

Stunning Ranch
Route 3 Box 444
Ava, MO 65608

\$2,550,000
427± Acres
Douglas County



**MOSSY OAK®
PROPERTIES**
Mozark Land and Farm

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/>



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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

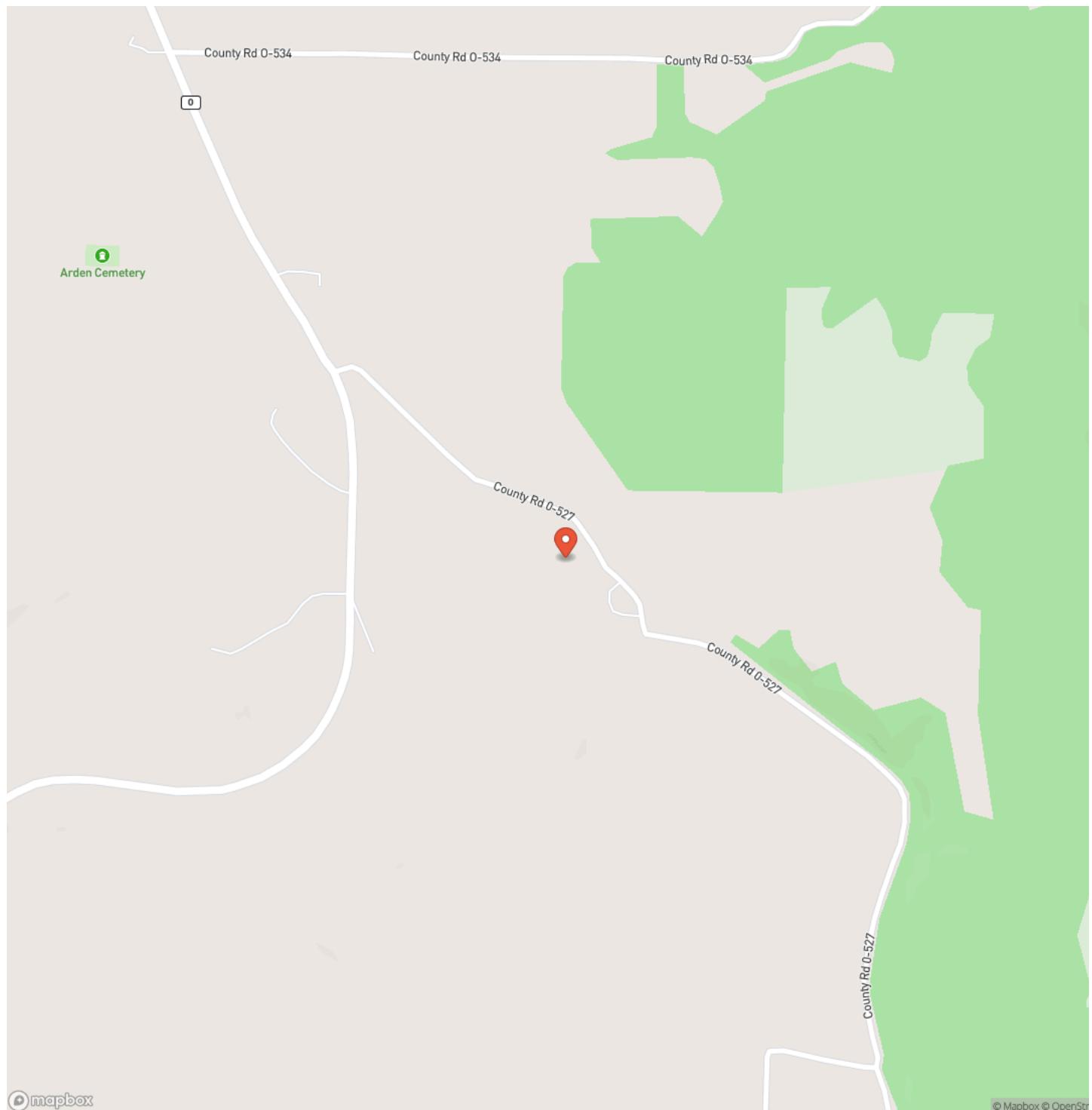
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<https://www.mossyoakproperties.com/agent/dustin-lewis/>

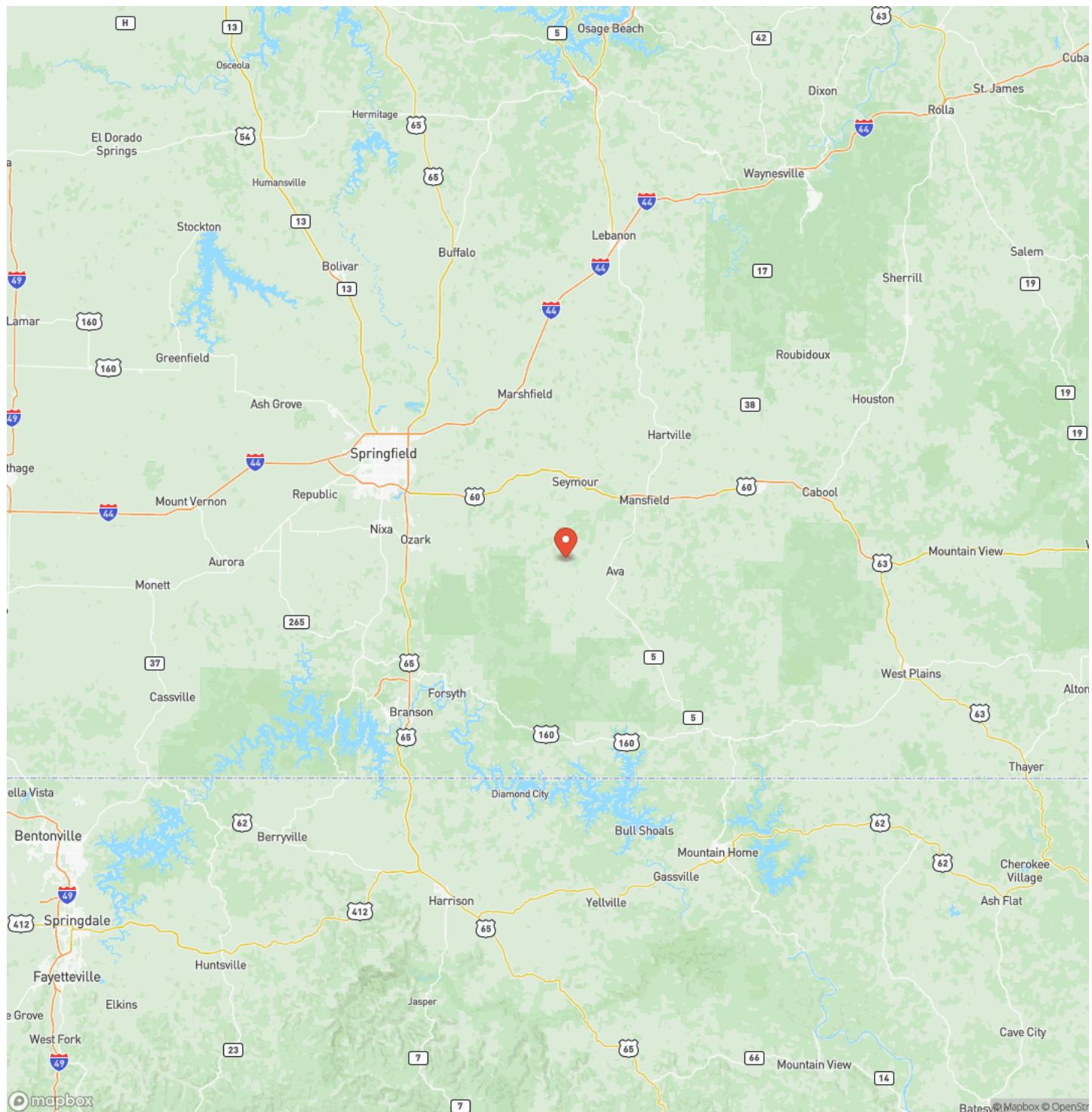
Stunning Ranch
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Locator Map



Locator Map



Satellite Map



Stunning Ranch
Ava, MO / Douglas County

LISTING REPRESENTATIVE
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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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