

# WE SELL BIG LAKE!



## LAKEFRONT & MISSOURI RIVERFRONT PROPERTY

*For Sale & Lease*



Scan to visit our website!

### Fun Facts about Big Lake:

- Considered the largest oxbow lake in Missouri (~640 ac)
- *Enjoy boating, jet skiing & water skiing!*
- *Rare "family lake" where everyone knows each other.*
- *Great location between Omaha, NE and Kansas City, MO right off of I-29*
- *Comprised of around 500 property owners, with nearly 25% year-round residents*
- *Reasonable real estate/property taxes*
- *Joining the Improvement Association is voluntary.*
- *In a designated flood plain, but flood insurance is available, so lenders will loan in the area*
- *The State Park offers a public campground & a free concrete boat ramp!*
- *At Big Lake, you OWN property right up to the water's edge with easy, level access!*
- *Minimal building ordinances*

18156 Hwy 59 Mound  
City, MO 64470  
(660)-442-3177



1711 Oregon Hiawatha,  
KS 66434  
(785)-742-4580

[Barnesrealty.com](http://Barnesrealty.com)

# FOR SALE



## #2 150 Ramsey Drive, Big Lake, MO

Here are THREE adjacent lots on the largest part of the lake! Includes city water, septic, and power! Located on a dead-end road on the West side, you will have the sun to your back in the afternoon and little dust!! Plenty of space to build or for several families with campers!

**Price: ~~\$42,500/Lot~~**

**PRICE REDUCED: \$30,000/Lot or make an offer for a package deal!**

## #8 493 Lake Shore Drive, Big Lake, MO

WOW! This MAGNIFICENT ELEVATED 3-bedroom 1 1/2 bath year-round home offers luxury lake living with gobs of space, beautiful landscaping, superb location, elegant interior detailing, paved highway, large wrap around lower deck and upper balcony added around back & much more! MUST SEE TO APPRECIATE! Combine this home with 476 Lake Shore to have a great lake front location!

**Price: ~~\$185,000.00~~**

**NEW PRICE! \$195,000.00**

Now INCLUDES the lake front lot that was originally priced separately for \$68,500.00



## #9 405 Fairlane Dr, Big Lake, MO 64437

Built within the last 6 years, this elevated 2-bedroom 1-bath cabin with detached garage still feels brand new! Includes a rustic interior, large fenced in yard, private parking, shaded lot, dead end road, and peaceful cove just off the main lake! It's perfectly situated to give you panoramic views of the sunset/sunrise, moonlit water, and wildlife!

**Price: \$179,000.00**

# FOR SALE

## #12 345 Mallard Lane, Big Lake, MO

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!

**Price: \$245,000.00**



## #7 484 Lake Shore Dr, Big Lake, MO 64437

If you've always dreamed of a rustic yet modern lake home/cabin right on the waters edge of a peaceful lake, with a friendly, family atmosphere YOU FOUND IT! With roughly 200' of lake frontage, highway access and east side location, you'll have a front row seat to each picturesque sunset every evening! Meticulous care so the property still looks & feels like near new construction but at a fraction of the cost! Many furnishings are available to purchase separately. This luxury home is turn key, move in ready, so DON'T WAIT!

**Price: \$399,500.00**

## #6 5 lots, FUNNY FARM Addition Big Lake, MO, 64437

If you're looking for a nice oversized tract to build, develop for a commercial site, or a campsite for you, family & friends, here it is! Each tract will include 2.5 lots with a septic inlet, water meter & power availability! Located on the east side of the lake with paved highway access and a front row to every evening sunset!

**Price: North 2.5 Lots: \$79,500.00**

**Price: South 2.5 Lots: \$69,500.00**



# FOR SALE



## #11 341 Mallard Lane, Big Lake, MO

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 packaged with the floating dock or the property next door with the boat ramp if you act soon!

**Price: ~~\$195,000.00~~**

**PRICE REDUCED! \$145,000.00**

## #18 North 1/2 of Lot 3, Tubbs Addition, Big Lake, MO

This HUGE lot has nice elevation, dead end road access, City water, septic system, & power available.

**PRICE: \$4,000.00/year**



# FOR LEASE

## #16 312 Lakeshore Dr. Big Lake, MO

Here is a nice, 2-story log sided cabin on TWO lakefront lots that is completely remodeled. Highway access, prime central lake location with good water depth, & a private concrete boat ramp! Upper level currently consists of a kitchenette, bath area, furnace room, laundry hookups, and two large bedrooms with cedar closets! Lower level consists of two large rooms with concrete & tile floors and a  $\frac{3}{4}$  bath!

**12-Month Lease: \$1,250.00/Month + utilities**

**1st & Last Month's rent due at signing**



## #24 27' Lot 3 & all Lot 4; Lindamood Add.

**Big Lake, MO 64437**

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**12-Month Lease: \$4,500.00 + utilities**

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



# FOR LEASE

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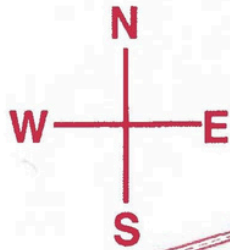


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# Big Lake

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**WE SELL BIG LAKE!!**

Providing the following services  
Here at Big Lake:

1. We proudly offer a large selection of excellent cabins and waterfront lots for sale.

2. Appraisal Services.

Call us before you buy or sell!  
Our experience can save you money either way!



18156 Hwy 56  
Mound City, MO 64470  
(660) 442-3177

1711 Oregon St  
Hiawatha, KS 66434  
(785) 742-4580

1708 Prarie View RD Suite B  
Platte City, MO 64079  
(816) 219-3010

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ALL WEATHER GRAVEL	
DIRT ROADS	
WATCH THE RAILROAD CROSSINGS — LOTS OF FAST TRAINS	
NO WAKE AREAS	
<b>GUIDE TO BIG LAKE ADDITIONS</b>	
HOLSTINE	
MALLARD LANE	
STATE PARK	
ALPINE BEACH	
HALLS ADDITION	
RICHARDS	
CHANEY	
SCHOONOVER	
DANBURY	
LINDAMOOD	
DOPP	
FURRY FARM	
HENRY'S LAKEVIEW	
RUNWE	
CHESHIRE	
RAMSEY	
FIELDS SHADY REST	
MOBILE LANE	

