mailto:alyssa@barnesrealty.com)

*Setting the trend for how Real Estate is sold in the Midwest.*

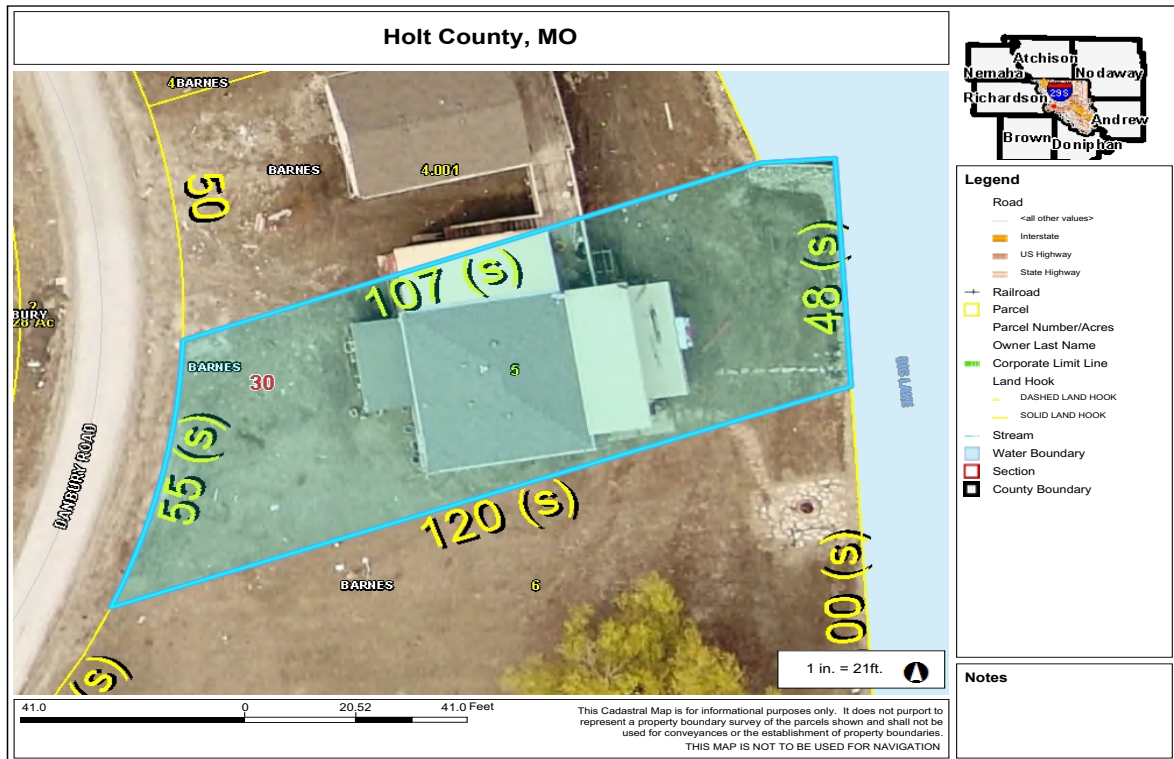
**Terms:** 10% down auction day. Property will be sold/purchased as is, non-contingent on Buyer financing, to the highest bidder, subject to Seller's confirmation. Announcement made on day of sale take precedence. Closing will occur on or before **November 29, 2022** at **First American Title, 2301 Village Drive, St. Joseph, MO 64506**. 2021 taxes will be prorated as to the date of closing or delivery of the deed. Property sells subject to any right-of-way or easements of record. Mineral rights owned by Seller remain with the land. Closing costs and Title Insurance will be divided equally between Buyer and Seller. A loan policy, if any, paid by Buyer.

**Barnes Realty is agent for the Seller.**

**RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.**

# #13 Lot 10 Danbury Addition, Big Lake, MO

## Tax Map

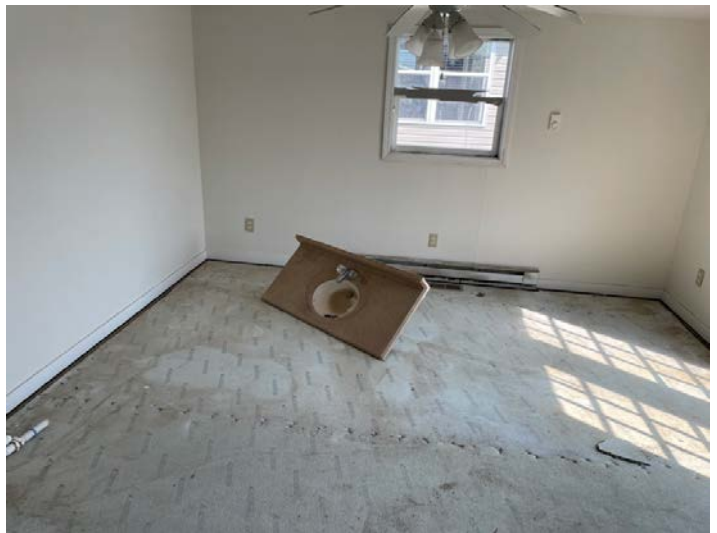


## Google Aerial Map





***#13 Lot 10 Danbury Addition, Big Lake, MO***  
***Photos***





***#13 Lot 10 Danbury Addition, Big Lake, MO***  
***Photos***

