

19.42± ACRES
OZARK COUNTY, MO
\$104,490



SMALLTOWN
HUNTING PROPERTIES
& REAL ESTATE™

OFFICE (816) 577-5206 | WWW.SMALLTOWNPROPERTIES.COM

THE OZARK 19.42

PROPERTY PROFILE

LOCATION:

- Rail Hollow
Theodosia, MO 65761
- Ozark County
- 2.2± Miles W of Theodosia
- 12.8± Miles SW of Thornfield
- 18.5± Miles W of Gainesville
- 33.8± Miles S of Ava
- 39.9± Miles NW of
Mountain Home, AR

COORDINATES:

- 36.58825, -92.7168

PROPERTY USE:

- Hunting
- Camping
- Recreational
- Potential Home/Cabin Site

PROPERTY INFORMATION:

- 19.42± Turnkey Acres
- Established Food Plots
- Egyptian Wheat Screening
- Thick Bedding Cover
- Multiple Tree Stands
- Internal Trail System
- Year-Round Pond
- Deer/Turkey/Small Game
- Electricity Available
- Private Road Access
- Peaceful & Private Setting

TAX INFORMATION:

- Parcel # 180516000000001001
- 2025 Taxes: \$9.49



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KIX NELSON

LAND SPECIALIST

C: 417-841-7984

O: 816-577-5206

kix@smalltownproperties.com

4848 Main St. - Flora, MS 39701

smalltownproperties.com

Information is believed to be accurate but not guaranteed.

WELCOME TO THE OZARK 19.42

INTRODUCING THE OZARK 19.42 IN THEODOSIA, MISSOURI. Designed and managed with wildlife in mind, this Ozark County property offers 19.42± acres of outstanding habitat improvements, food sources, water, and access that make it hunt much bigger than its size.

Established food plots planted in clover, alfalfa, and wheat provide year-round nutrition for deer and turkey, while strategically placed Egyptian wheat screening creates secluded travel corridors and keeps wildlife feeling secure. Thick bedding areas, multiple trails, and carefully selected tree stand locations make it easy to access the property without disturbing game. A pond provides a dependable water source that attracts wildlife throughout the year, and the property's balanced mix of cover and open areas creates ideal habitat for mature whitetail deer, wild turkeys, and other native wildlife. Whether you're hunting early season patterns or chasing rut activity, the Ozark 19.42 has been thoughtfully improved to maximize its hunting potential.



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MORE ABOUT THE OZARK 19.42

The stocked pond adds both beauty and recreation to the property, offering a peaceful place to fish or relax. It is stocked with largemouth bass and bluegill, making it a great feature for outdoor enjoyment.

Electricity is already available on the property, presenting the opportunity to build a hunting cabin, weekend getaway, or future home. Private road access provides convenience while maintaining the privacy every outdoorsman is looking for. Properties that have already had the time, effort, and expense invested into habitat improvements rarely come available in this size range. If you're searching for a turnkey hunting property that's ready to enjoy from day one, the Ozark 19.42 deserves a close look.

**Call Kix Nelson today to schedule a private showing
and experience #TheSmallTownWay!**



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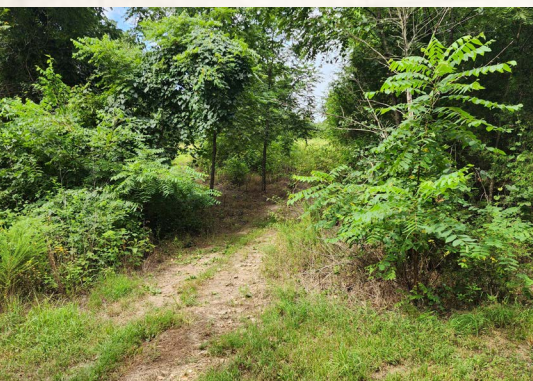
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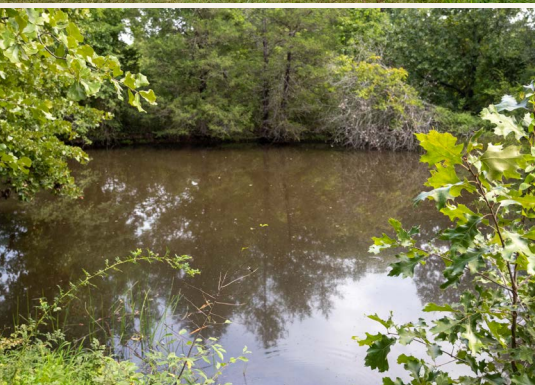
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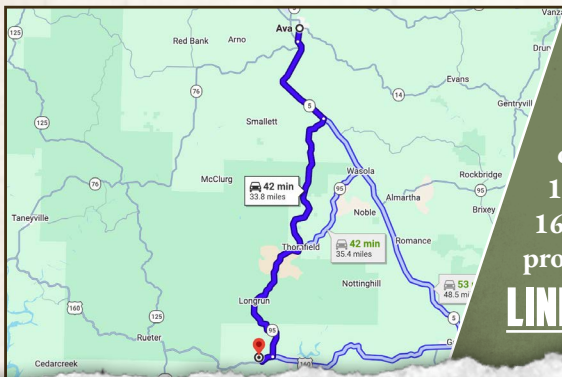
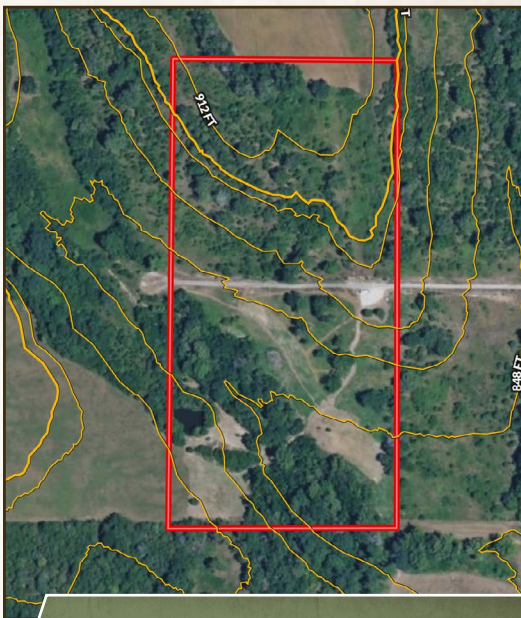
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land id. LINK

TOPOGRAPHY MAP



Directions From Ava, MO: Travel south on MO-5 for 7.9 miles. Turn right onto State Highway JJ and continue for 12.1 miles. Turn right onto MO-95 and proceed south for 11.9 miles. Finally, turn right onto US-160 and continue west 0.9 miles to the property's driveway on the right.

LINK TO GOOGLE MAP DIRECTIONS



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