100 Acres, Ponds, Creek, SECLUDED, Electric, Ozark County
000 Hwy 76
Ava, MO 65608

$349,777
100± Acres
Douglas County







SUMMARY

Address
000 Hwy 76

City, State Zip
Ava, MO 65608

County
Douglas County

Type
Hunting Land, Recreational Land

Latitude / Longitude
36.991046 / -92.574033

Acreage
100

Price
$349,777

Property Website
mossyoakproperties.com







PROPERTY DESCRIPTION

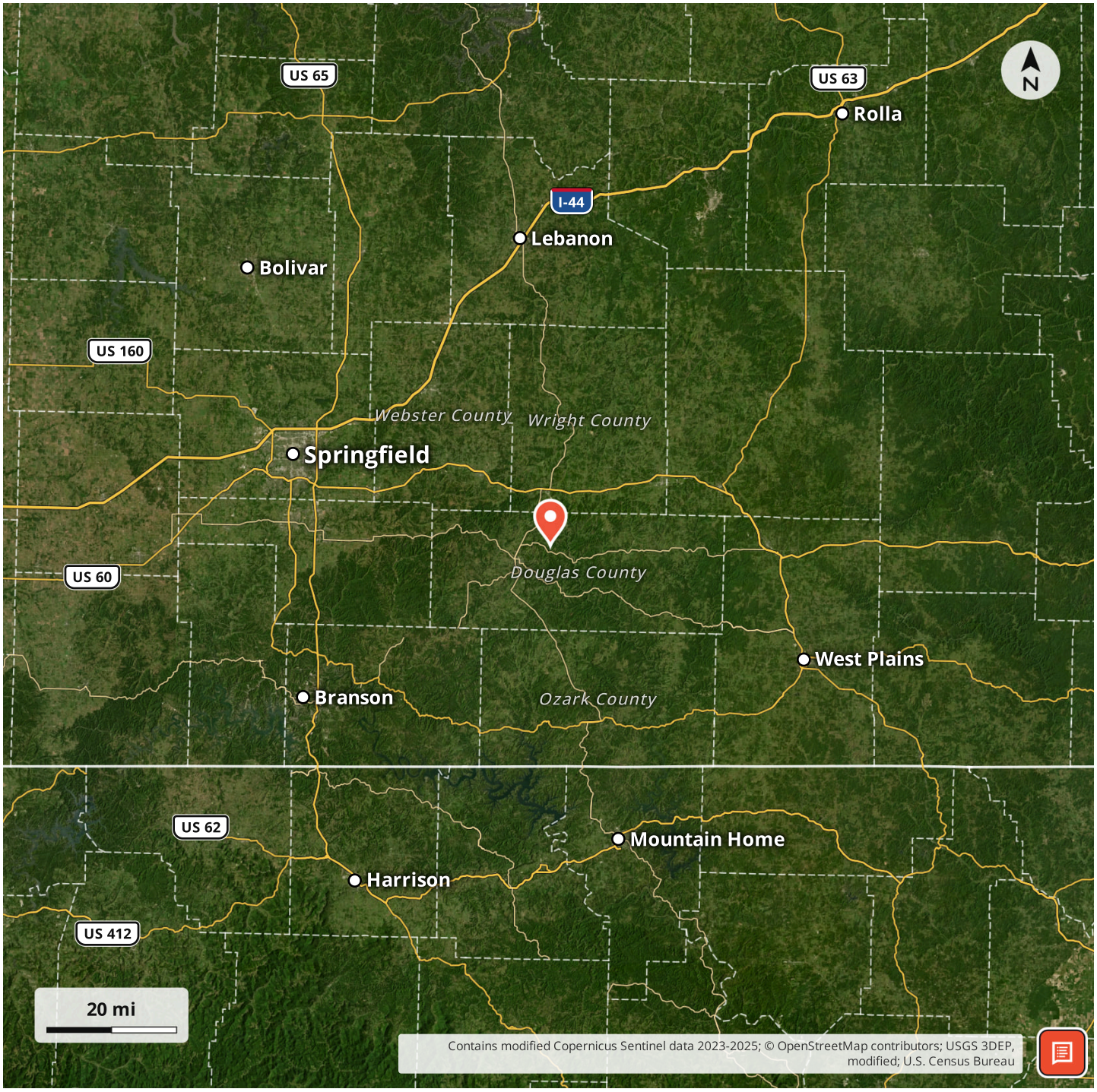
Motivated Seller.. Douglas County, MO Land For Sale. For the serious hunter seeking a prime piece of land, this 100 acre property located northeast of Ava, MO, is a dream come true. The land is a diverse mix of cedar thickets and a wet weather creek, creating the perfect habitat for big deer and turkey. These woods are thick with game, offering you countless opportunities to hunt the trophy bucks and gobblers that call this land home. The property also features approximately 40 acres of open pasture/hayfields ideal for those interested in keeping livestock or planting food plots to enhance your hunting experience. Corners Brill Macks Creek and has Electric running across the property. Don't miss your chance to own a piece of Missouri's hunting heritage!



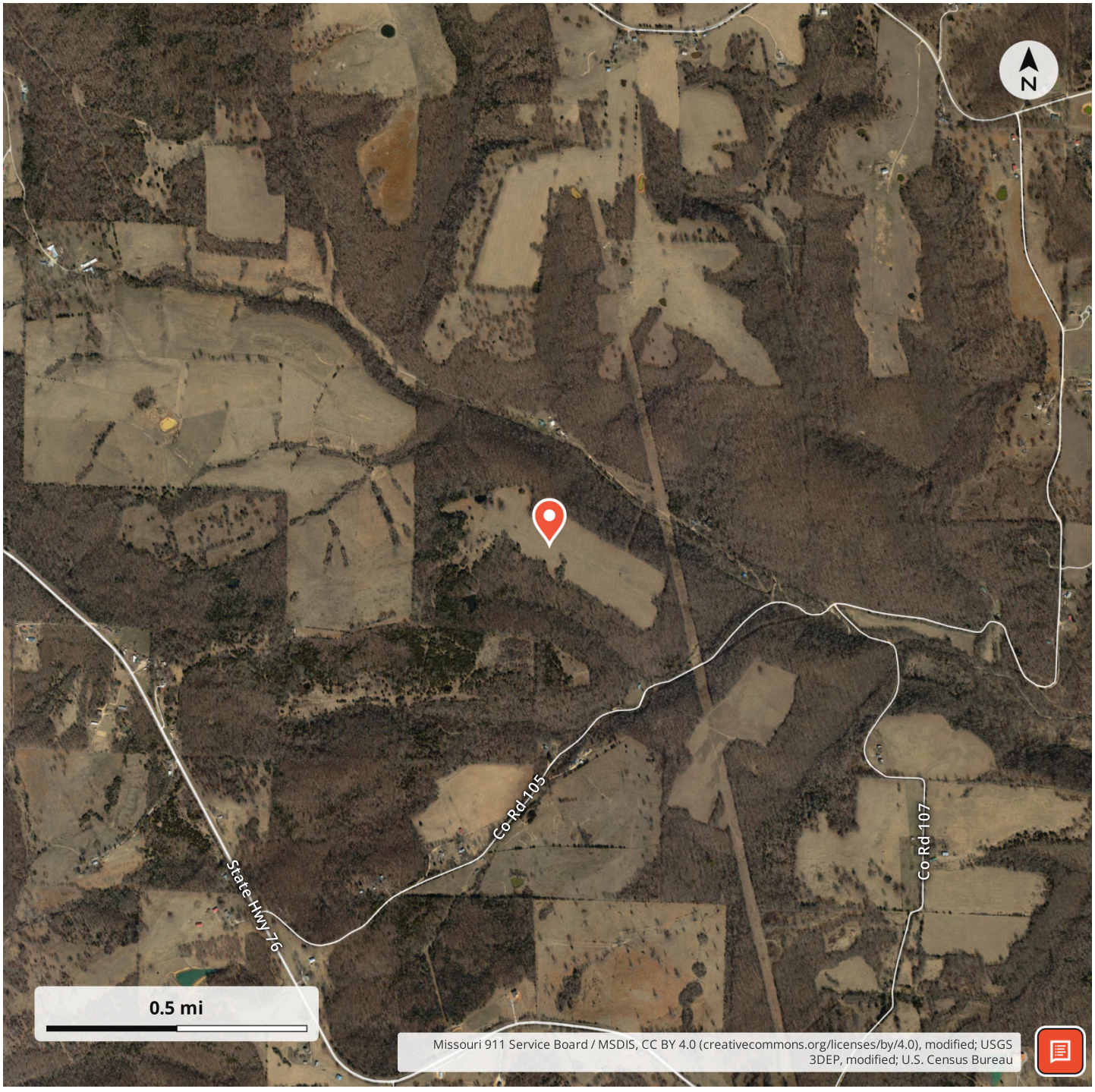




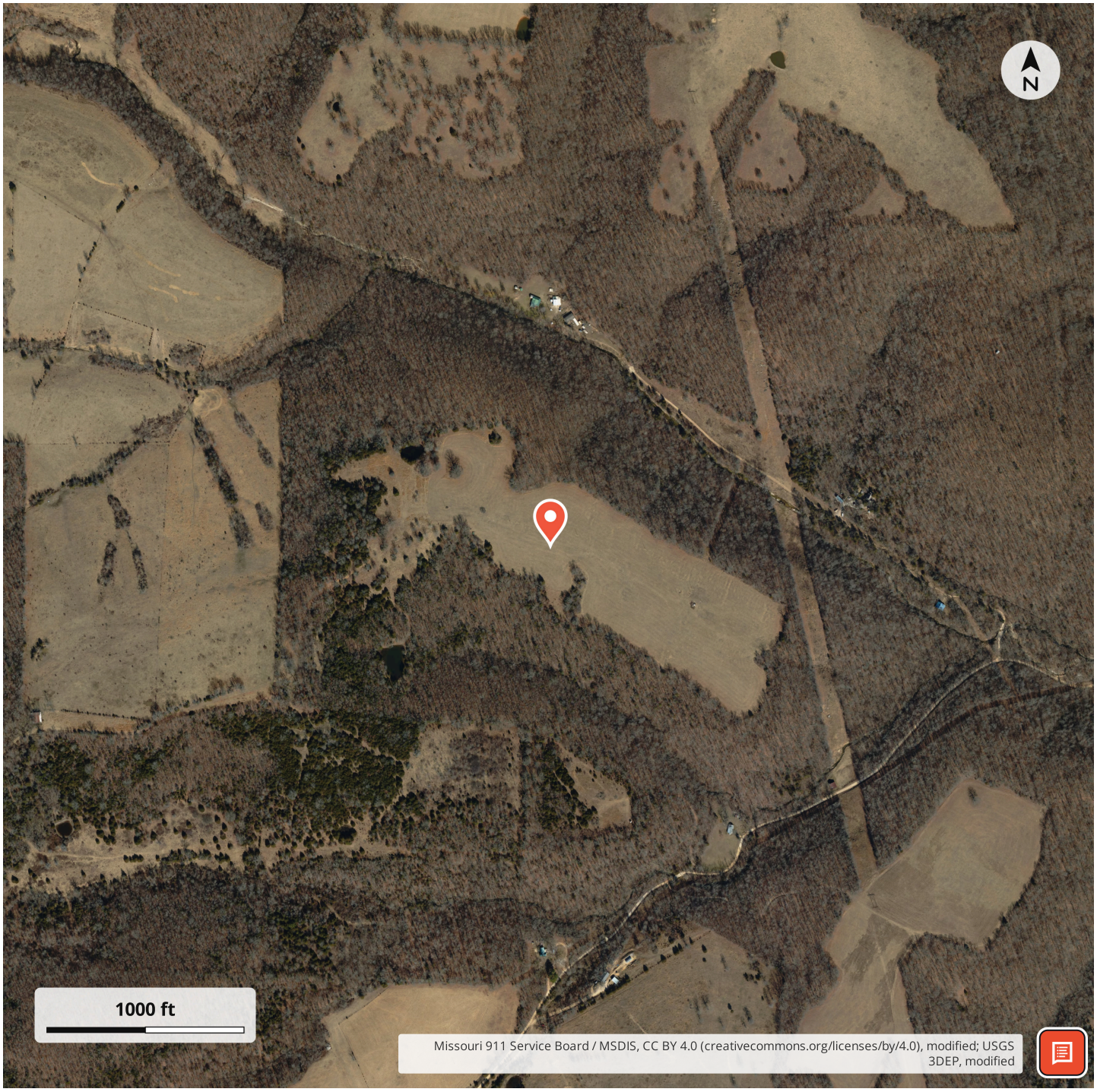

Regional Map



Locator Map


N
Co Rd 105
Co Rd 107
State Hwy 76
0.5 mi
Missouri 911 Service Board / MSDIS, CC BY 4.0 (creativecommons.org/licenses/by/4.0), modified; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
1000 ft
Missouri 911 Service Board / MSDIS, CC BY 4.0 (creativecommons.org/licenses/by/4.0), modified; USGS 3DEP, modified

LISTING REPRESENTATIVE

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NOTES

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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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