

229.9 Acres, Timber, Pasture, Electric, Drilled Well, Hay  
Barn, Douglas County  
000 N Hwy  
Ava, MO 65608

**\$750,000**  
229.900± Acres  
Douglas County



**229.9 Acres, Timber, Pasture, Electric, Drilled Well, Hay Barn, Douglas County  
Ava, MO / Douglas County**

**SUMMARY**

**Address**

000 N Hwy

**City, State Zip**

Ava, MO 65608

**County**

Douglas County

**Type**

Farms, Recreational Land, Timberland, Hunting Land

**Latitude / Longitude**

36.836995 / -92.567965

**Acreage**

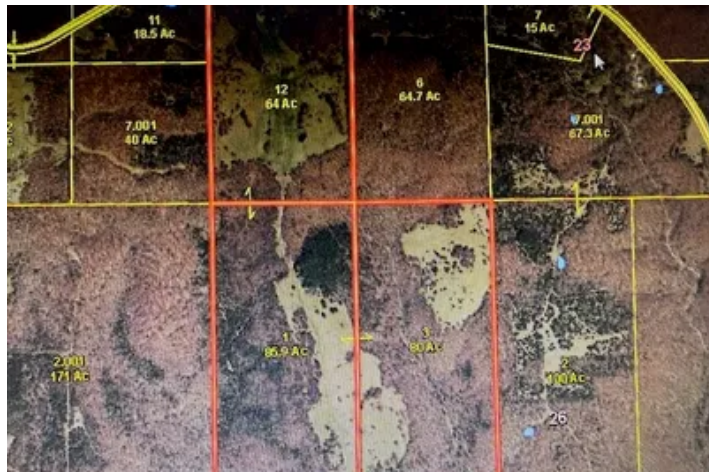
229.900

**Price**

\$750,000

**Property Website**

<https://mossyoakproperties.com/property/229-9-acres-timber-pasture-electric-drilled-well-hay-barn-douglas-county-douglas-missouri/76045/>



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### **PROPERTY DESCRIPTION**

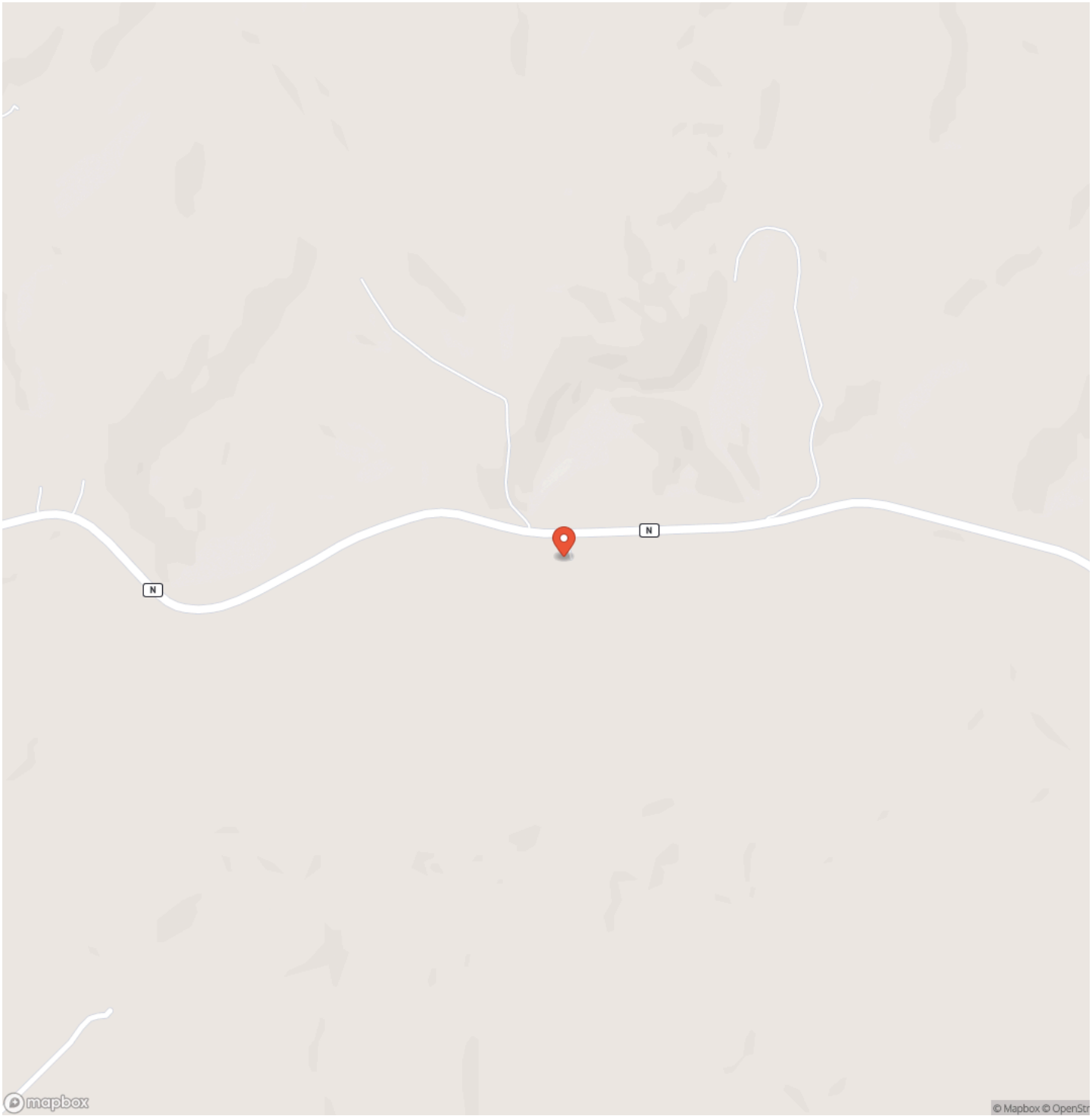
Nestled in the serene Ozarks, 229.9 acre M/L farm offers a unique mix of Pasture Land & Recreational Land With 65% woodland and 35% pasture, it's ideal for hunting, grazing or just enjoying the quietness. The property features young and mature timber, towering pines creating a visual spectacle and wildlife haven for hunting. Enjoy scenic views of the surrounding countryside with rolling hills and inviting bottom lands. The remaining 35% is pasture, previously used for cattle grazing, featuring fields primarily of fescue and orchard grass, 3 ponds cover the property, making it suitable for various agricultural pursuits. Large hay barn, electric on property and drilled well (condition of well is unknown) Located close to Bryant Creek State Park, Rockbridge, Assumption Abby and Bryant Creek in southern Douglas County. There are many beautiful spots to build on.

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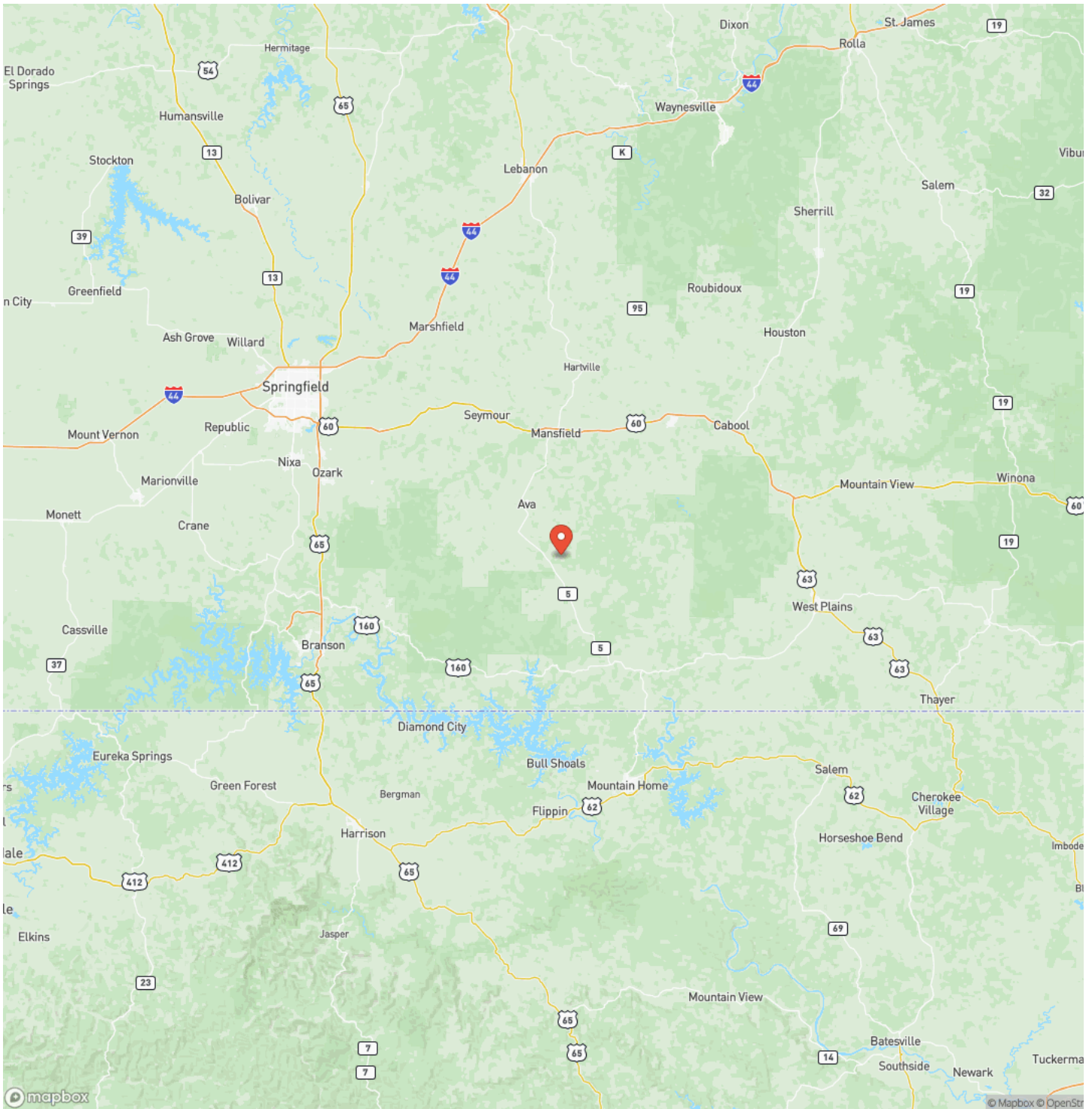


## Locator Map

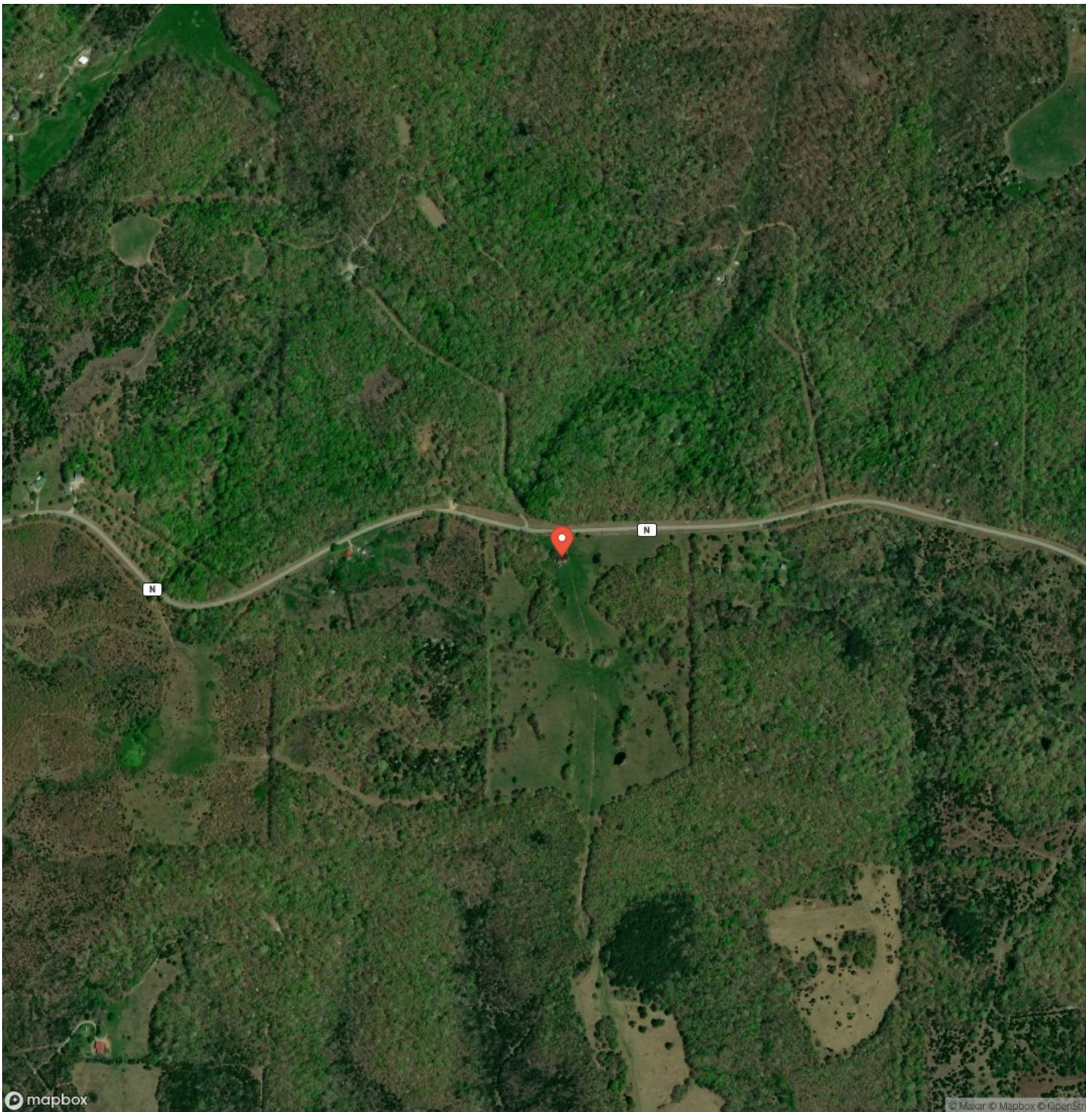


## Ava, MO / Douglas County

## Locator Map



## Satellite Map



**229.9 Acres, Timber, Pasture, Electric, Drilled Well, Hay Barn, Douglas County  
Ava, MO / Douglas County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Linda Francis

## Mobile

(417) 274-0142

## Email

lfrancis@mossyoakproperties.com

## Address

412 W US 60 Ste E

## City / State / Zip

## NOTES



**MORE INFO ONLINE:**

**MossyOakProperties.com**

## This image shows a single sheet of white paper with horizontal blue 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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