

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

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 REDUCED: ~~\$175,000.00~~

160,000.00



#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

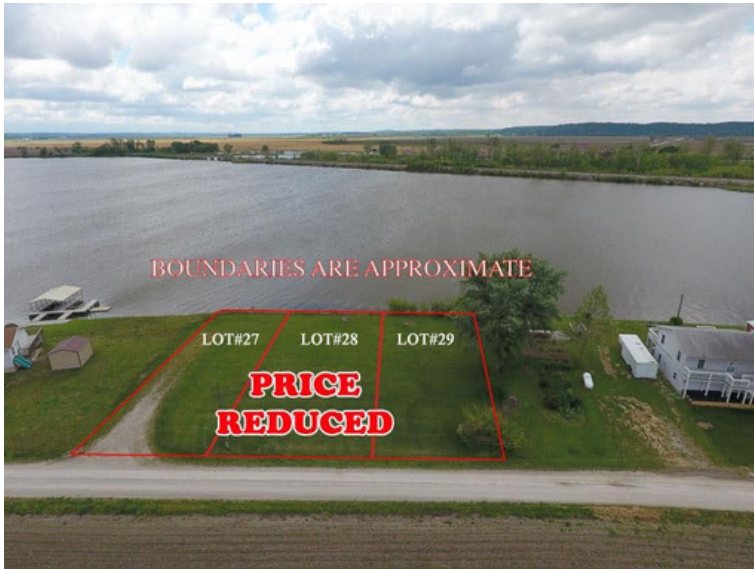
#3 242 Ramsey Dr, Big Lake, MO 64437

Located on the west side on a dead end road, this 3-bedroom 2-bath elevated lake house offers great seclusion & afternoon shade! All updated within the last year so it's move-in ready for its new owners!!

Price: \$179,000.00



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!

#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: \$167,900.00



#7 426 Lake Shore Dr, Big Lake, MO 64437

This STUNNING 2+ bedroom 3+ bath custom, quality built home on 1.5 lakefront lots are what dreams are made of! Includes highway frontage, a 4,500lb elevator, wood burning fireplace, all concrete drive, and priced fully furnished! Built with low maintenance materials, the property still looks & feels brand new & you're able to enjoy the lake without all the work!

Price: \$425,000.00

PRICE REDUCED: \$395,000.00

FOR SALE

#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



SOLD



337 Mallard Lane

Prime spot with the best water depth Big Lake has to offer and the sun to your

back in the afternoon! It doesn't get any better than this! Includes an asphalt drive, concrete boat ramp, seawall, multiple docks & aluminum Shore Station HYDRAULIC boat hoist

SOLD

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 $\frac{3}{4}$ 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



FOR LEASE



493 Lake Shore Drive, Big Lake, MO

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12- Month Lease: \$1,325.00/Month

Barnes Realty also specializes in farmland sales. You can find our farmland listings at 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!

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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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| PAVED ROADS | |
| ALL WEATHER GRAVEL | |
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| WATCH THE RAILROAD CROSSINGS — LOTS OF FAST TRAINS | |
| NO WAKE AREAS | |
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