



**#16 312 LAKE SHORE  
DRIVE, BIG LAKE, MO 64437**  
*For Sale*

Here is a nice, 2-story log sided cabin on TWO lakefront lots that is completely remodeled (including HVAC & plumbing). 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 lakeside family room,  $\frac{3}{4}$  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!!



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)

# PROPERTY FEATURES

**Price:**

~~\$225,000.00~~

**FALL SPECIAL! \$195,000.00**

**School District:**

Craig R-III

**Exterior:**

Wood log siding/metal roof

**Other Features:**

- Hwy access-NO GRAVEL!
- Concrete Seawall
- Private concrete boat ramp
- Asphalt private circle driveway
- Walking distance from Big Lake State Park
- Walking distance from public swimming pool
- Beautiful wide main lake view!
- Good water depth

**Listing Agent:**

Alyssa Barnes (660) 851-1171 or Alyssa@barnesrealty.com

**Broker Participation:**

Barnes Realty Company, as listing Broker, is working on behalf of the Seller as a Seller's Agent

**Bedrooms:**

2

**Taxes:**

2023 Taxes were \$512.55

**Sewer:**

Septic tank

**Baths:**

2

**Lot Size:**

Approx. 120' x 155'

**Water:**

City



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

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 The listing may be withdrawn with or without approval.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



# PHOTOS



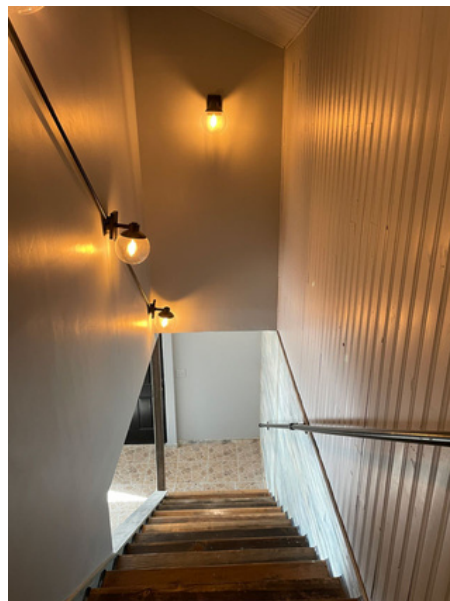


# PHOTOS





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# PHOTOS



# AERIAL PHOTOS

## Tax Map:

