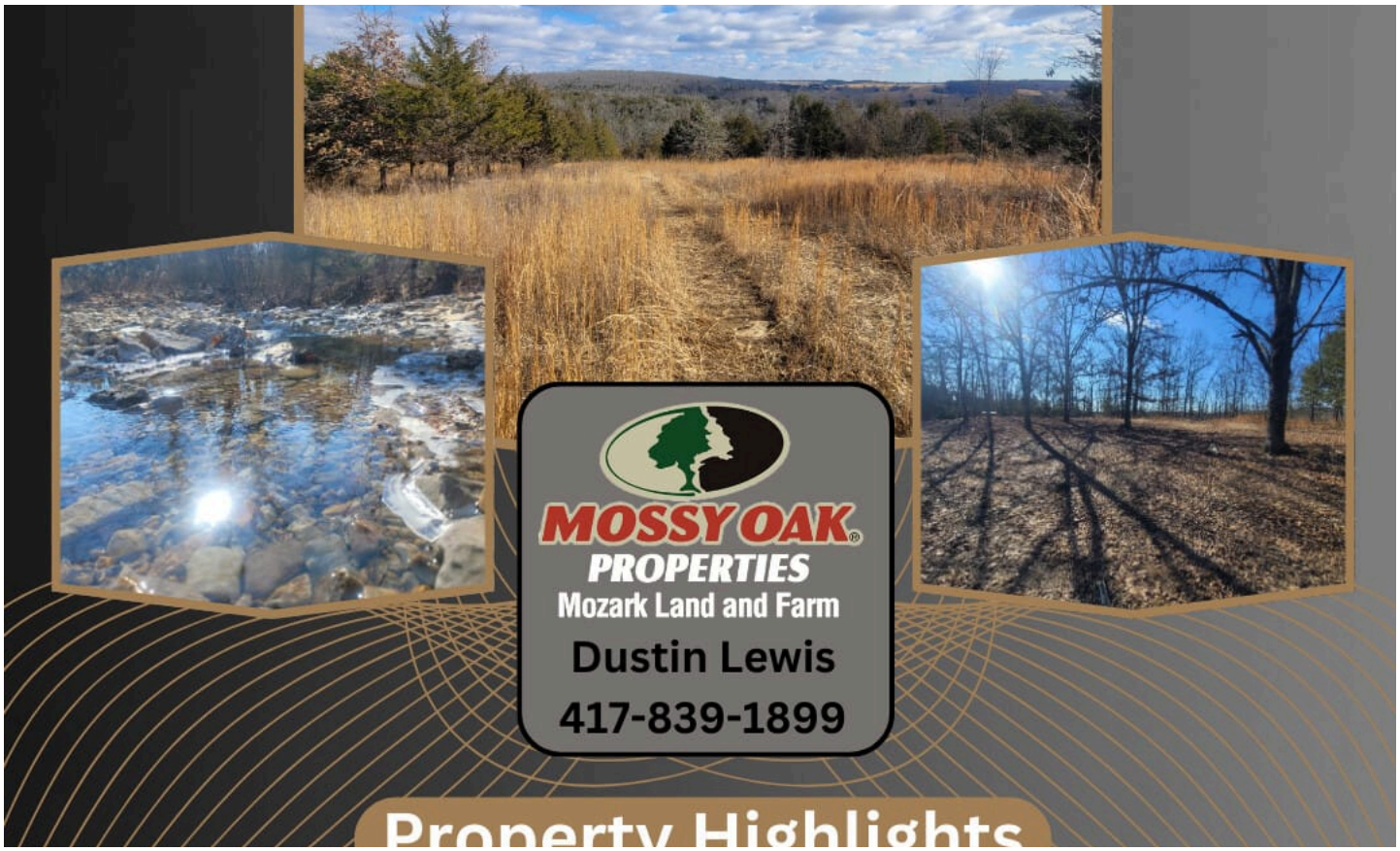
Recreational Delight
361 Hickory Flat Road
Ava, MO 65608

$750,000
265± Acres
Douglas County



SUMMARY

Address
361 Hickory Flat Road

City, State Zip
Ava, MO 65608

County
Douglas County

Type
Hunting Land, Recreational Land, Residential Property, Horse Property, Single Family

Latitude / Longitude
36.775719 / -92.686939

Dwelling Square Feet
1,640

Bedrooms / Bathrooms
3 / 2

Acreage
265

Price
$750,000

Property Website
mossyoakproperties.com

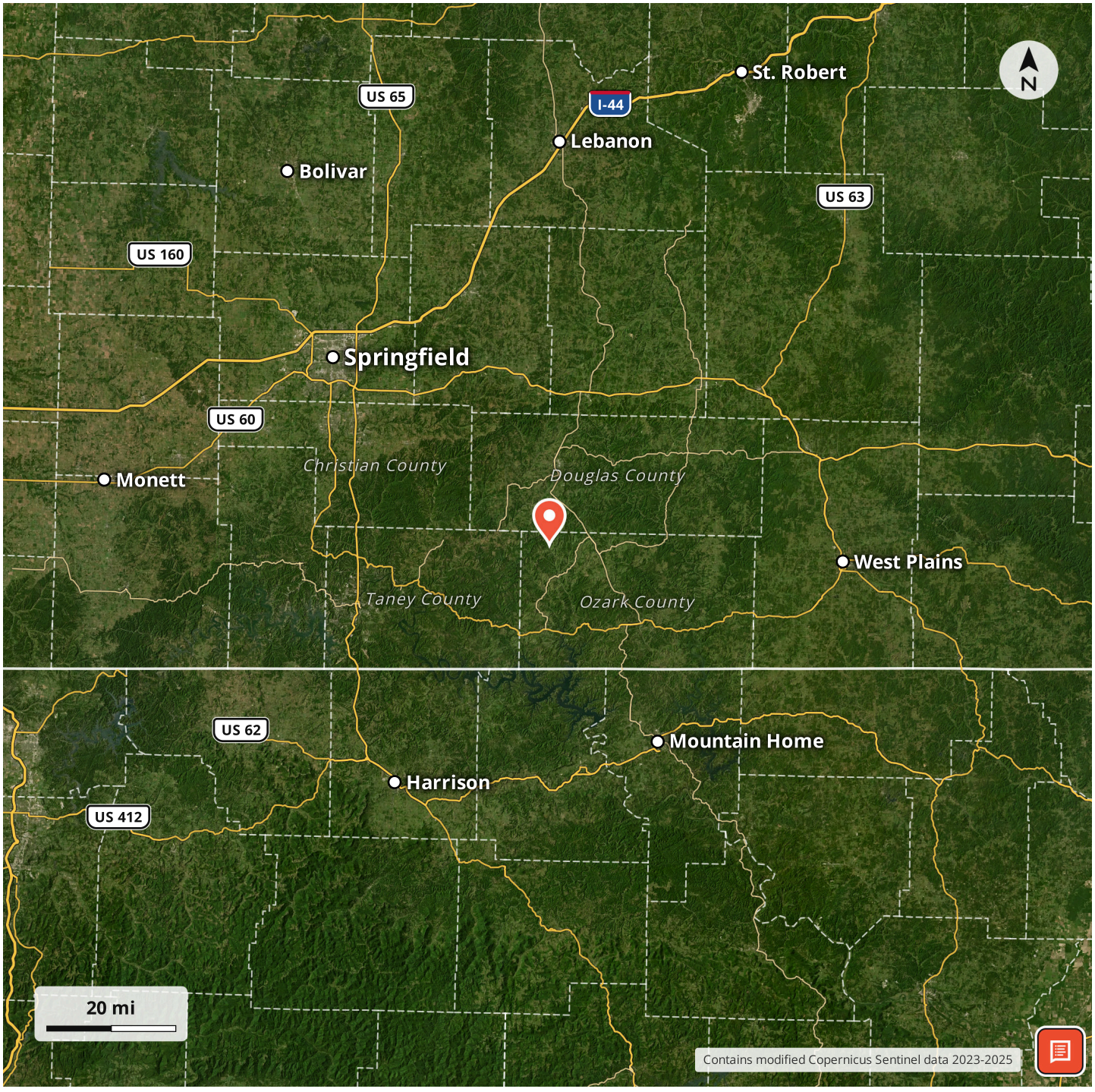
PROPERTY DESCRIPTION

Nestled in the heart of nature, this exceptional 260-acre hunting property offers a sanctuary of privacy and tranquility. The expansive land is a harmonious blend of open pasture and dense woods, creating diverse environments for a variety of outdoor activities and wildlife encounters. One of the most remarkable features of this property is its adjacency to a national forest, providing endless possibilities for exploration and adventure right at your doorstep. This property is a natural wonderland, featuring a serene creek that meanders through the landscape and a tranquil pond. For those who seek adventure and comfort, a well-equipped hunting cabin stands ready to serve as your base camp, with an additional bunk shed for accommodating additional guests. Beyond hunting, the property is ideal for a range of outdoor recreational activities. Whether you prefer hiking or riding ATVs through the wooded trails, bird watching, or simply enjoying the beauty of the natural surroundings, this property has something for everyone. The property is equipped with essential utilities, including onsite power and a well, ensuring convenience for extended stays. Despite its secluded feel, the property is only approximately 30 minutes away from the stunning Bull Shoals Lake, offering additional opportunities for boating, fishing, and water sports. Whether you are an avid hunter, an outdoor enthusiast, or someone seeking a peaceful retreat, this property promises to fulfill your desires and offer countless memories in the great outdoors.

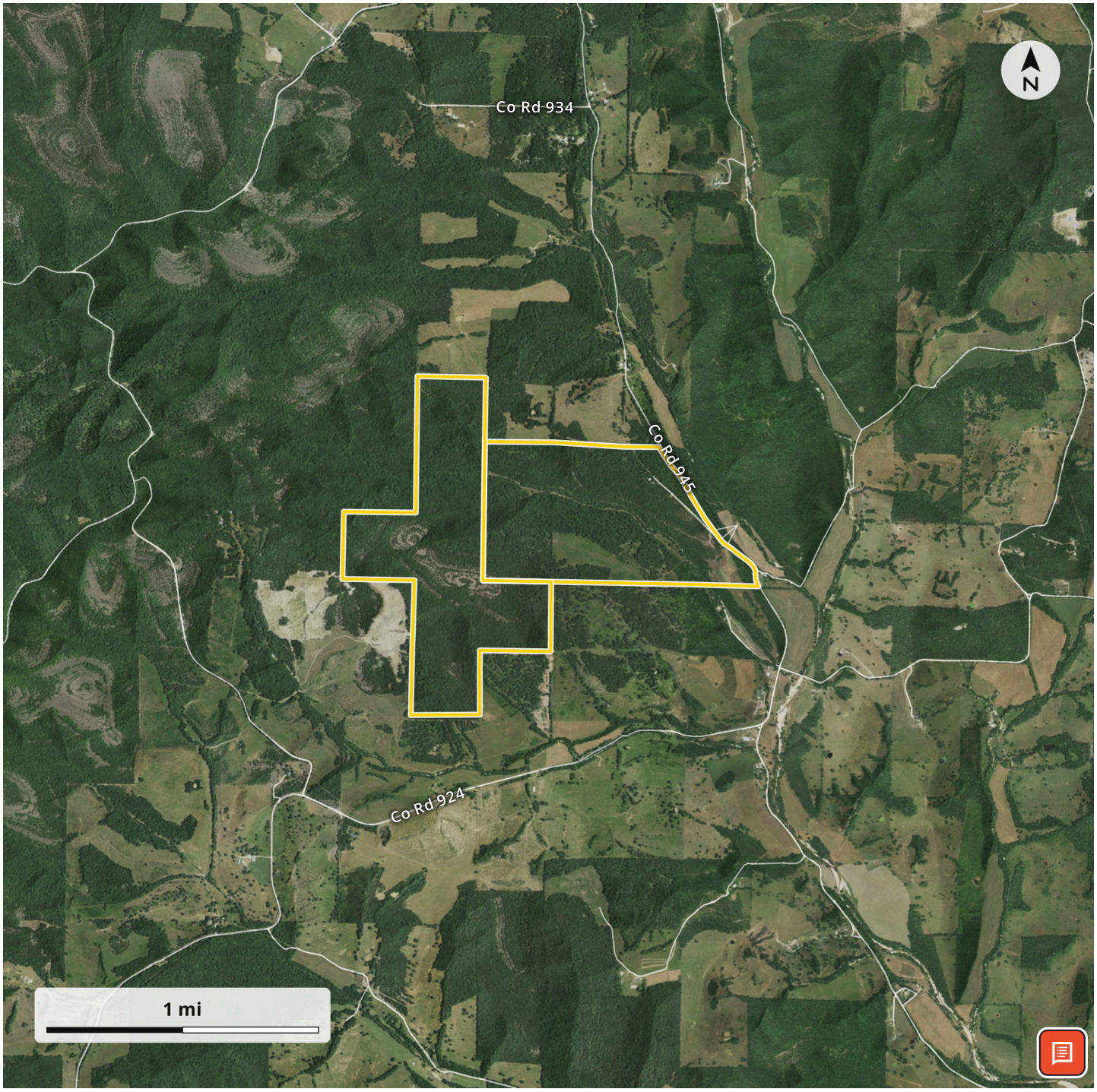
To find out more about this property and others like it call or text Dustin Lewis at 417-839-1899 or email at Dlewis@mossyoakproperties.com

https://www.mossyoakproperties.com/agent/dustin-lewis/

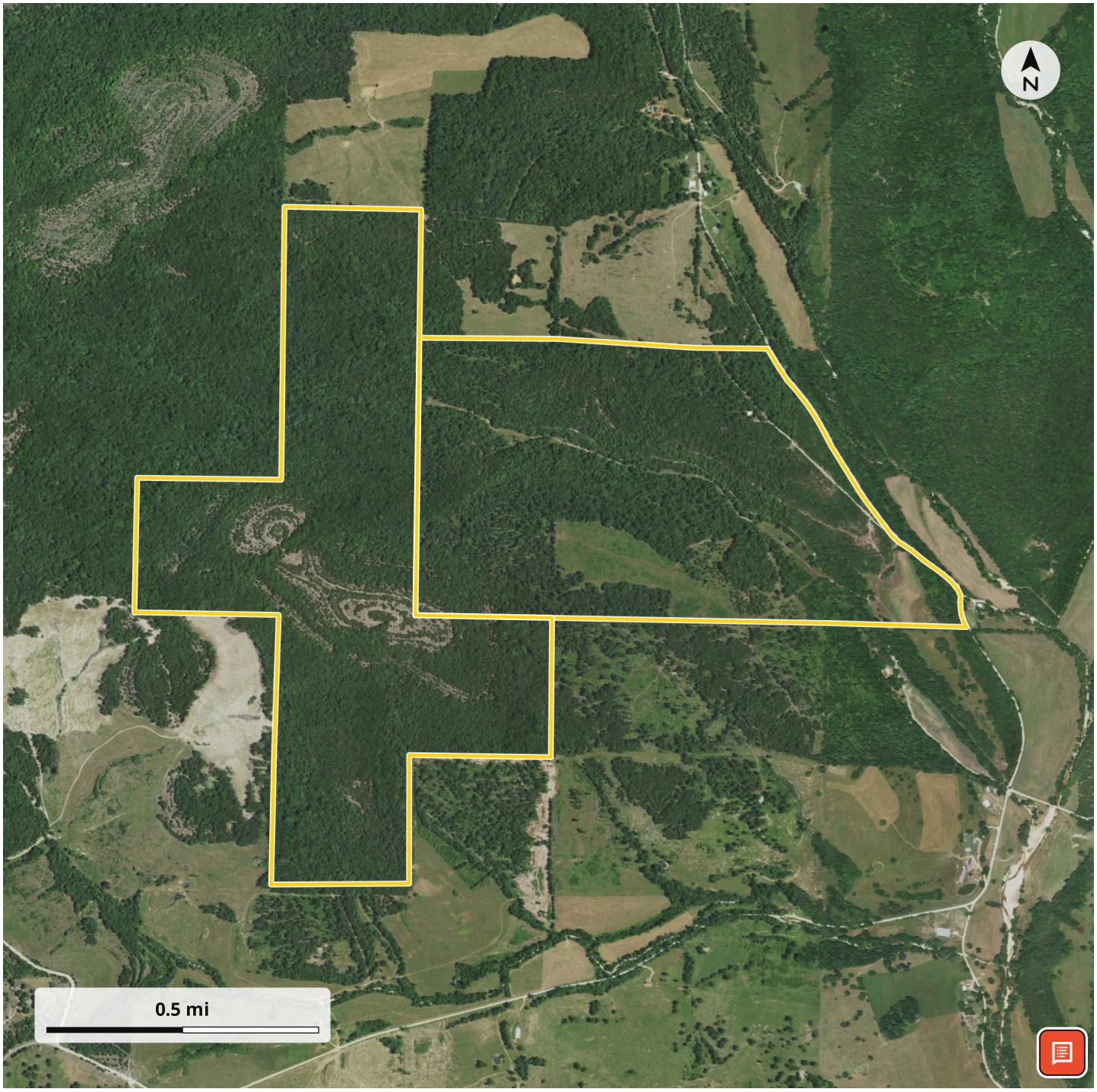
Regional Map



Locator Map



Aerial Map



LISTING REPRESENTATIVE

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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