

# 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

1708 Prairie View Rd, Suite  
B Platte City, MO 64079  
(816)-219-3010

[www.BarnesRealty.com](http://www.BarnesRealty.com)

# 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**

## #13 309 Mallard Lane, Big Lake, MO

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**



## #16 312 Lake Shore Drive, 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 consists of 1-2 bedrooms as one bedroom can function as an upper level living room. Lower level consists of a lake-side family room, ¾ bath with an all-tile massage shower, additional laundry hookups and a 2-car garage with concrete floor! Great investment opportunity at this low price!!

**Price: \$225,000.00**





# FOR SALE

## #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



## #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**

## #10 337 Mallard Lane, Big Lake, MO

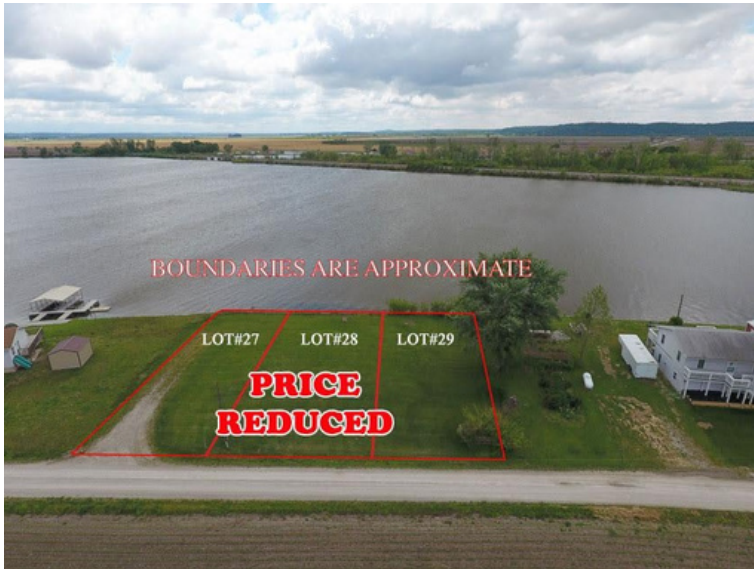
The possibilities are endless on this oversized waterfront lot with concrete slab, city water, septic, & power! Consisting of over 80+ feet of shoreline on the BEST water depth and location that Big Lake has to offer, lots like this don't come on the market very often as this one hasn't been available for sale since 2001! Includes a concrete boat ramp, seawall, multiple docks!

**Price: \$99,500.00 Total**





# 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!**

## #7 199 Lindamood Dr. Big Lake, MO

Great furnished two-bedroom, one bath cabin with an awesome lakeside deck to watch the sunrise in the mornings that also has amazing shade from the hot sun in the afternoon! BRAND NEW Everlast seawall, tons of rocked off-road parking with an electric hook-up for your camper guests! This cabin is located on a dead-end road and that definitely makes for less traffic and dust!

~~Price: \$165,000.00~~

**PRICE REDUCED: \$159,500.00**



## #3 133 Lake Shore Dr. Big Lake, MO 64437

Adorable recreational property now available! Don't miss out on this elevated 2 bedroom, 1 bath FULLY furnished including appliances, furniture, home decor, bedding, linens right down to the kitchen utensils! All you need is your overnight bag this cabin is ready! Located on Hwy 111, no gravel and walking distance to Big Lake State Park, a free public boat ramp and just 11 miles from Loess Bluffs Wildlife Refuge. Forget something? Walk right over to the Dock Stop General Store for food, beer, bait supplies and more! This cabin currently stays busy even during these Winter months with guests as an Airbnb rental and has great potential to continue being income producing. You could even use it when you want and make it income producing when you are not! Summer month lake season, hunting season or just "lake time" the possibilities are endless!

~~Price: \$112,000.00~~

**PRICE REDUCED: \$107,000.00**



# FOR SALE



## **#1 124 Stanton Dr. Big Lake, MO 64437**

Here is a newly constructed, elevated cabin that has the electrical & plumbing started, insulation, wall coverings, metal roof, new septic system, & wraparound deck all on a nice quiet cove & dead end road! Won't take much to finish exactly how you want!

**Price: \$125,000.00**



# FOR LEASE

## 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 ¾ bath!

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

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



## 150 Ramsey Addition, Big Lake, MO

### Lots 27, 28 & 29

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!

**Lease: \$4,500.00/per lot + utilities**

**6/Mo Lease**

## #24 27' Lot 3 & all Lot 4; Lindamood Add. Big Lake, MO 64437

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!

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



Barnes Realty also specializes in farmland sales. You can find our farmland listings at [www.barnesrealty.com](http://www.barnesrealty.com) along with our other offerings. If the Internet is not convenient, or if you'd just like to talk to someone, don't hesitate to call 1-660-442-3177. Our web site and marketing efforts put us in contact with many people each week. If you are thinking of buying or selling, we offer a professional service and confidentiality in each real estate transaction we complete.

*THANK YOU FOR CHOOSING **BARNES REALTY***

Even though we try to keep our brochures updated with our newest listings and current prices, our inventory changes constantly. Therefore, even if you don't see anything on this brochure that sparks your interest, **CALL US TODAY**, as we may have just listed exactly what you are looking for!

[www.BarnesRealty.com](http://www.BarnesRealty.com) • 1-660-442-3177



Scan to visit our website!



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

[www.BarnesRealty.com](http://www.BarnesRealty.com)



# Big Lake

www.barnesrealty.com



**WE SELL BIG LAKE!!**

Providing the following services  
Here at Big Lake:

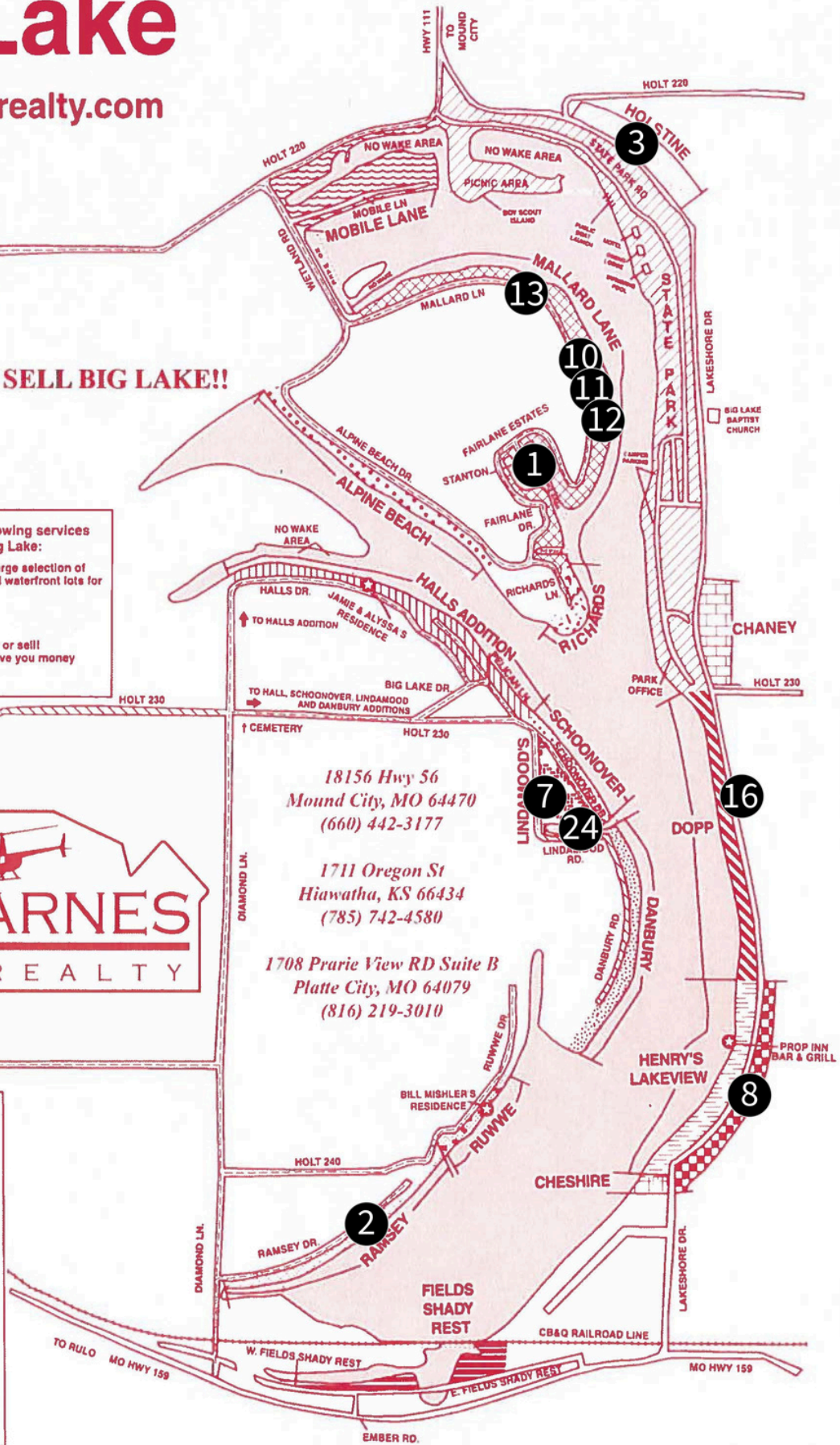
1. We proudly offer a large selection of excellent cabins and waterfront lots for sale.

2. Appraisal Services.

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



PAVED ROADS	
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	
FURBY FARM	
HENRY'S LAKEVIEW	
RUNWE	
CHESHIRE	
RAMSEY	
FIELDS SHADY REST	
MOBILE LANE	



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