



# 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

**#5 150 Ramsey Addition, Big Lake, MO (Lots 27, 28 & 29)**

**Online Auction on October 24, 2022**

*Bidding ends at 11:00 AM*



***Here are THREE adjacent lots on the largest part of the lake! 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! These lots have GREAT elevation, a newer (no maintenance) rock seawall and power is available.***

**Opening Bid:** \$55,000.00 All 3 Lots

**Water:** City w/meter pit

**Sewer:** Septic tank

**Lot Size:** Approx. 150' x 128'

**School District:** Craig R III

**Taxes:** 2021 taxes were \$513.28

#### **Other Features:**

- Great evening sun to your back!
- Plenty of space to build and use your imagination!

#### **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.***