

# 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



## #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**

## #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



## #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!**

## #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**



## #10 114 Mobile Ln, Big Lake, MO 64437

This stunning lake lot is ready to go with all brand new amenities that include a 30'x30'5" concrete slab, 3 septic tanks, city water, power & high speed fiber internet!

(2023 camper available for sale separately)

Don't wait, call today to start enjoying your weekend getaway!

**Price: \$64,500.00**

# 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**

## #1 628 Tubbs Ave. Big Lake, MO 64437

Awesome modern FURNISHED 4-bedroom, 2-bath lakefront home on an oversized lot resting on one of the widest parts of Big Lake with nothing short of an incredible view. Property is located on a short dead-end road just off HWY 111, ensuring less traffic & little dust! This set up includes an above ground pool, beautiful landscaping and a newer vinyl seawall with front steps to walk down to a sandy bottom right into the lake! Your lake toys are a breeze with dock and solar powered lifts. These types of cabins don't come available often so if you are looking for an incredible second home or a new primary residence, this is it!

**Price: \$295,500.00**



# 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**



## #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**

## #11 341 Mallard Lane, Big Lake, MO 64437

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!

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



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.

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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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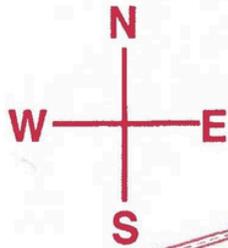


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# Big Lake

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!



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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WATCH THE RAILROAD CROSSINGS — LOTS OF FAST TRAINS	
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STATE PARK	
ALPINE BEACH	
HALLS ADDITION	
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CHANEY	
SCHOONOVER	
DANBURY	
LINDAMOOD	
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