



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

#11 341 Mallard Lane, Big Lake, MO 64437



Talk about the ultimate "man cave"! This 2,000 square foot garage/shelter house includes concrete with tile floors, 3/4 bath, sunroom, wall-mount heat/air, and with 3 overhead electric doors & 1 electric hanger door, it is the perfect place to park ALL the toys and hang out with friends!

(May be packed with floating dock: \$125,000.00)

PACKAGE DISCOUNT!

Now available with the combined purchase of 341 Mallard, 345 Mallard AND the covered floating dock! Seller is offering a \$25,000/piece discount IF purchasing ALL THREE pieces together totaling a \$75,000 discount!

Floating dock includes 2 hydra hoist boat lifts (\$10k ea) 4 floating jet ski hoists (\$3,500 ea), swim platform, aluminum swim ladder, & storage area!

Price (includes lot and garage conversion): \$195,000.00 Total

Bathrooms: 1/2

Water: City

PRICE REDUCTION! \$145,000.00 Total

Taxes: 2022 taxes were \$830.49

Heating/Cooling: Window Unit

Sq Ft: Approx. 2,000 Sq. Ft.

LISTING AGENT: Alyssa Barnes
(660) 851-1171 or alyssa@barnesrealty.com

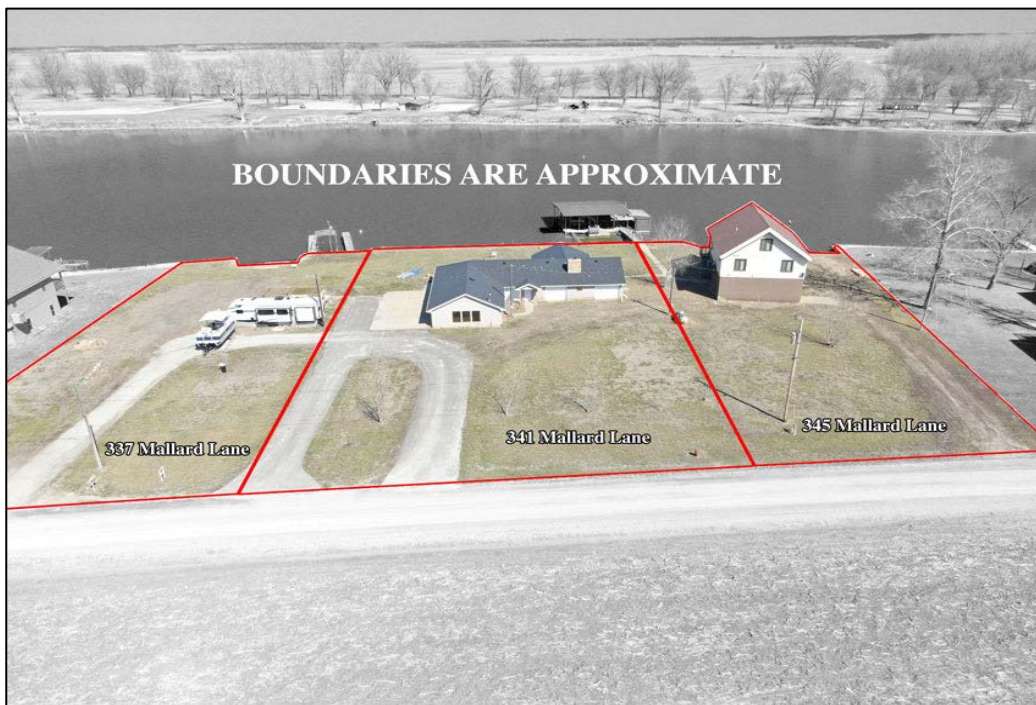
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This information is thought to be accurate; however, it is subject to verification and no liability for error and omissions is assumed. Barnes Realty has made every effort to present accurate information on the property presented. Most of the information comes from outside sources:

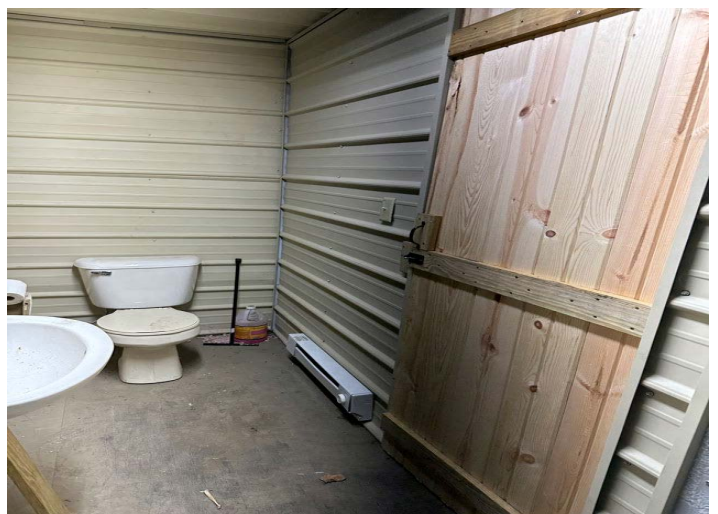
County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The 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.

#11 341 Mallard Lane, Big Lake, MO 64437
Exterior & Aerial Photos



#11 341 Mallard Lane, Big Lake, MO 64437
Interior Photos

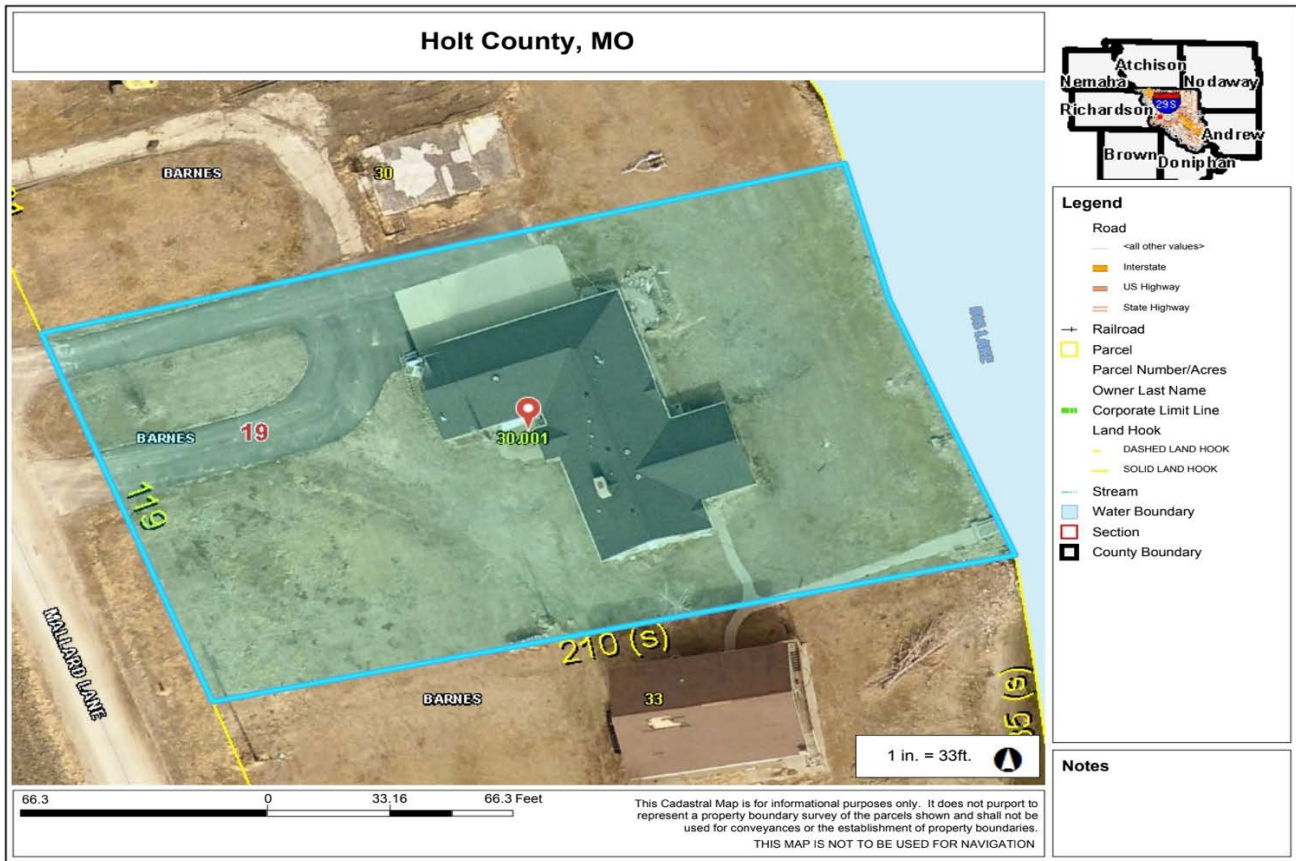


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Interior Photos

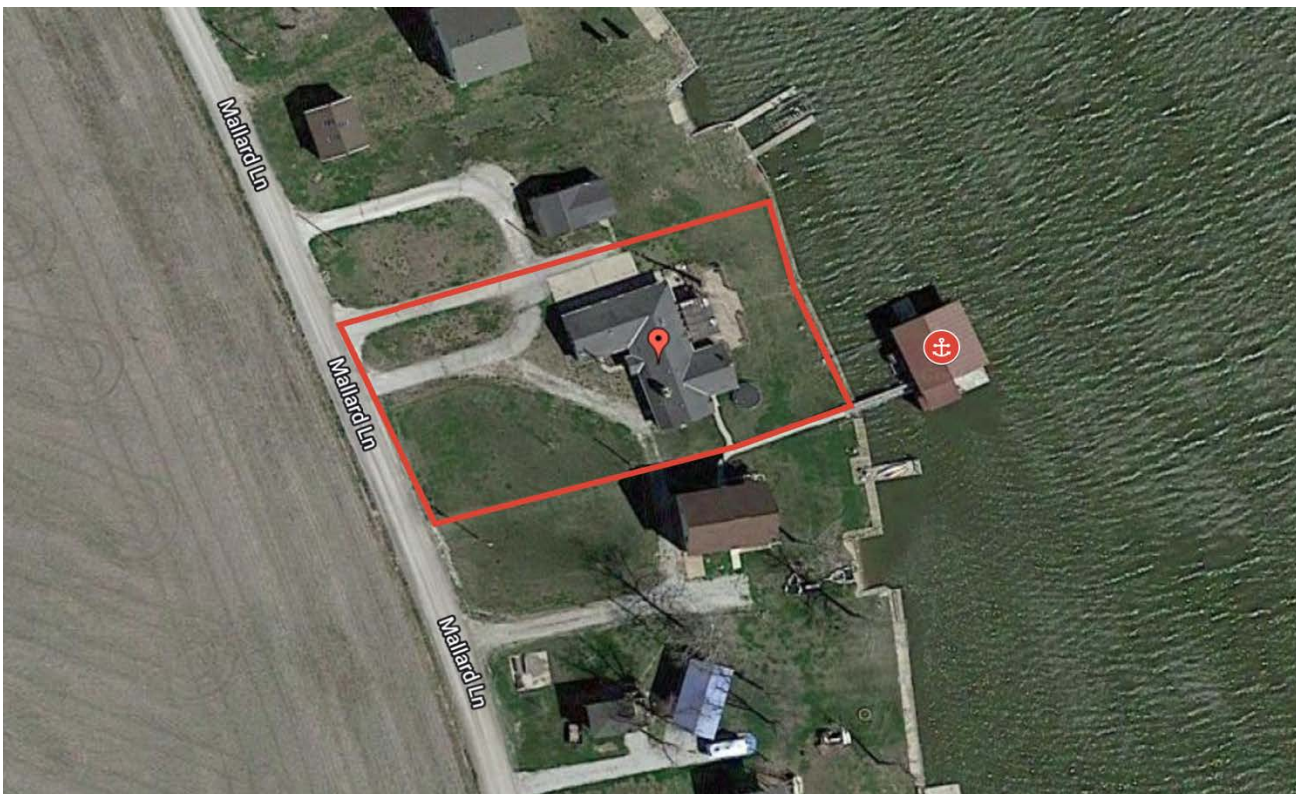


#11 341 Mallard Lane, Big Lake, MO 64437

Tax Map



Google Aerial Map



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