



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

#13 309 Mallard Lane, Big Lake, MO 64437



If you've been admiring and day dreaming about having your own grain bin tiny house some day, here's your chance! Just completed, this 1-bedroom 1-bath cabin includes all new construction with modern fixtures & sleek design to satisfy any taste and, best of all, it's ON A LAKE!! Includes a private concrete boat ramp, two jet ski lifts, new dock, spiral staircase, all electric heat/air, and beautiful level lot to walk right out to your lakefront! Perfect, maintenance free cabin to relax on the weekends or to rent out for nightly rentals! ACT NOW to get your hands on this unique, one-of-a-kind cabin!

Price: \$225,000.00

Lot Size: Approx. 170' X 75'

Heating/Cooling: Electric heat/air wall mount unit

Build Date: 2023

Water: City water

Taxes: 2023 taxes were \$412.00

Foundation: Concrete slab

Sewer: 1,000 gallon heavy duty poly septic tank

Other Features:

- Private concrete boat ramp
- New dock & 2 jet ski lifts
- Camper hookups
- 30 gal electric water heater
- Spray foam closed cell insulation
- Private drive on a nice sized level yard for plenty of parking and activities
- Located on the west side with sun to your back in the afternoon shading the lake side

LISTING AGENT: Alyssa Barnes

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

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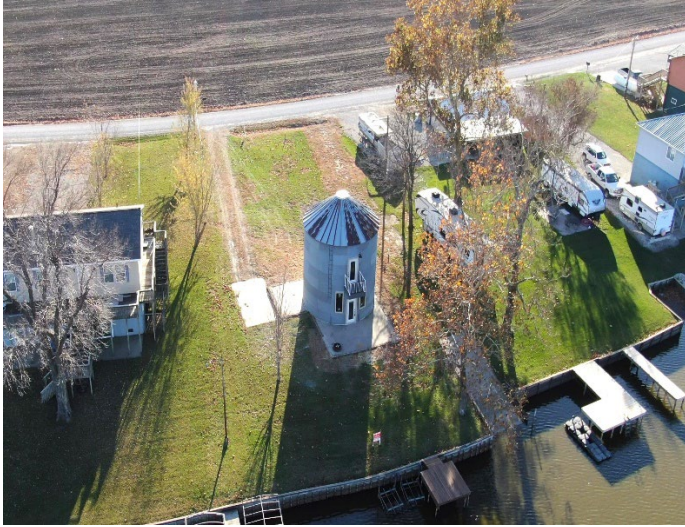
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It's the Buyer's responsibility to satisfy him self with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The 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 CO, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 660-442-3177.

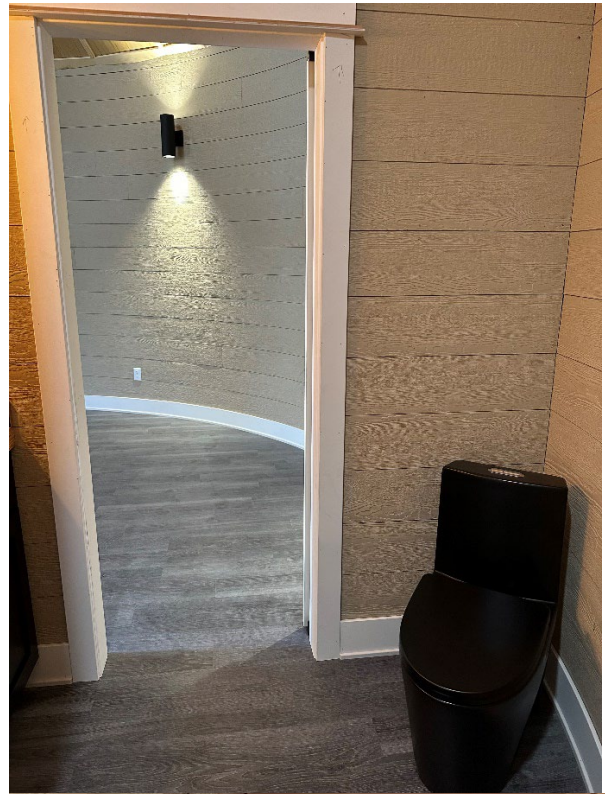
#13 309 Mallard Lane, Big Lake, MO 64437
Exterior Photos



#13 309 Mallard Lane, Big Lake, MO 64437
Interior Photos



#13 309 Mallard Lane, Big Lake, MO 64437
Interior Photos



#13 309 Mallard Lane, Big Lake, MO 64437
Google Aerial



Tax Map

