



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

#21 201 Lindamood, Big Lake, MO 64437



Nestled on a peaceful 640-acre lake on a dead-end road in the middle of cornfields, this SPACIOUS 4+ bedroom 3-bath lake home on TWO lakefront lots is literally your very own FIELD OF DREAMS! It has been built...all you have to do is come check it out before it's gone! PRICE ADJUSTMENT due to a portion of the north lot being sold off, the Sellers have adjusted the price for the piece that remains which includes the home on an oversized 1 1/2 lots to total roughly 115.5' of lake frontage! Sellers MOTIVATED so bring me an offer!

Price: \$330,000.00

PRICE ADJUSTMENT! \$275,000.00

PRICE REDUCED! \$245,000.00

Lot Size: 150' x 115'

Septic: Concrete tank

Bedrooms: 4

Water: City

Sq Ft: 2,400

Bathrooms: 2 Full

Taxes: 2021 taxes were \$1,183.80

Heating/Cooling: Furnace is new in 2018 (Propane)

Other Features:

- Large front windows towards water (full length of house)
- Eat-in kitchen with full counter
- Elevated, well-built deck
- Dock & Boat hoist included!
- Antique beamed ceilings in living room & dining space
- Fiber optic service no available!
- Quiet, corner location on canal
- Hot water heater is new in 2020 (Electric)

Listing Agent: Alyssa Barnes

(660) 851-1171 or Alyssa@barnesrealty.com

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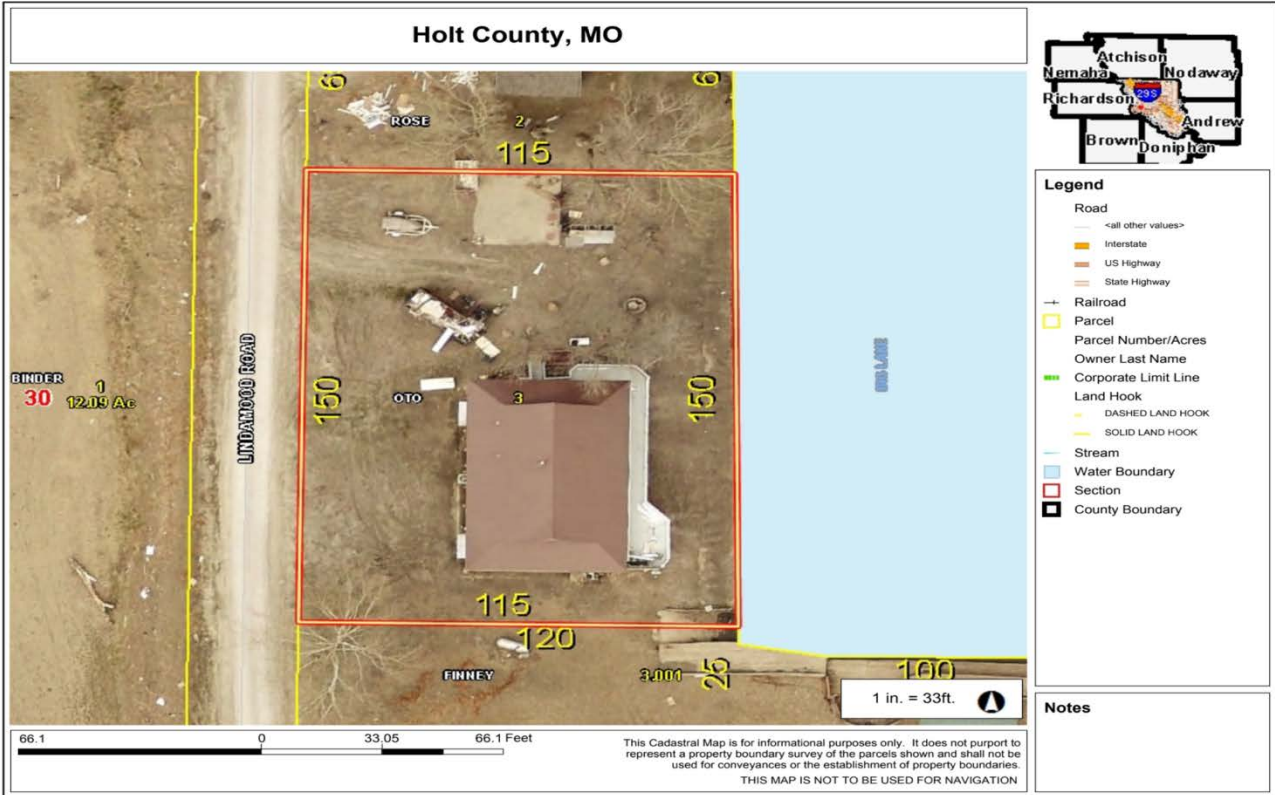
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County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval.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, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 660-442-3177.

Tax Map



Google Aerial Map



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

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