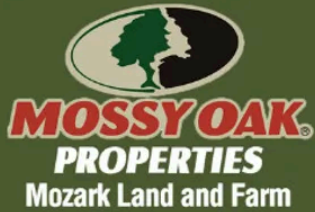


Stunning Ranch  
Route 3 Box 444  
Ava, MO 65608

**\$2,550,000**  
427± Acres  
Douglas County



**DUSTIN LEWIS**  
**417-839-1899**

# STUNNING RANCH

**427 Beautiful  
Acres**

**3+ Acre Spring  
Fed Lake**

**7 Fenced  
Pastures**



## Stunning Ranch Ava, MO / Douglas County

### SUMMARY

#### Address

Route 3 Box 444

#### City, State Zip

Ava, MO 65608

#### County

Douglas County

#### Type

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

#### Latitude / Longitude

36.976637 / -92.796524

#### Taxes (Annually)

\$2,336

#### Dwelling Square Feet

4,872

#### Bedrooms / Bathrooms

4 / 2

#### Acreage

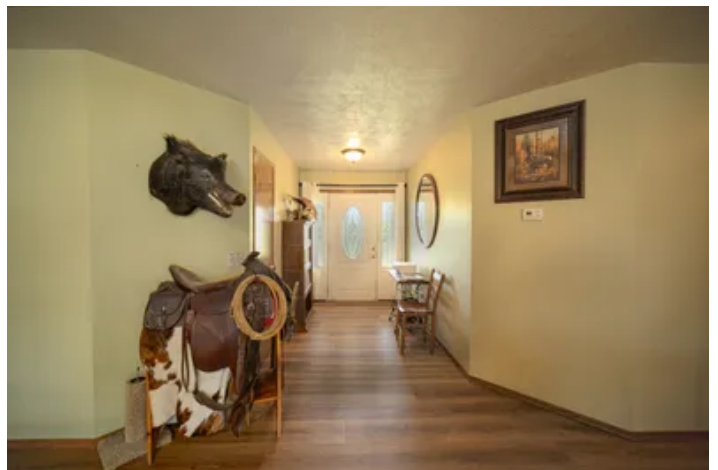
427

#### Price

\$2,550,000

#### Property Website

<https://mossyoakproperties.com/property/stunning-ranch/douglas/missouri/58737/>



**PROPERTY DESCRIPTION**

Are you ready for ranch life living? Look no further than this 427 acres! This property features seven different large paddocks and a few smaller ones. The property has nice cattle working pens, with the main stall barn being 94 x 100. There is no shortage of water with 7 ponds, a creek, and multiple springs on the property. The biggest water source being a spring fed pond approximately 4 acres in size stocked with several species of fish and large bass. There are multiple shops located throughout. The land is mostly pasture with some mature timber for those of you who enjoy hunting. With several large deer and turkey taken off this ranch you'll be sure to enjoy the hunting this farm has to offer. The home located on the property is 2,780 sqft with 4 bedrooms and 2.5 bathrooms on the main floor. There's been a few upgrades that were completed in 2021. Which include new flooring throughout the home and some kitchen upgrades. There's an unfinished basement boasting 2,400 sqft should you want more living area. Seclusion and privacy, but yet only 29 miles to the city of Ozark.

To find out more about this property or others like it on or off the market call or text Dustin Lewis [417-839-1899](tel:417-839-1899) or email at [Dlewis@mossyoakproperties.com](mailto:Dlewis@mossyoakproperties.com)

[https://youtu.be/LBwLrNMfHKI?si=rwyU-Opm\\_DAhwVao](https://youtu.be/LBwLrNMfHKI?si=rwyU-Opm_DAhwVao)

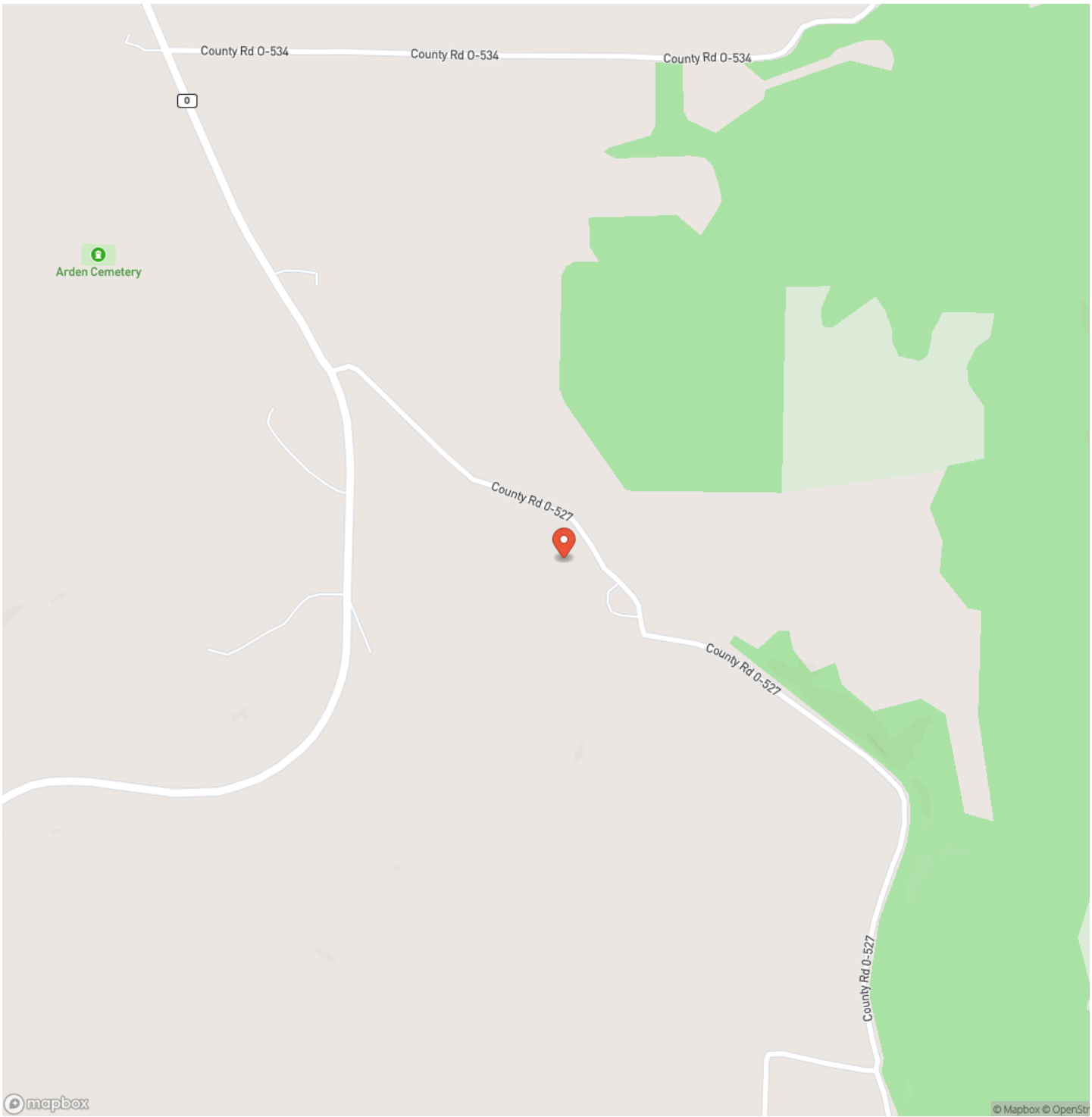
<https://www.mossyoakproperties.com/agent/dustin-lewis/>



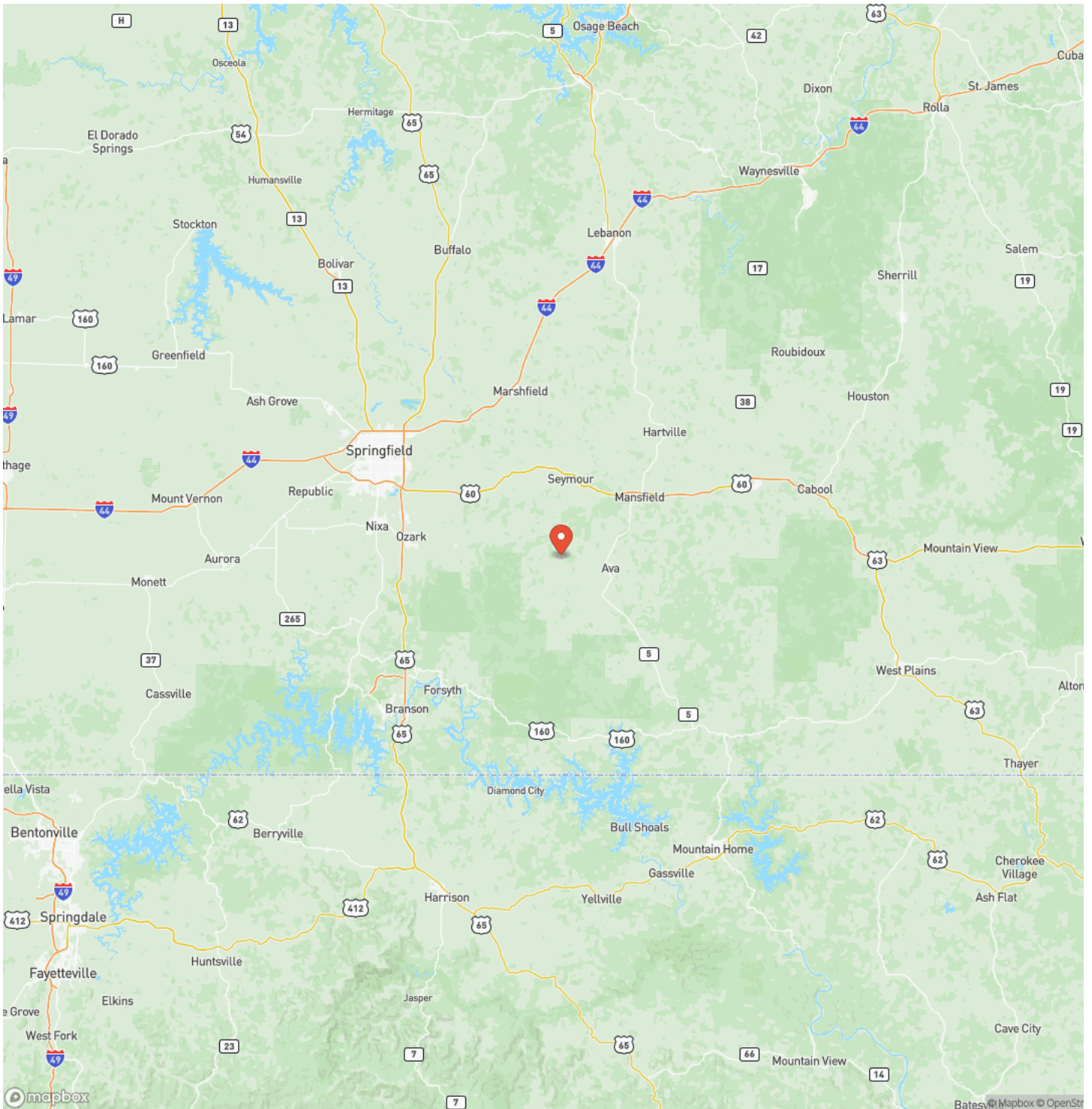
**Stunning Ranch**  
**Ava, MO / Douglas County**



Locator Map



## Locator Map





## Satellite Map



## Stunning Ranch

### Ava, MO / Douglas County

**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Dustin Lewis

## Mobile

(417) 839-1899

## Office

(417) 934-5263

## Email

dlewis@mossyoakproperties.com

## Address

412 W US 60 Ste E

## City / State / Zip

Saddlebrooke, MO 65630

## NOTES

[illegible]



[illegible]

**MORE INFO ONLINE:**  
**MossyOakProperties.com**

## **DISCLAIMERS**

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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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