



We Sell Big Lake!

18156 Hwy 59
Mound City, MO 64470
(660) 442-3177

1711 Oregon St.
Hiawatha, KS 66434
(785) 742-4580

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

Lakefront & Missouri Riverfront Property For Sale & Lease



*We've lived at the Lake for more than
20 years—
We Know Big Lake!*



Scan to visit our website!

Fun Facts about Big Lake:

- Considered the largest oxbow lake in Missouri (~640 ac)
- Enjoy boating, jet skiing & water skiing!
- Rare "family lake" where everyone knows each other
- Great location between Omaha, NE and Kansas City, MO right off of I-29
- Comprised of around 500 property owners, with nearly 25% year-round residents
- Reasonable real estate/property taxes
- Joining the Improvement Association is voluntary
- In a designated flood plain, but flood insurance is available, so lenders will loan in the area
- The State Park offers a public campground, swimming pool & free concrete boat ramp!
- At Big Lake, you OWN property right up to the water's edge with easy, level access!
- Minimal building ordinances



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18156 Hwy 59, Mound City, MO • Rick Barnes, Broker

Lakefront Cabins/Homes For Sale:



#21 201 Lindamood, Big Lake, MO

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

#12 335 Mallard Lane, Big Lake, MO

Here is a SPACIOUS 3-bedroom lake home on a beautiful lot with prime location! Includes an open floor plan with vaulted ceilings, spacious bedrooms, lakeside balconies, and a detached garage making this the perfect weekend lake retreat, a place to entertain, or a plush year-round home! Includes a boat hoist, double jet ski lift, & concrete dock! Lower level is unfinished & includes a second bath! Situated on the west side of the lake, the lakeside yard will be shaded in the afternoons, and you won't be facing the sun glare off the water! Call before it's too late!

Price: \$249,900.00



#16 312 Lake Shore Drive, Big Lake, MO

Here is a nice, 2-story log sided cabin on TWO lakefront lots that is completely remodeled. Highway access, prime central lake location with good water depth, & a private concrete boat ramp! Upper level currently consists of a kitchenette, bath area, furnace room, laundry hookups, and two large bedrooms with cedar closets! Lower level consists of two large rooms with concrete & tile floors and a 3/4 bath! Great investment opportunity at this low price!!

Price: \$245,000.00



#10 250 Ramsey Addition, Big Lake, MO

This detached garage on one nicely elevated lot with HUGE loft and a newly poured \$45,000, 24'X48' concrete foundation w/ patio! Includes a dock & boat lift! The THREE adjacent lots to the south are priced separately but Seller will entertain a package deal! Great elevation as Seller states "last flood was 4' from the upper level"!

Price for Lot 1 w/Structure: \$170,000.00

Price for Lots 2-4: \$90,000.00





#6 116 Mobile Lane, Big Lake, MO

This FULLY FURNISHED 2-bedroom, 2-bath cabin with additional lots available on each side!

Seller will entertain offers separately or as a package deal, so ACT NOW & schedule a showing before it's gone!

Price for East Lot: \$42,500.00 *SOLD!*

Price for Lot w/Cabin: \$137,500.00

Price for West Lot: \$42,500.00 *SOLD!*



#13 Lot 10 Danbury Addition, Big Lake, MO

This 3+ bedroom, 3-bath cabin/home is set up to offer PLENTY of living space for family & entertaining friends! Some renovations have 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!

Price: 130,000.00



#4 Lot 9 Danbury Addition, Big Lake, MO

This 2-bedroom elevated cabin located on a dead-end road at one of the best locations on the lake! Includes CENTRAL AIR/HEAT so it's the PERFECT, easy to maintain, getaway spot ALL YEAR ROUND! Don't wait to call me for a showing as this may not last long!

(Price does not include the south cabin)

Price: \$125,000.00



#14 476 Lake Shore Drive, Big Lake, MO

If you have been looking for a nice lot on the highway with good water frontage, here it is! Located in the center of the lake, you will have a great view in all directions, not to mention, a front row seat to every gorgeous sunset! Combine this lot with 493 Lakeshore to have a great lake front location for only an additional \$50,000.00!

Price: \$68,500.00



#9 495 Lake Shore Drive, Big Lake, MO

Selling this flood-damaged mobile home that includes a newer septic system (shared with south lot), city water, and electrical service. With a little more cleanup, new floor coverings, and new cabinetry, this place could come together fairly quickly!

Price: \$39,500.00 (Trailer As Is, electric meter, septic w/ shared septic system, & shared water meter)

#5 150 Ramsey Add. Big Lake, MO

(Lots 27, 28 & 29)

Here are THREE adjacent lots on the largest part of the lake! Includes city water, septic, and power! Located on a dead-end road on the West side, you will have the sun to your back in the afternoon and little dust!! Plenty of space to build or for several families with campers! GREAT elevation and includes seawall (Backfill needed).

Seller is willing to do a COMBO price to package 2+ lots!

Price: \$30,000.00/ lot



(For Lease Only)
Fast Internet Now Available!



#18 N ½ Lot 3 Tubbs Add. Big Lake, MO

This HUGE lot has nice elevation, dead end road access, City water, septic system, & Electricity available.

Lease: \$4,500.00/year + utilities

FOR LEASE!

5 150 Ramsey Addition, Big Lake, MO
Lots 27, 28 & 29

Here are THREE adjacent lots on the largest part of the lake! Includes city water, septic, and power! Located on a dead-end road on the West side, you will have the sun to your back in the afternoon and little dust!! Plenty of space to build or for several families with campers!

Lease: \$4,500.00/per lot + utilities
6/Mo Lease

FOR LEASE!



#24 27' Lot 3 & all Lot 4; Lindamood Add. Big Lake, MO 64437

Lease: 4,500.00/12 Mo Lease

FOR LEASE!



Barnes Realty also specializes in farmland sales. You can find our farmland listings at www.barnesrealty.com along with our other offerings.

If the Internet is not convenient, or if you'd just like to talk to someone, don't hesitate to call 1-660-442-3177. Our web site and marketing efforts put us in contact with many people each week. If you are thinking of buying or selling, we offer a professional service and confidentiality in each real estate transaction we complete.

THANK YOU FOR CHOOSING **BARNES REALTY**

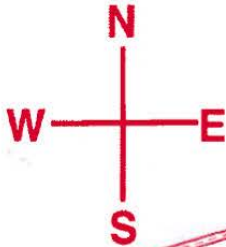
*Even though we try to keep our brochures updated with our newest listings and current prices, our inventory changes constantly. Therefore, even if you don't see anything on this brochure that sparks your interest, **CALL US TODAY**, as we may have just listed exactly what you are looking for!*

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Big Lake

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WE SELL BIG LAKE!!

Providing the following services
Here at Big Lake:

1. We proudly offer a large selection of excellent cabins and waterfront lots for sale.
2. Appraisal Services.

Call us before you buy or sell!
Our experience can save you money either way!



PAVED ROADS	
ALL WEATHER GRAVEL	
DIRT ROADS	
WATCH THE RAILROAD CROSSINGS — LOTS OF FAST TRAINS	
NO WAKE AREAS	
GUIDE TO BIG LAKE ADDITIONS	
HOLSTINE	
MALLARD LAKE	
STATE PARK	
ALPINE BEACH	
HALLS ADDITION	
RICHARDS	
CHANEY	
SCHOONOVER	
DANBURY	
LINDAMOOD	
DOPP	
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HENRY'S LAKEVIEW	
RUNWEE	
CHESHIRE	
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FIELDS SHADY REST	
MOBILE LAKE	

