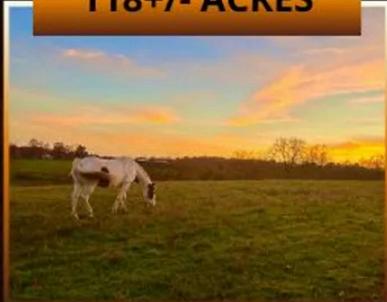


118 Acres of Opportunity - Hunt, Relax, or Call It Home
RR 1 Box 6548
Ava, MO 65608

\$549,500
118± Acres
Douglas County

MOSSY OAK[®]
PROPERTIES
Mozark Land and Farm
Dustin Lewis
417-839-1899

118+/- ACRES



**SHOP WITH
LIVING QUARTERS**



PRIME HUNTING



**118 Acres of Opportunity – Hunt, Relax, or Call It Home
Ava, MO / Douglas County**

SUMMARY

Address

RR 1 Box 6548

City, State Zip

Ava, MO 65608

County

Douglas County

Type

Farms, Horse Property, Single Family, Lot, Undeveloped Land,
Hunting Land, Residential Property, Recreational Land

Latitude / Longitude

36.965346 / -92.792412

Dwelling Square Feet

1025

Bedrooms / Bathrooms

2 / 1

Acreage

118

Price

\$549,500

Property Website

<https://mossyoakproperties.com/property/118-acres-of-opportunity-hunt-relax-or-call-it-home-douglas-missouri/100803/>



118 Acres of Opportunity – Hunt, Relax, or Call It Home Ava, MO / Douglas County

PROPERTY DESCRIPTION

118 Acres of Opportunity - Hunt, Relax, or Call It Home

Escape to your own private retreat with this incredible 118-acre property offering the perfect blend of recreation, comfort, and natural beauty. Whether you're searching for a prime hunting property, weekend getaway, or full-time residence, this versatile land gives you the freedom to make it your own.

At the heart of the property sits a 25' x 45' ICF shop with 8-inch walls, thoughtfully converted into comfortable living quarters. Built with Insulated Concrete Formwork (ICF) construction, the structure provides exceptional durability, energy efficiency, and insulation, making it a modern and reliable living space designed to stand the test of time.

Outdoor enthusiasts will appreciate the abundant wildlife and excellent hunting opportunities throughout the property. A bonus hunting cabin tucked away on the back side of the land provides the perfect spot for additional lodging, hunting camp, or a quiet retreat deep in nature.

The property is also ideal for recreation and exploring. Established trails run throughout the entire acreage, perfect for horses, four-wheelers, or UTVs, allowing you to easily access and enjoy every corner of the land.

Two scenic ponds enhance the landscape, offering peaceful views, wildlife attraction, and additional recreational possibilities.

If you've been looking for a property that combines privacy, adventure, and practicality, this 118-acre retreat delivers endless possibilities.

Looking for more land or a larger home...? Give me a call and I can give you more information about an off-market option as well.

Dustin Lewis [417-839-1899](tel:417-839-1899) or email at Dlewis@mossyoakproperties.com



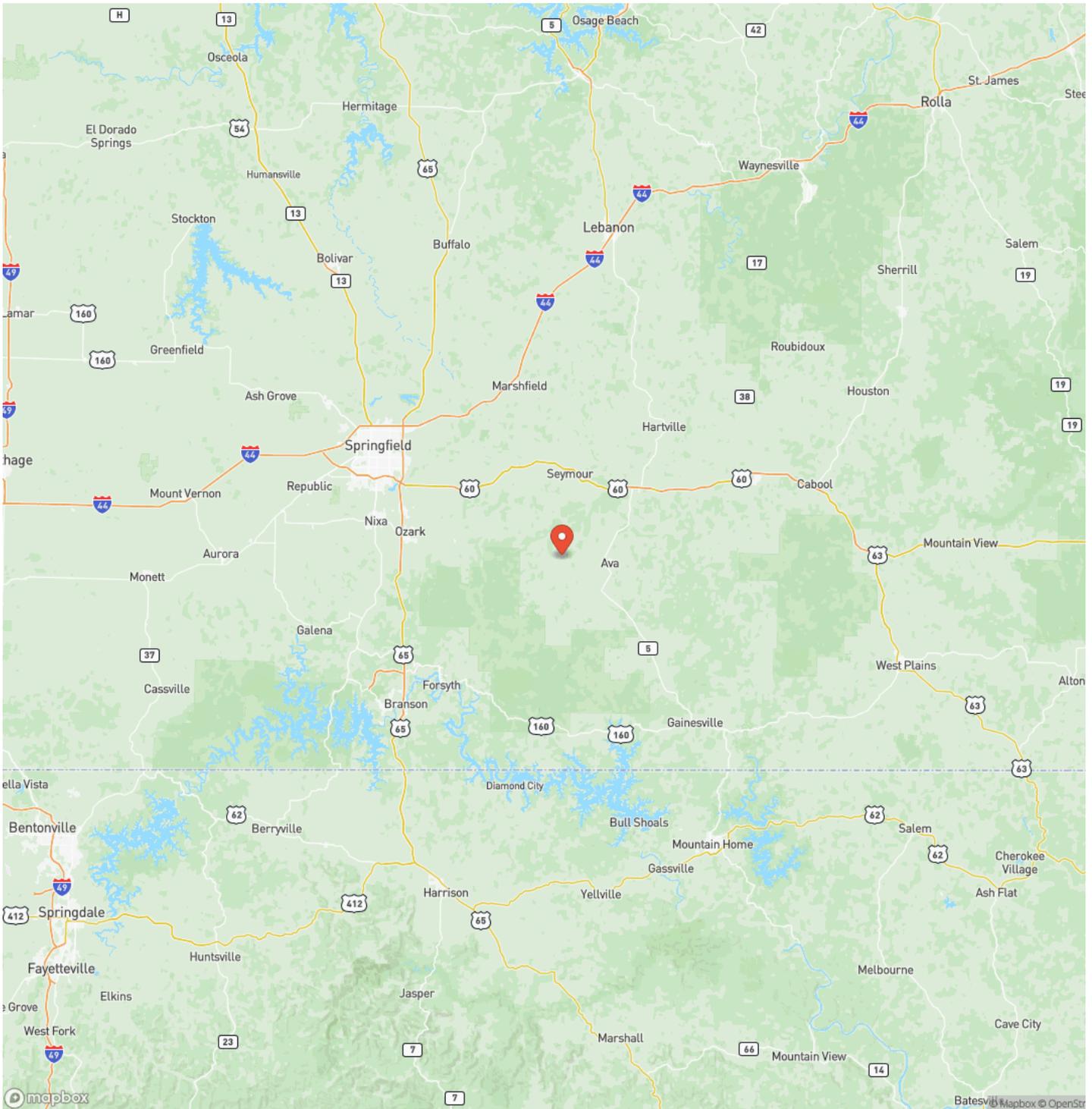
118 Acres of Opportunity – Hunt, Relax, or Call It Home
Ava, MO / Douglas County



Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Mossy Oak Properties Mozark Realty
947 N. Westwood Blvd.
Poplar Bluff, MO 63901
(573) 712-2252
MossyOakProperties.com

