

THE ULTIMATE RANCH
6152 Co Road O-527
Ava, MO 65608

\$2,475,000
427± Acres
Douglas County

ULTIMATE RANCH FOR SALE

PROPERTY FEATURES

- 427 Acres
- 3+ Acre Lake
- 7 Ponds Total
- 94x100 Stall Barn



THE ULTIMATE RANCH

Ava, MO / Douglas County

SUMMARY

Address

6152 Co Road O-527

City, State Zip

Ava, MO 65608

County

Douglas County

Type

Farms, Single Family, Business Opportunity, Horse Property, Residential Property, Hunting Land, Ranches, Recreational Land

Latitude / Longitude

36.976676 / -92.796365

Taxes (Annually)

\$2,520.71

Dwelling Square Feet

5,180

Bedrooms / Bathrooms

4 / 2.5

Acreage

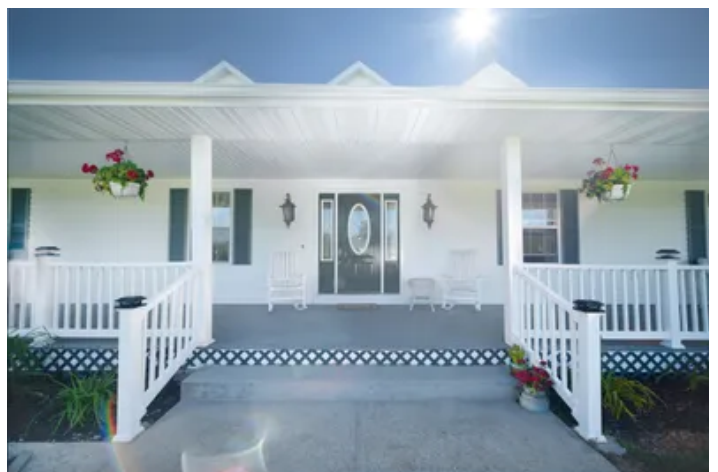
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Price

\$2,475,000

Property Website

<https://mossyoakproperties.com/property/the-ultimate-ranch-douglas-missouri/114562/>



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Ava, MO / Douglas County

PROPERTY DESCRIPTION

THE ULTIMATE RANCH CORNERSTONE: 427 ACRES OF PASTURE, SPRINGS & RANCH LIVING Embrace true ranch life on this magnificent 427-acre working cattle ranch and hunter's paradise. Perfectly balanced for utility, recreation, and privacy, this estate offers everything required for a thriving agricultural operation and a serene homestead, located just 29 miles from the city of Ozark.

PREMIER RANCHING INFRASTRUCTURE

Rotational Grazing: 7 large paddocks alongside several smaller holding traps

Working Pens: Outfitted with robust, functional cattle working pens

Massive Main Barn: Sprawling 94' x 100' stall barn built for livestock

Versatile Shops: Multiple detached workshops positioned throughout the land

ABUNDANT WATER & RECREATION

Water security is unmatched. The landscape features 7 ponds, a creek, and multiple natural springs. The crown jewel is a spectacular 4-acre spring-fed lake stocked with large bass and diverse fish species, serving as a private fishing oasis.

PASTURES, TIMBER & HUNTING

The land transitions from lush cattle pastures to pockets of mature timber. Renowned for wildlife density, this farm delivers premier hunting, with a proven track record for producing large deer and wild turkey.

EXPANSIVE REMODELED HOME

The country home features 2,780 sq ft of main-floor living space with 4 bedrooms and 2.5 bathrooms. Modernized in 2021 with new flooring throughout and kitchen enhancements. A massive, unfinished 2,400 sq ft basement awaits your custom build-out. Experience ultimate privacy and seclusion without isolation.

To find out more about this property or others like it on or off the market call or text Dustin Lewis 417.839.1899 or email at DLewis@mossyoakproperties.com

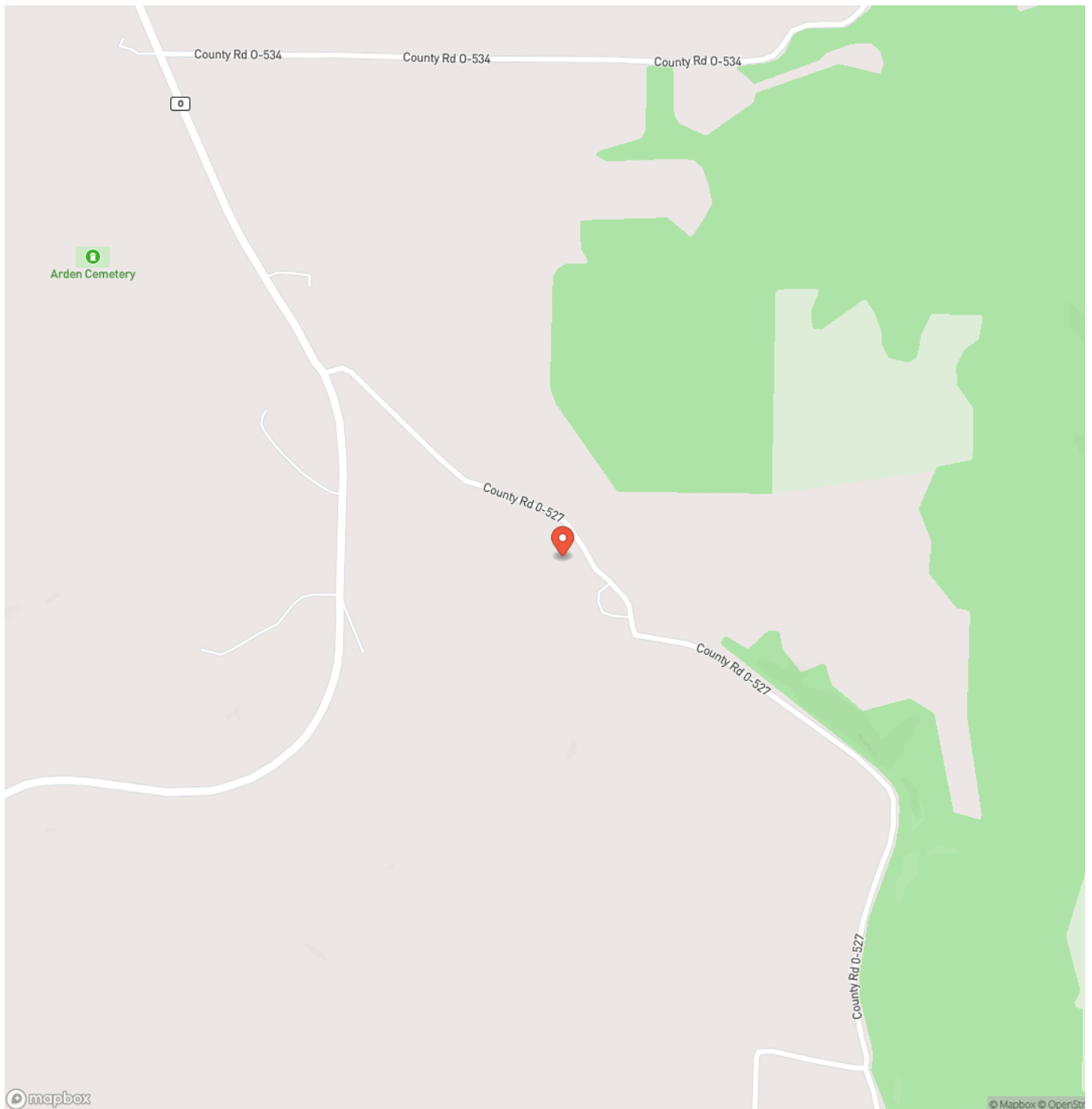
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<https://www.mossyoakproperties.com/agent/dustin-lewis/>

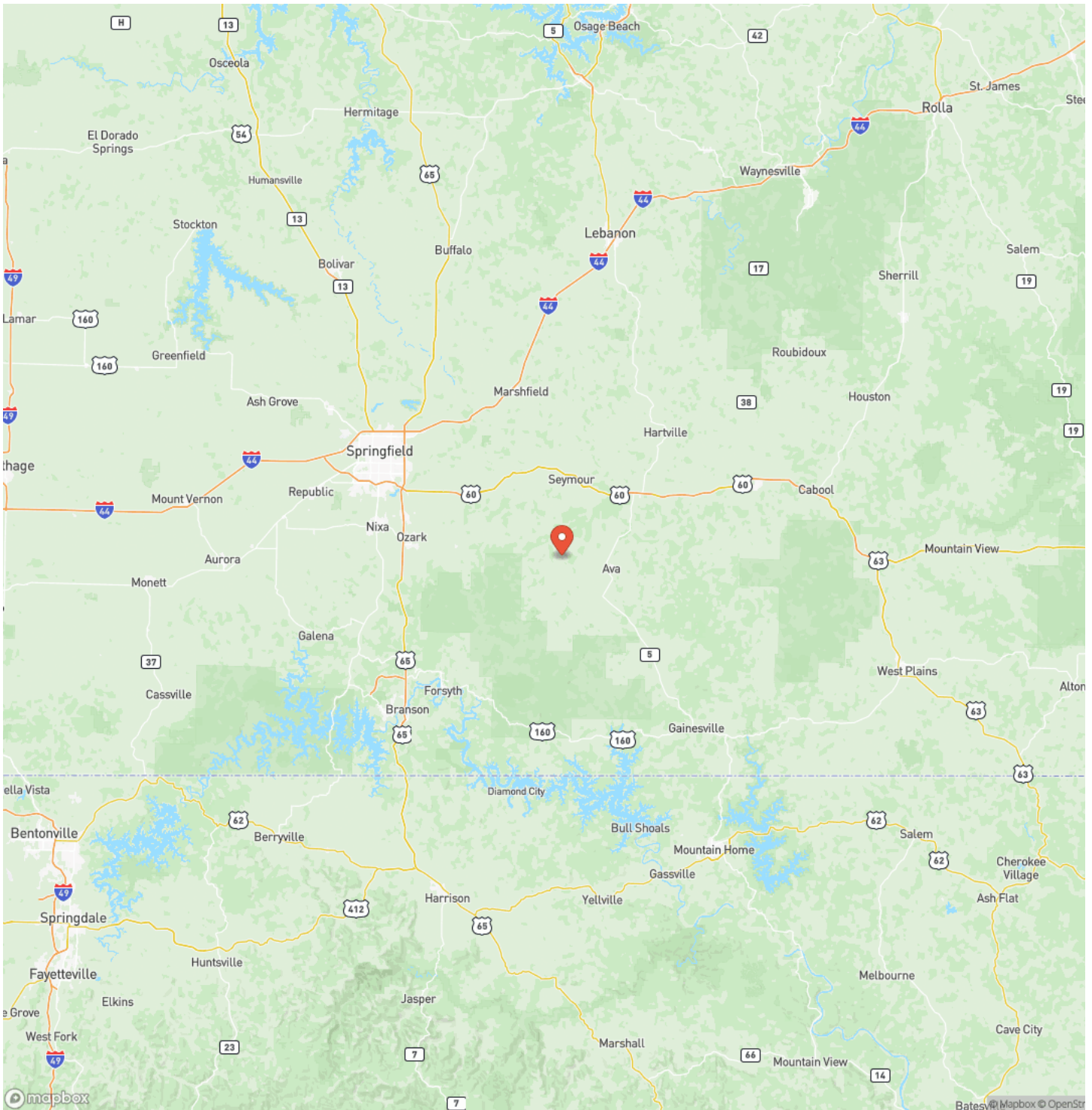
THE ULTIMATE RANCH
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Locator Map



Locator Map



Satellite Map



THE ULTIMATE RANCH
Ava, MO / Douglas County

LISTING REPRESENTATIVE

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<https://mossyoakproperties.com/>

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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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