

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

\$549,500
118± Acres
Douglas County

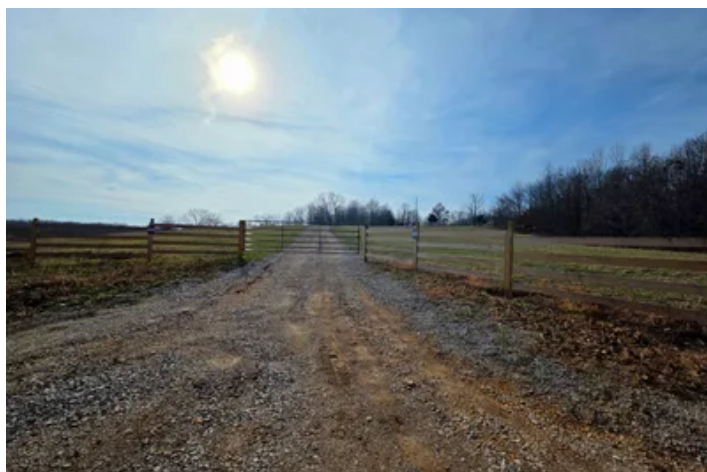


MOSSY OAK[®]
PROPERTIES
Mozark Land and Farm
Dustin Lewis
417-839-1899

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

1,025

Bedrooms / Bathrooms

2 / 1

Acreage

118

Price

\$549,500



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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.

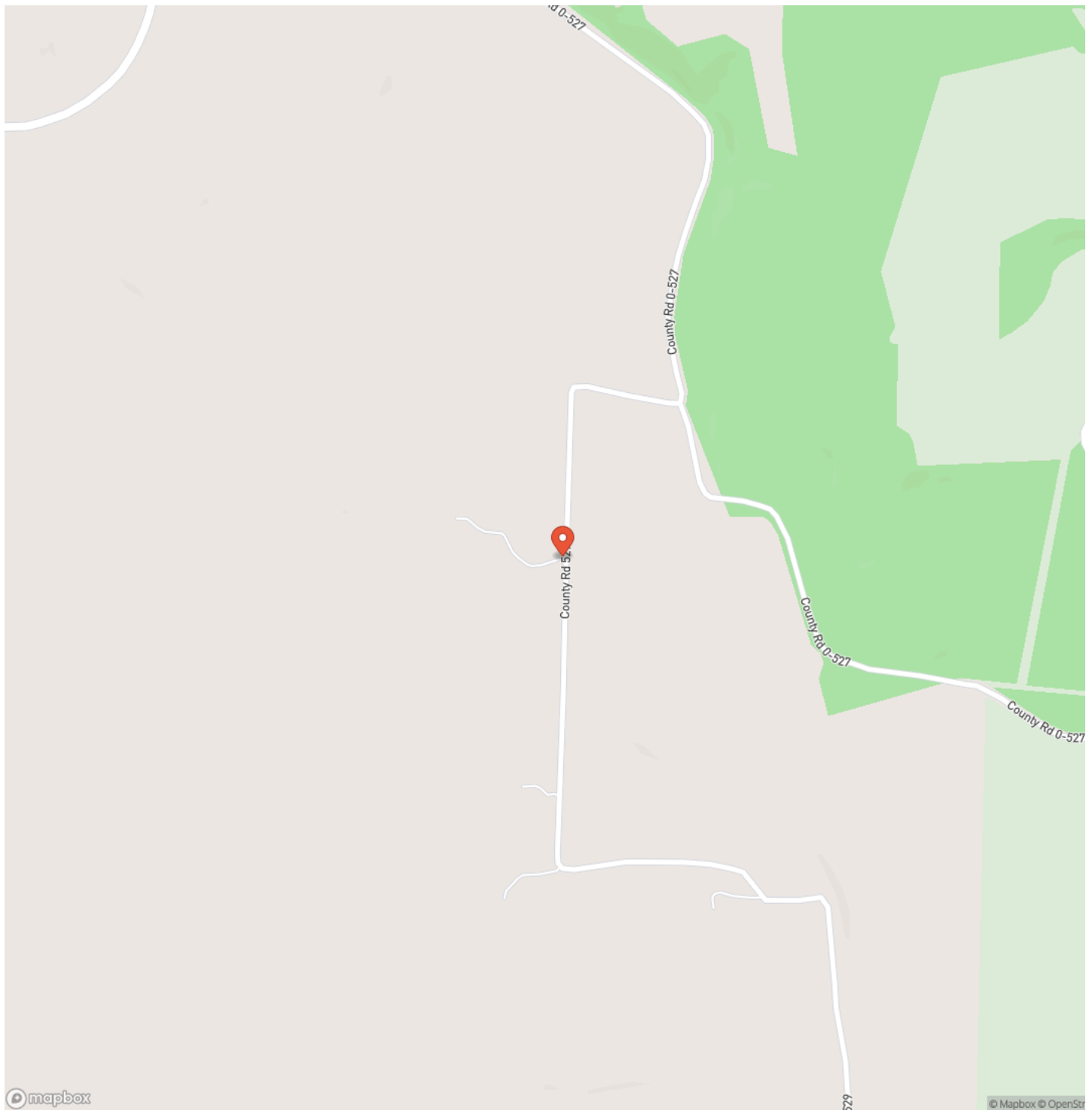
Looking for more land or a larger home...? Give me a call and I can give you more information about an off-market option as well.

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

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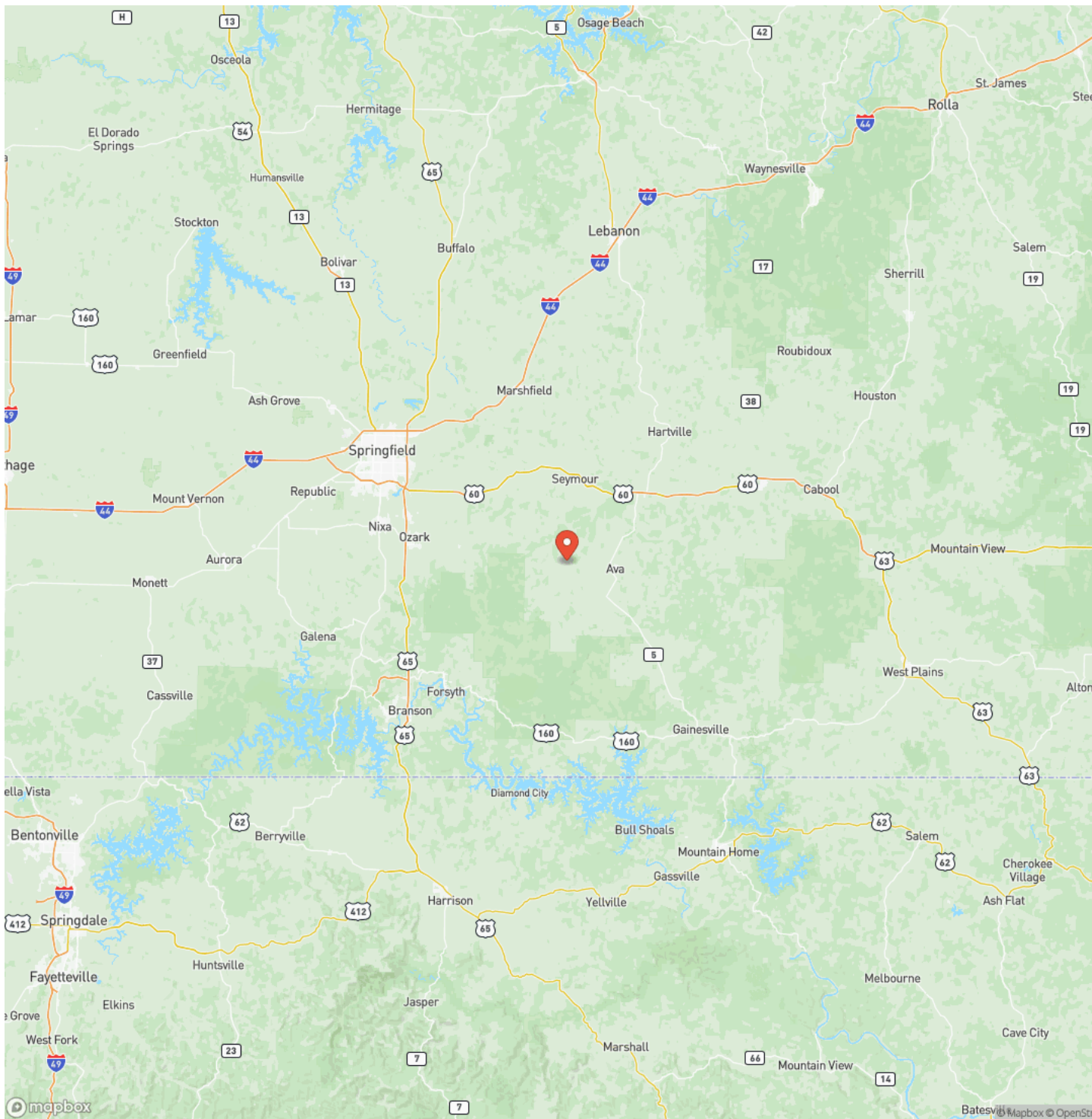


Locator Map



Ava, MO / Douglas County

Locator Map



Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



Representative

Dustin Lewis

Mobile

(417) 839-1899

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(417) 934-5263

Email

dlewis@mossyoakproperties.com

Address

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City / State / Zip

Saddlebrooke, MO 65630

NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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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