



## We Sell Big Lake!

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

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18156 Hwy 59  
Mound City, MO 64470  
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Hiawatha, KS 66434  
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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

**Price Reduced:** \$205,000.00

**Lot Size:** Approx. 170' X 75'

**Heating/Cooling:** Electric heat/air wall mount unit

**Other Features:**

- Private concrete boat ramp
- Includes dock & 2 jet ski lifts
- Camper hookups
- Mature trees

**Build Date:** 2023

**School District:** Craig R-III

**Taxes:** 2023 taxes were \$412.00

**Foundation:** Concrete slab

**Sewer:** 1,000 gallon heavy duty poly septic tank

- Private drive
- 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](mailto:Alyssa@barnesrealty.com)

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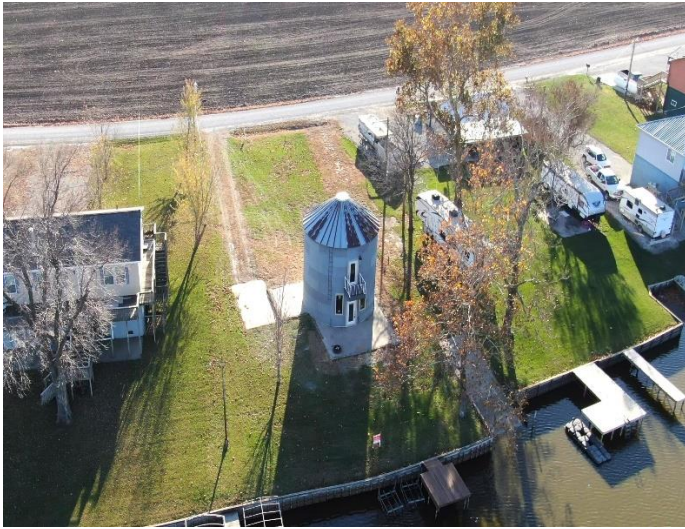
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It's the Buyer's responsibility to satisfy him self with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The 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.**

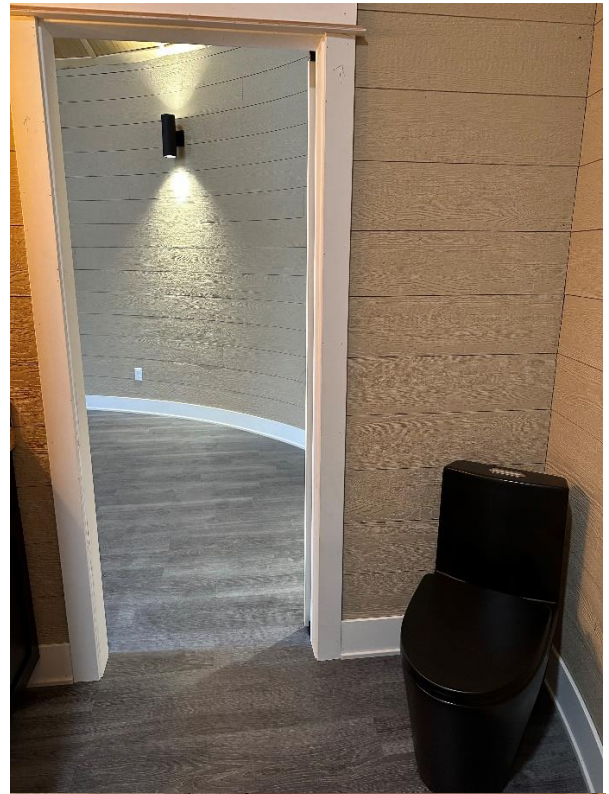
***#13 309 Mallard Lane, Big Lake, MO 64437***  
***Exterior Photos***



**#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**

