



#12 345 MALLARD LANE, BIG LAKE, MO 64437

For Sale

If you've been waiting for the perfect lake home and location to hit the market, well here it is! Located on the best water depth Big Lake has to offer, this rustic cabin/lake home offers 3-bedrooms (including the loft master suite), 2 baths, sandy beach frontage, single garage, and shade all afternoon from your fully covered deck! It took the Seller's over ten years to package this lake frontage together from which they've enjoyed and raised their three children at this location for the past 22 years!

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



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

Barnesrealty.com

PROPERTY FEATURES

Price:

\$245,000.00 Total

Year Built:

2008

Heat/Cooling:

Central

Bedrooms:

3

Taxes:

2025 Taxes were \$2,258.86

School District:

Craig R-III

Baths:

2 3/4

Sq. Footage:

~2,200 Sq. Ft. main level
+ Loft area

Other Features:

Open kitchen with bar, tile flooring, and adjacent dining area

Spacious living room

Centrally located utility room with front load stackable washer/dryer

Full bath with jacuzzi tub

Open stairway to upper loft housing master suite bedroom with king-sized bed, 1/2 bath/vanity and great view of the lake!

Open floor plan with vaulted ceilings throughout

Plush combination tile and carpeted flooring

Superb water depth & lake location

Private drive Fantastic lake view!

Spacious yard

Covered deck off of kitchen/dining area with soft lighting

All electric central air and heat with supplemental auxiliary propane heater

Two main door entrances in lower level

Spacious game/family room that will easily sleep/house 10 twin beds

Open stairway to main level

Listing Agent:

Alyssa Barnes (660) 851-1171

or Alyssa@barnesrealty.com

Lease Option Available

\$7,500.00 for the Fall Duck Season

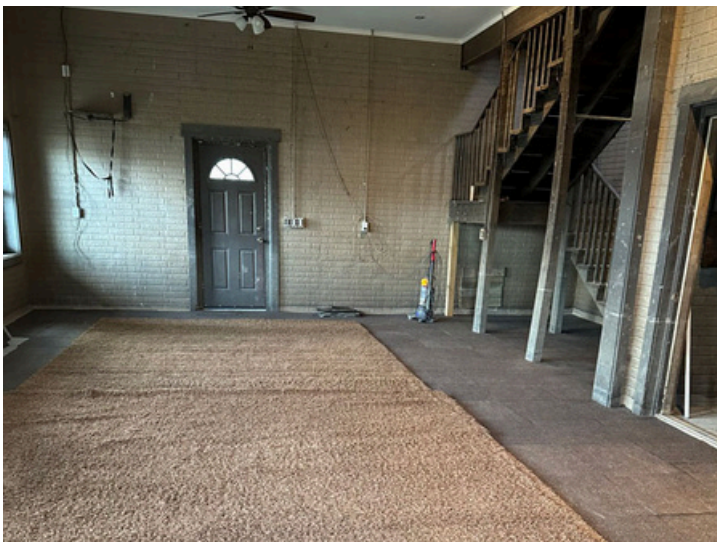
\$7,500.00 for the Spring Goose Season

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

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 COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

PHOTOS



PHOTOS



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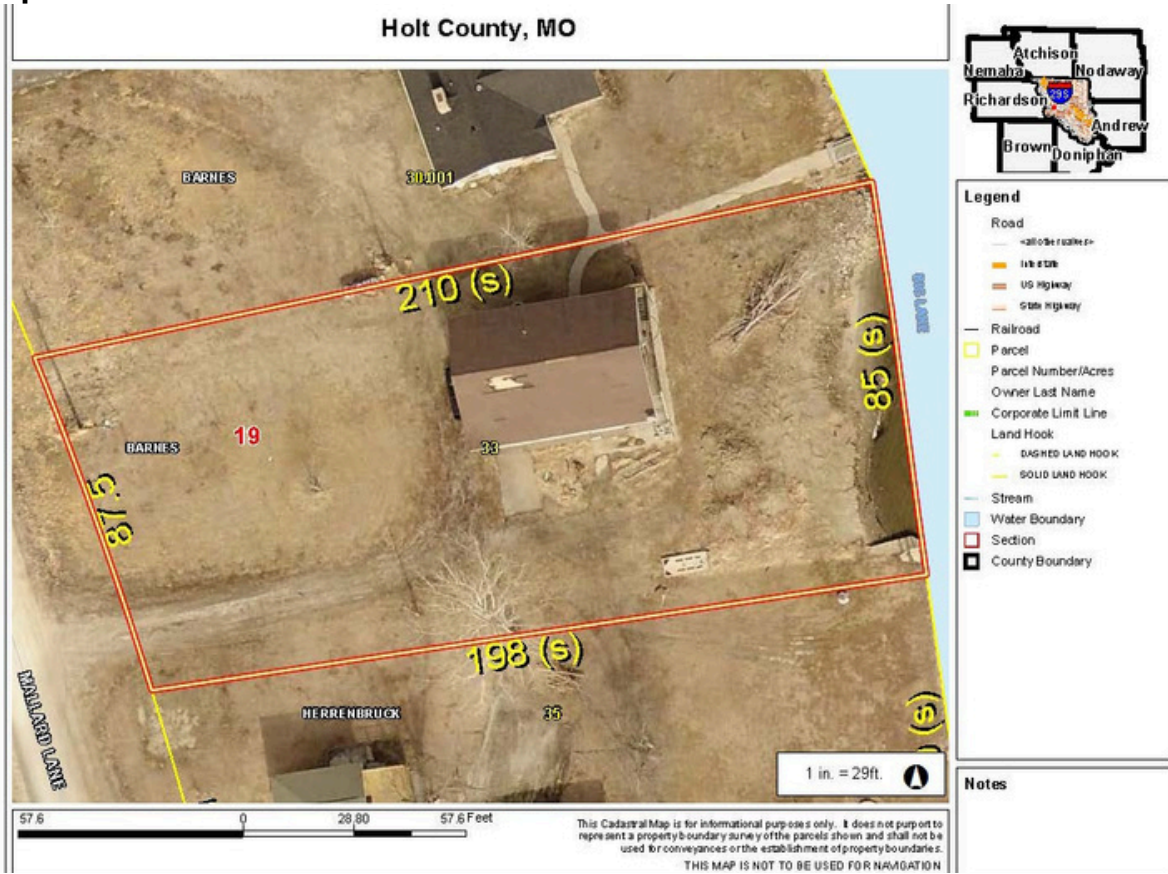


PHOTOS



AERIAL PHOTOS

Tax Map:



Google Aerial Map:

