



**#13 309 MALLARD LANE,
BIG LAKE, MO 644377**
For Sale

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!

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



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

Barnesrealty.com

PROPERTY FEATURES

Price:

~~\$225,000.00~~

**PRICE REDUCED: ~~\$175,000.00~~
160,000.00**

Year Built:

2023

Heat/Cooling:

Electric heat/air wall mount unit

Other Features:

- Private concrete boat ramp
- Includes dock & 2 jet ski lifts
- Camper hookups
- Mature trees
- Private drive
- Nice sized level yard for plenty of parking and activities
- Located on the west side with sun to your back in the afternoon shading the lake side

Listing Agent:

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

Bedrooms:

1

Taxes:

2023 Taxes were \$412.00

Sewer:

1,000 gallon heavy duty poly septic tank

Baths:

1

Lot Size:

Approx. 170' x 75'

Foundation:

Concrete slab

NEW cosmetic updates with newly painted trim, landscaping, & painted interior!!



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

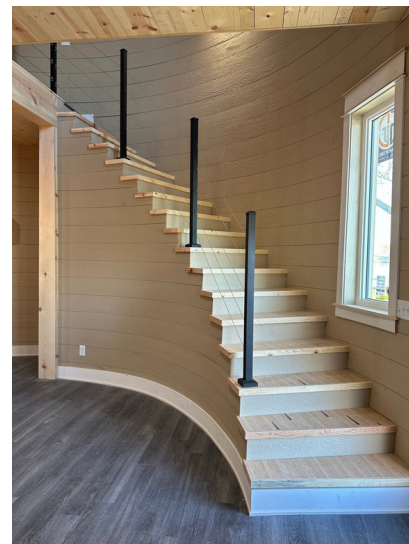
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RICK BARNES, BROKER, BARNES REALTY COMPANY, 18156 HWY 59, MOUND CITY, MO 64470 PHONE NUMBER: 1-660-442-3177.

PHOTOS



PHOTOS



PHOTOS



AERIAL PHOTOS

Tax Map:

