



We Sell Big Lake!

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

www.BarnesRealty.com

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Mound City, MO 64470
(660) 442-3177

1711 Oregon
Hiawatha, KS 66434
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Platte City, MO 64079
(816) 219-3010

#12 345 Mallard Lane, Big Lake, MO 64437



If you've been waiting for the perfect lake home and location to hit the market, well here it is! Located on the best water depth Big Lake has to offer, this rustic cabin/lake home offers 3-bedrooms (including the loft master suite), 2 baths, sandy beach frontage, single garage, and shade all afternoon from your fully covered deck! It took the Seller's over ten years to package this lake frontage together from which they've enjoyed and raised their three children at this location for the past 22 years! You may choose to purchase this home to include the massive floating dock or package it with any of the two other properties. Several options are being offered so the SOONER you act, the more likely you will get to pick and choose the package that best suits you!

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: \$245,000.00 Total (includes lot & Home)

Bedrooms & Bathrooms: 3 & 2 3/4

Year Built: 2008

Taxes: 2022 taxes were \$2,155.48

Heating/Cooling: Central

Water: City

Sq Ft: Approx. 2,200 Sq. Ft. main level + loft area

-See Page 2 for Other Features-

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 The listing may be withdrawn with or without approval.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.**

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Other Features:

Open kitchen with bar, tile flooring, and adjacent dining area

Spacious living room

Centrally located utility room with front load stackable washer/dryer

Bedroom 1 & 2 have a queen size bunk bed with overhead twin size

Full bath with jacuzzi tub

Open stairway to upper loft housing master suite bedroom with king-sized bed, 1/2 bath/vanity and great view of the lake!

Open floor plan with vaulted ceilings throughout

Plush combination tile and carpeted flooring

Superb water depth & lake location

Private drive

Fantastic lake view!

Spacious yard

Covered deck off of kitchen/dining area with soft lighting

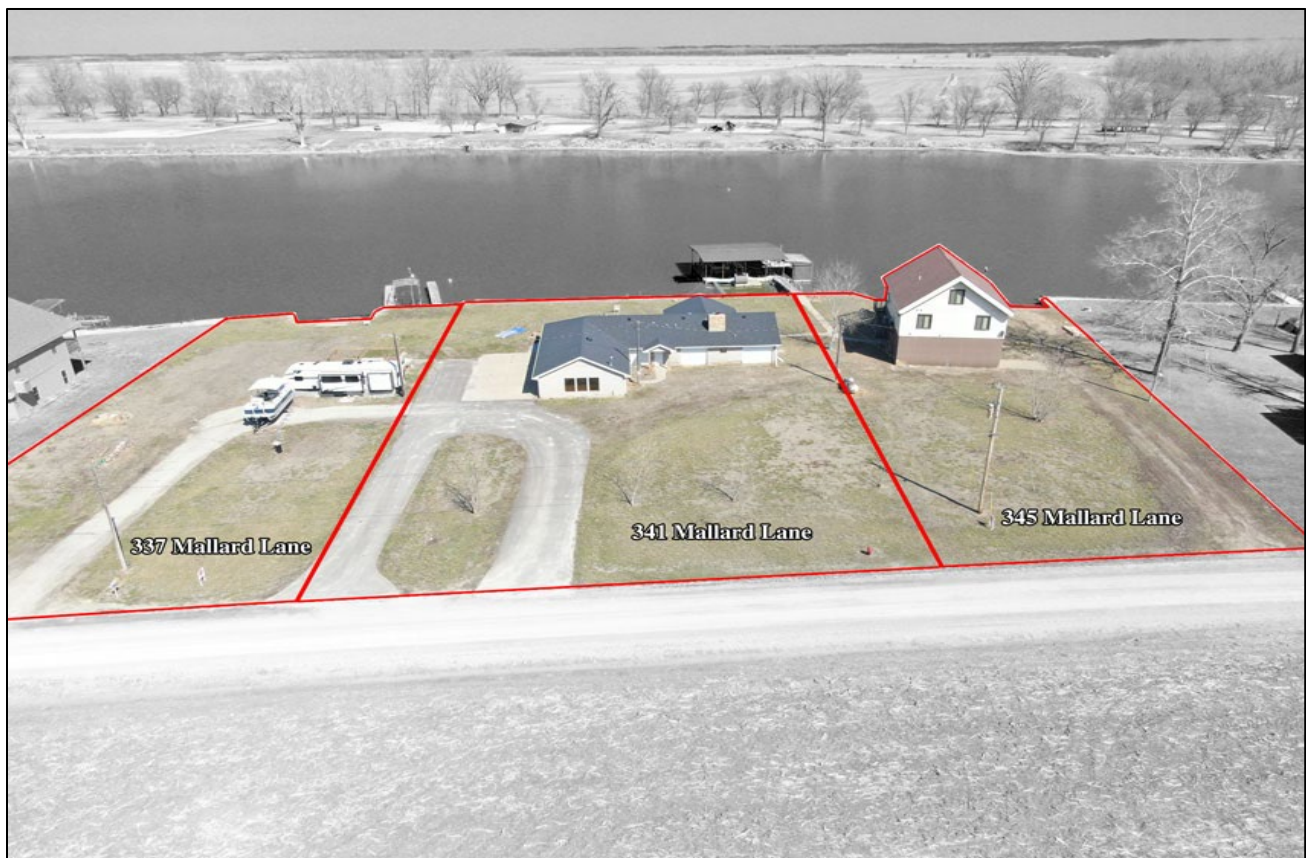
All electric central air and heat with supplemental auxiliary propane heater

Two main door entrances in lower level

Spacious game/family room that will easily sleep/house 10 twin beds

Open stairway to main level

Aerial Photo



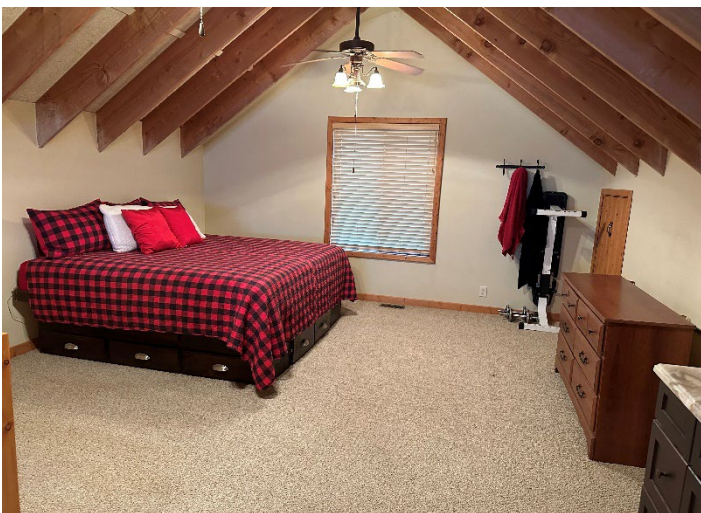
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Photos



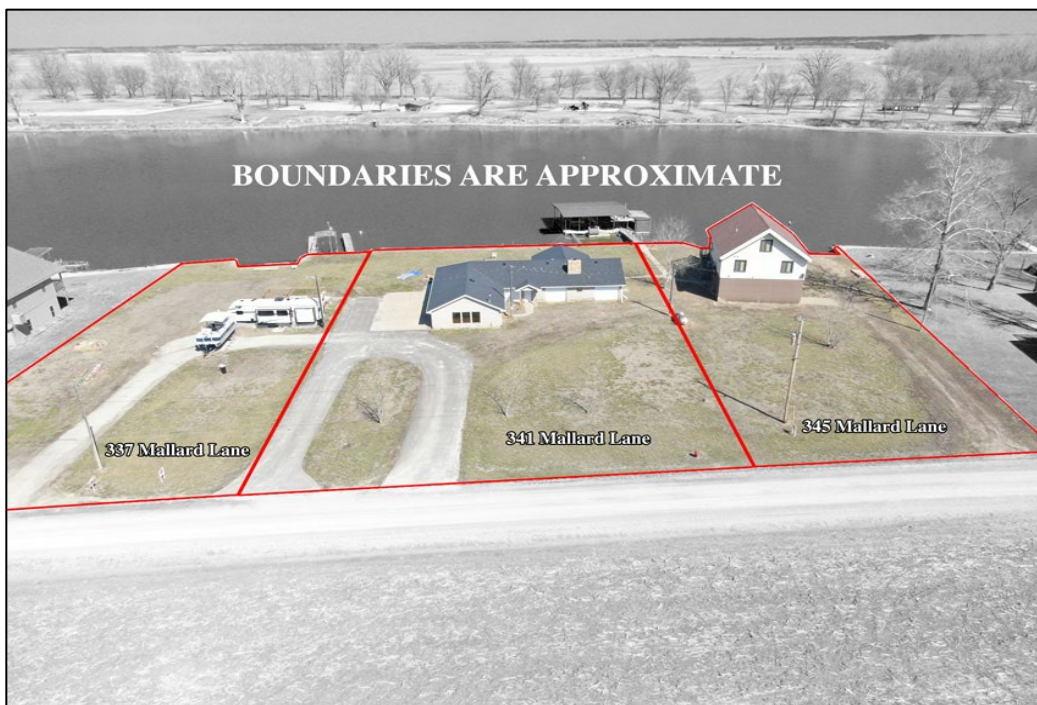
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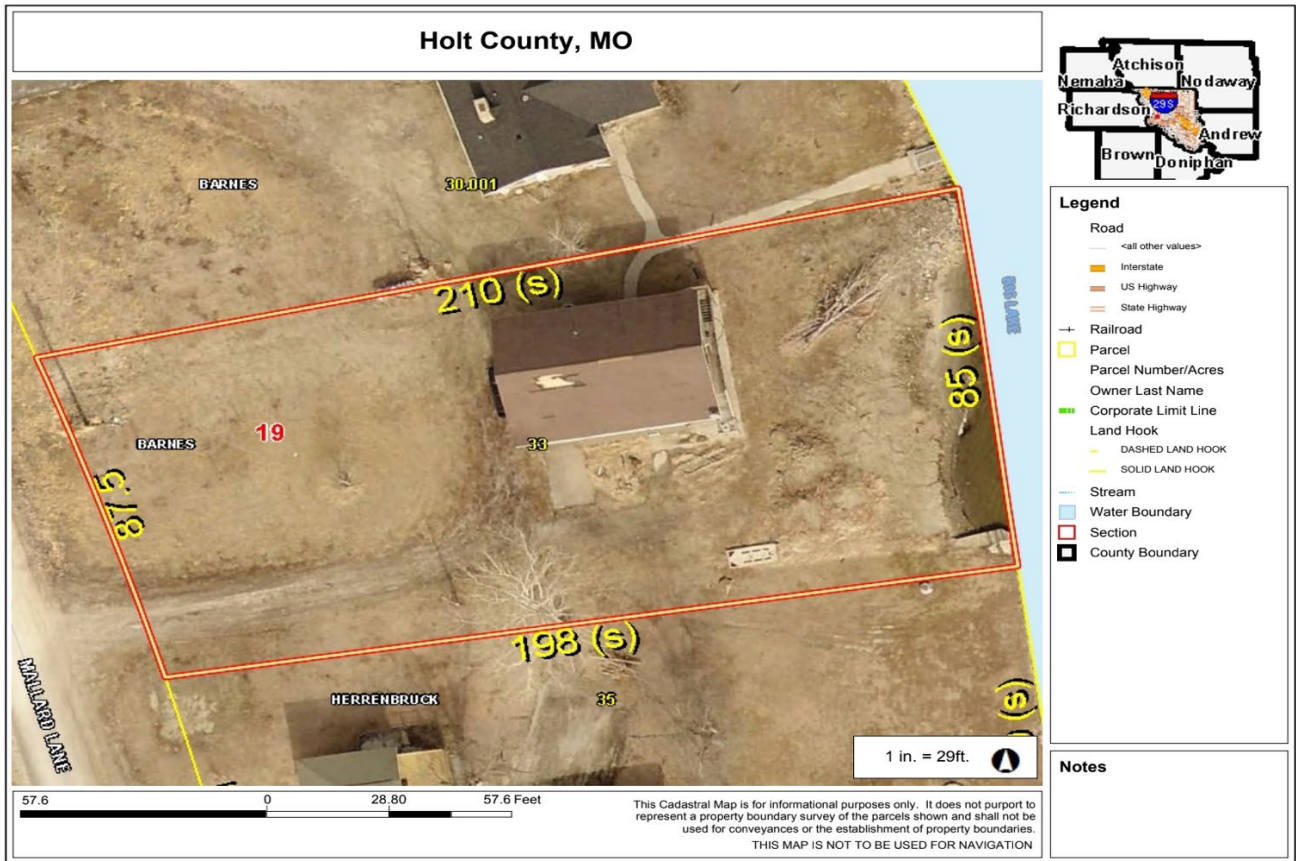


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Tax Map



Google Aerial Map

