

330 Acres, Springs, Ponds, 4Bed/3 Bath, Fenced Douglas
County
239 State Highway Ad
Mountain Grove, MO 65711

\$1,716,800
330± Acres
Douglas County



**330 Acres, Springs, Ponds, 4Bed/3 Bath, Fenced Douglas County
Mountain Grove, MO / Douglas County**

SUMMARY

Address

239 State Highway Ad

City, State Zip

Mountain Grove, MO 65711

County

Douglas County

Type

Hunting Land, Recreational Land, Single Family, Ranches

Latitude / Longitude

37.05464 / -92.243087

Dwelling Square Feet

3,120

Bedrooms / Bathrooms

4 / 3

Acreage

330

Price

\$1,716,800

Property Website

mossyoakproperties.com



330 Acres, Springs, Ponds, 4Bed/3 Bath, Fenced Douglas County Mountain Grove, MO / Douglas County

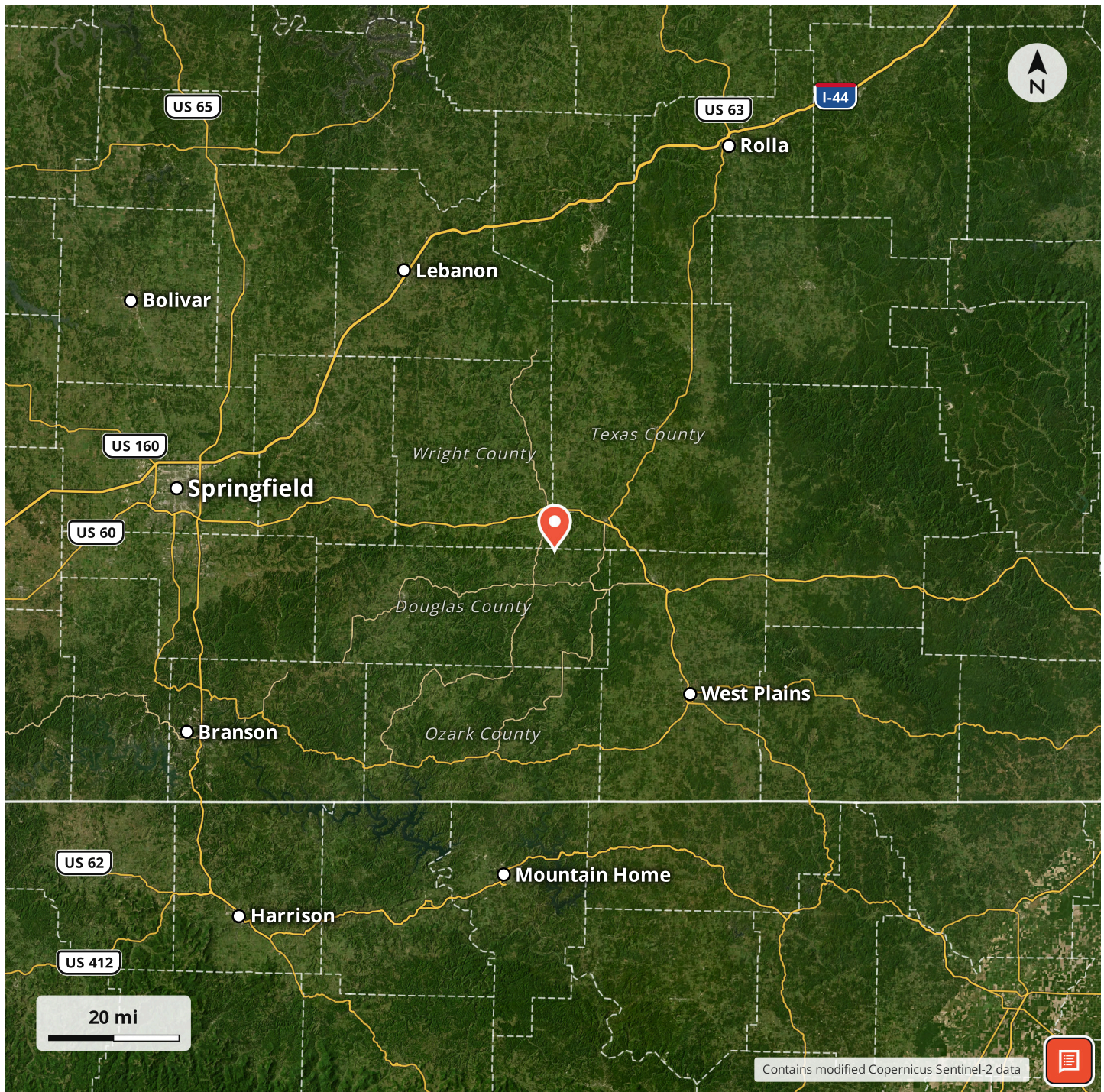
PROPERTY DESCRIPTION

Ozark retreat where nature, recreation, and privacy come together in one breathtaking package. Escape to your own 330-acre private retreat in the heart of the Missouri Ozarks -- the perfect combination of secluded living, income potential, and outdoor adventure. Nestled in the heart of the Missouri Ozarks, this property features 330 Acres (home can be purchased with 182 acres), a 4-bedroom (could be 5), 3-bath country home with classic country 8' wrap around porch, surrounded by rolling hills, NATURAL SPRINGS and TRAILS, hardwoods, some open pasture ground and marketable timber. With convenient state highway frontage, yet privacy abounds once you arrive. Whether you're seeking a hunting retreat, a hobby farm, or your forever home in the country, this land offers endless potential. The acreage includes several ponds, springs, pasture ground ready for livestock, Quonset hut with concrete floor for equipment storage, and wooded ridges that are home to abundant wildlife -- including trophy whitetail deer and wild turkey. With rich natural resources, rolling terrain, pasture ground and woodland, this is a property where you can simply enjoy the peace and quiet of rural Missouri. Whether you dream of raising cattle, managing wildlife, or escaping to your own private hunting paradise, this 330-acre property delivers. Don't miss your chance to own a true Ozark legacy -- where adventure, self-sufficiency, and serenity meet. Douglas County

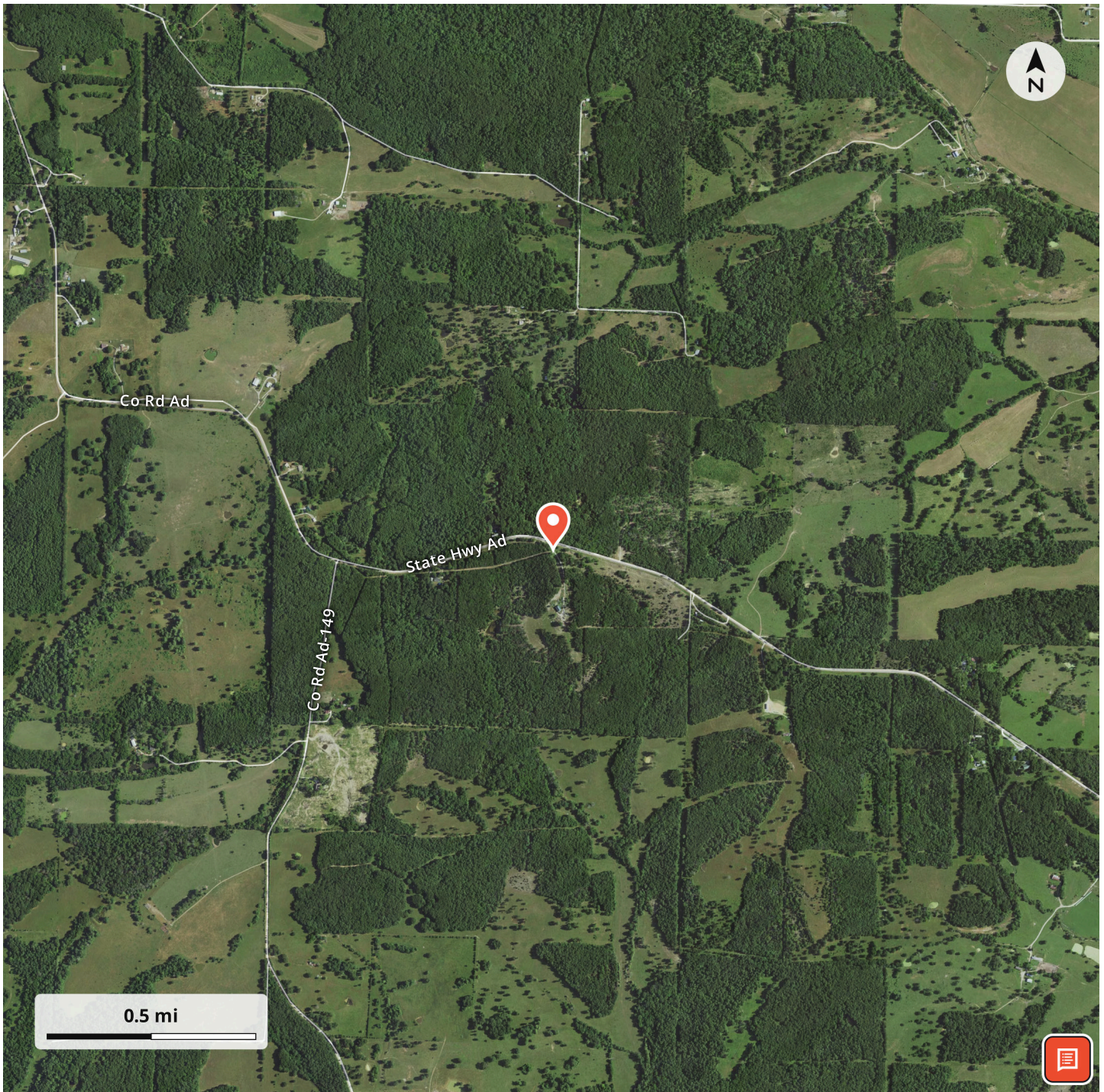
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Regional Map

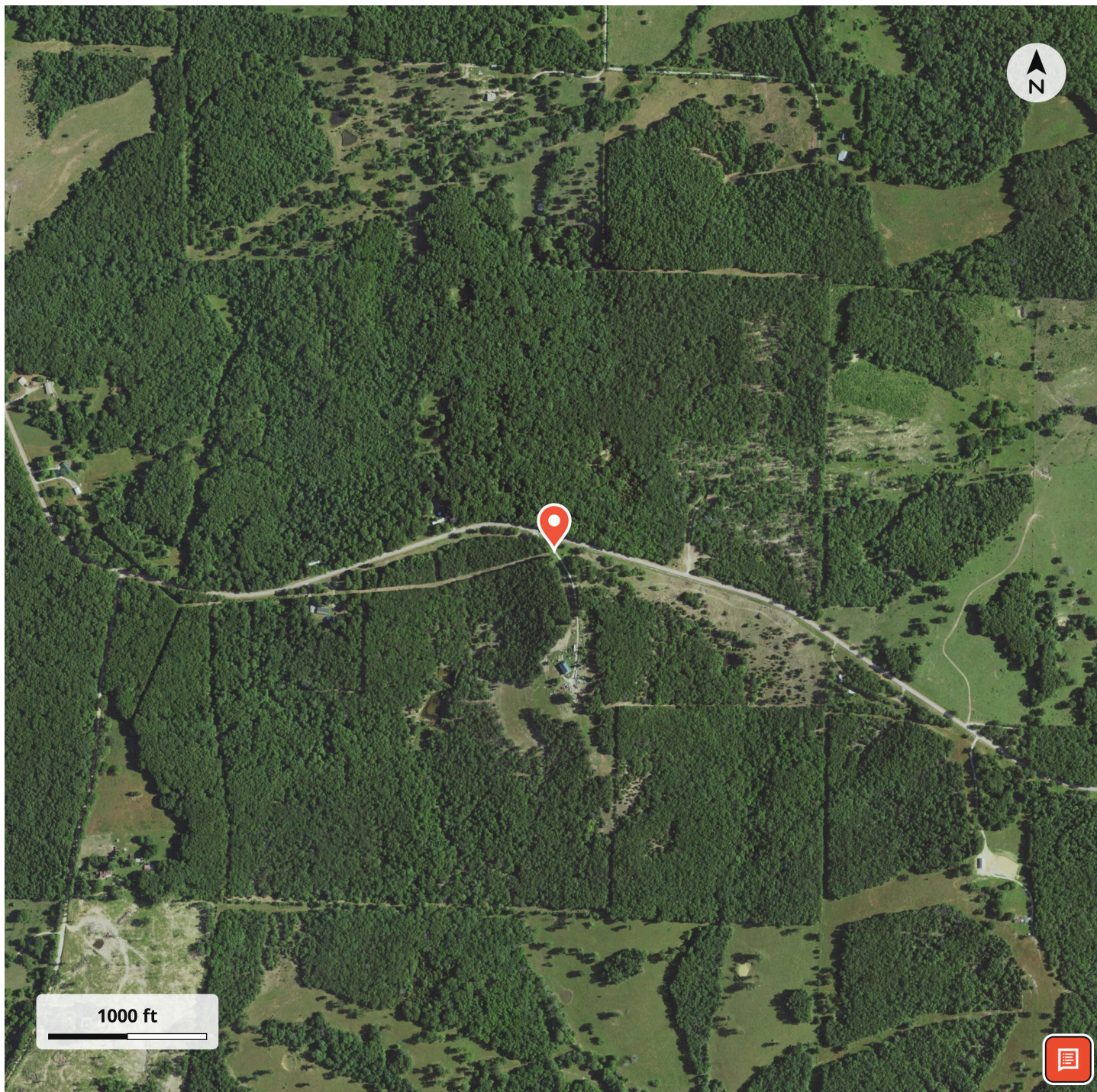


Locator Map



330 Acres, Springs, Ponds, 4Bed/3 Bath, Fenced Douglas County
Mountain Grove, MO / Douglas County

Aerial Map



**330 Acres, Springs, Ponds, 4Bed/3 Bath, Fenced Douglas County
Mountain Grove, MO / Douglas County**

LISTING REPRESENTATIVE

For more information contact:



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Linda Francis

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City / State / Zip

Mountain View, MO 65548

NOTES



MORE INFO ONLINE:

<https://mossyoakproperties.com/>

This image shows a blank 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.



<https://mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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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