



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**

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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



Looking for the perfect lakefront property to satisfy your craving for outdoor adventure? Look no further than 341 Mallard Lane in Big Lake, Missouri! This stunning property sits on a gravel road, providing the perfect place to ride UTVs and explore the beautiful surrounding countryside. Plus, with a boat ramp and 2 stall modular concrete covered floating dock complete with hydro hoists for boats and personal watercraft alike, you'll have all the amenities you need to enjoy endless fun on the water.

But that's not all - this property also features a camper lot with a slab, a boat house garage conversion, and a split level lake home with a 1/2 bath in the master loft and two bedrooms, providing plenty of space for you and your family or guests. And with the property facing east but located on the west side of the lake, you can enjoy stunning sunrises while keeping your back to the sun in the afternoons. But the real star of the show is Big Lake itself. As a family lake that's not overrun with intoxicated boaters on the weekends, it offers some of the best waterskiing conditions in the continental United States, making it an ideal location for a professional water ski school or training course. Plus, with Big Lake State Park as your neighbor across the lake, you'll have easy access to hiking trails, fishing spots, and more. This is a new private offering only recently available as a package, so you won't want to miss out on the opportunity to own your own piece of paradise. Contact us today to schedule a tour and see for yourself why 341 Mallard Lane in Big Lake, Missouri is the perfect choice for those seeking a lakefront property with all the amenities and adventure opportunities you could ever want!

May be packaged with the floating dock (\$125,000.00) or 345 Mallard next door if you act soon!

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

PRICE REDUCTION! \$145,000.00 Total

Taxes: 2024 taxes were \$832.97

Sq Ft: Approx. 2,200 Sq. Ft.

Bathrooms: 1/2

Water: City

Heating/Cooling: Window Unit

12-Month Lease: \$1,695.00/month

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:

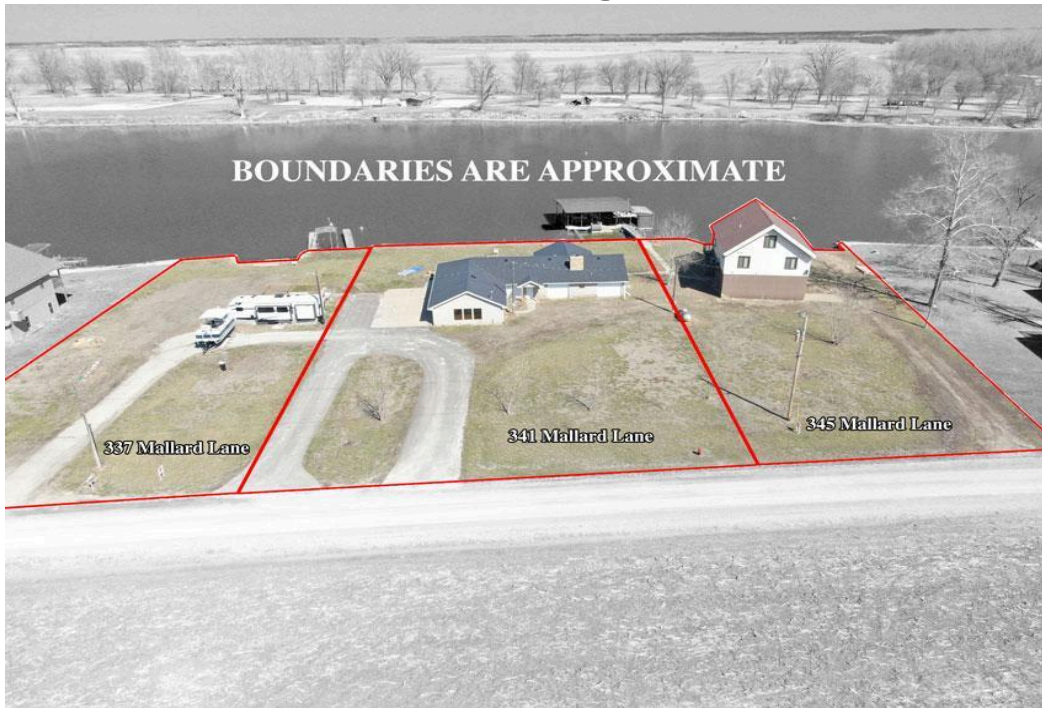
County/Government/Seller and human error can occur. It's the Buyer's responsibility to satisfy himself with the information presented and to determine the information to be true and accurate and the property to be suited for his intended use. The listing may be withdrawn with or without approval. The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



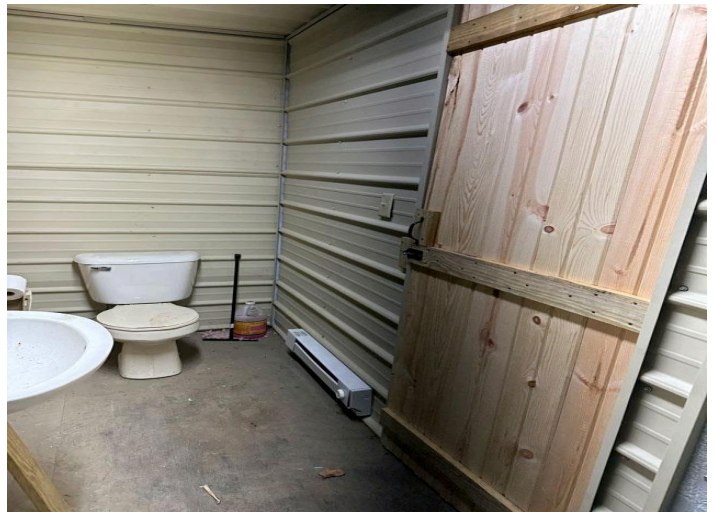
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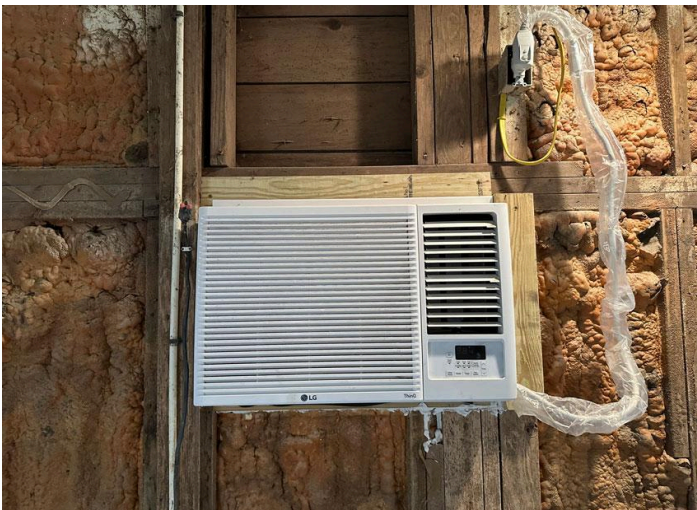
Interior Photos



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Interior Photos

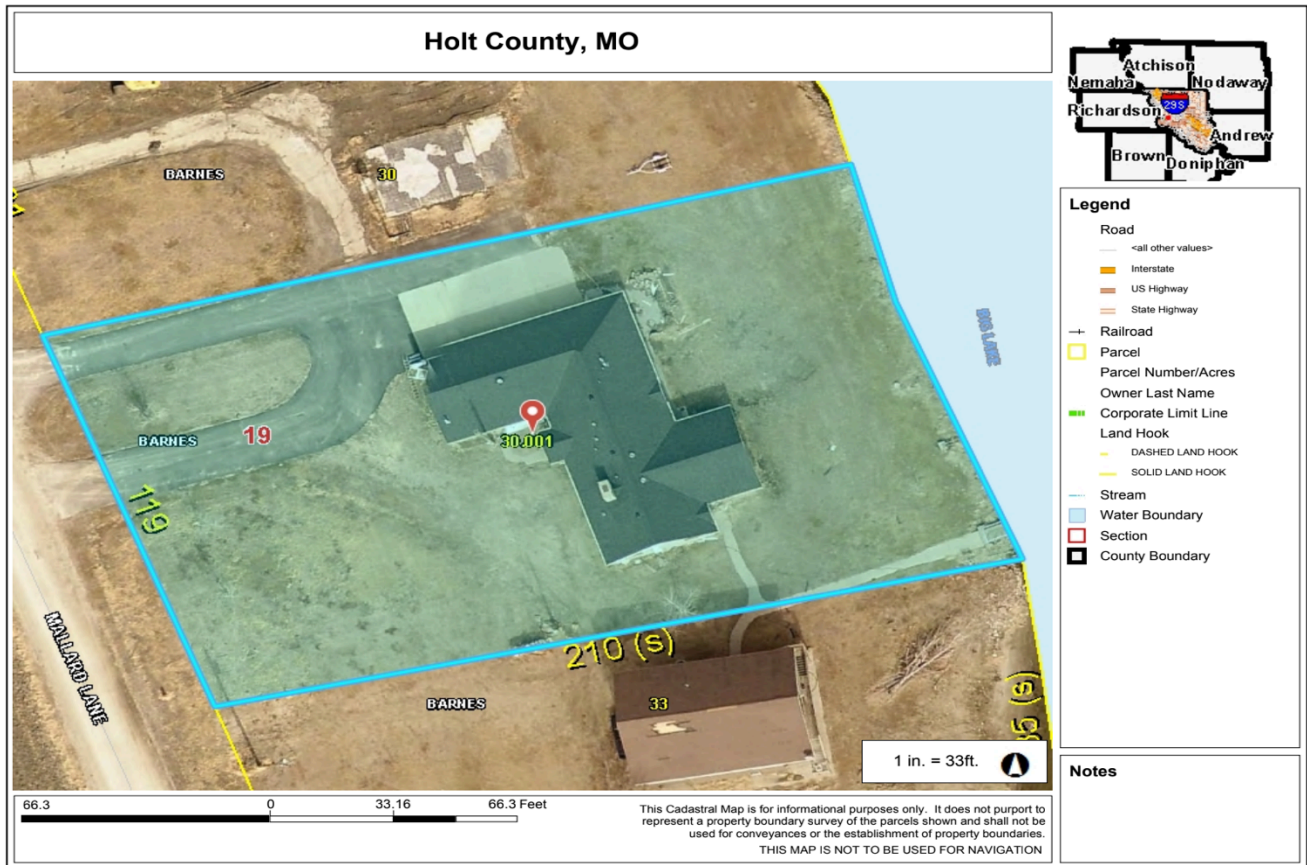


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Tax Map

#11 341 Mallard Lane, Big Lake, MO 64437



Google Aerial Map

