

199 Acres, Pastures, Woods, Spring Fed Pond, Electric,  
Douglas County  
000 Highway 0  
Ava, MO 65608

**\$676,000**  
199± Acres  
Douglas County





**199 Acres, Pastures, Woods, Spring Fed Pond, Electric, Douglas County  
Ava, MO / Douglas County**

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**SUMMARY**

**Address**

000 Highway 0

**City, State Zip**

Ava, MO 65608

**County**

Douglas County

**Type**

Recreational Land, Hunting Land, Timberland, Ranches

**Latitude / Longitude**

37.001349 / -92.807809

**Acreage**

199

**Price**

\$676,000

**Property Website**

<https://mossyoakproperties.com/property/199-acres-pastures-woods-spring-fed-pond-electric-douglas-county-douglas-missouri/77671/>



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**PROPERTY DESCRIPTION**

The land is a blend of Beautiful Pastures, wooded acreage, timbered ground, spring fed pond and paved road frontage. Nice building spots overlooking the valley the large spring fed pond on the property ensures a reliable source of water for wild game. The wooded portion of the property has a really good trail network for your UTV or four-wheeler, making the trip to your hunting blind a breeze, or fun recreational riding the rest of the year. All of this affords the outdoors man in your family a paradise for deer, wild turkey, or bear hunting. There is a small cave located on the property that the owner has stated there is a bear that has taken up home. Electric Available, No restrictions

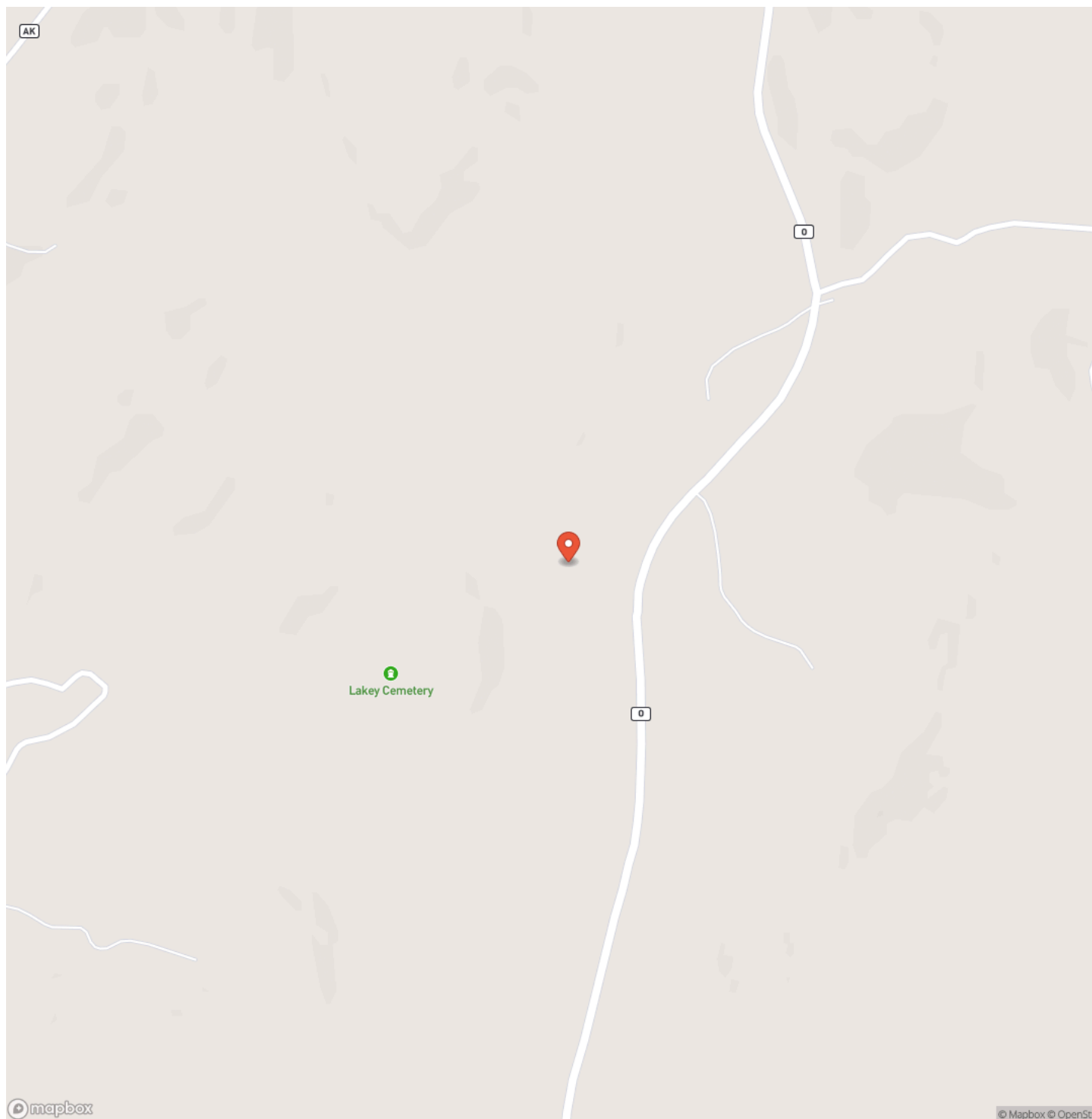


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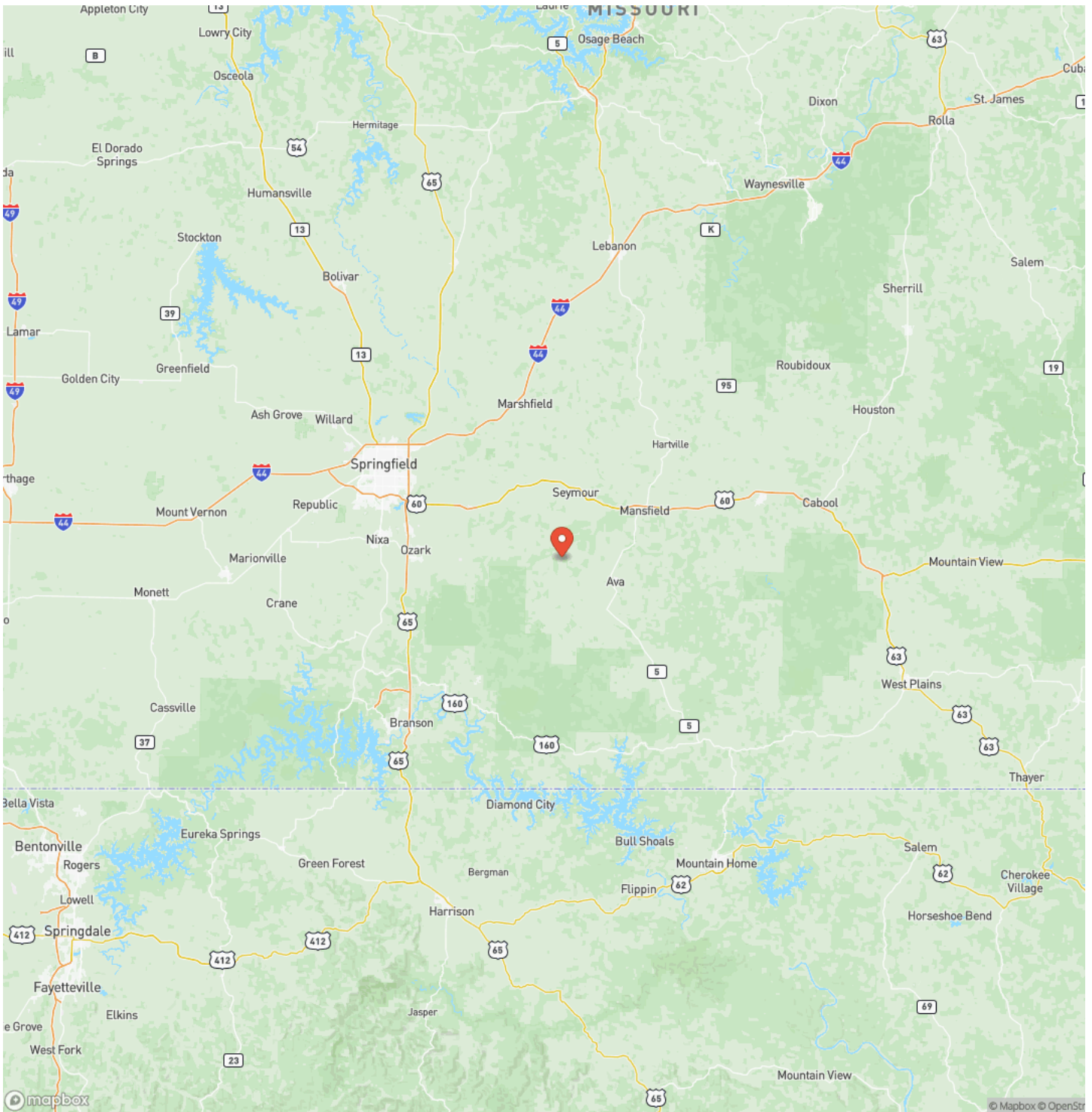
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## Locator Map

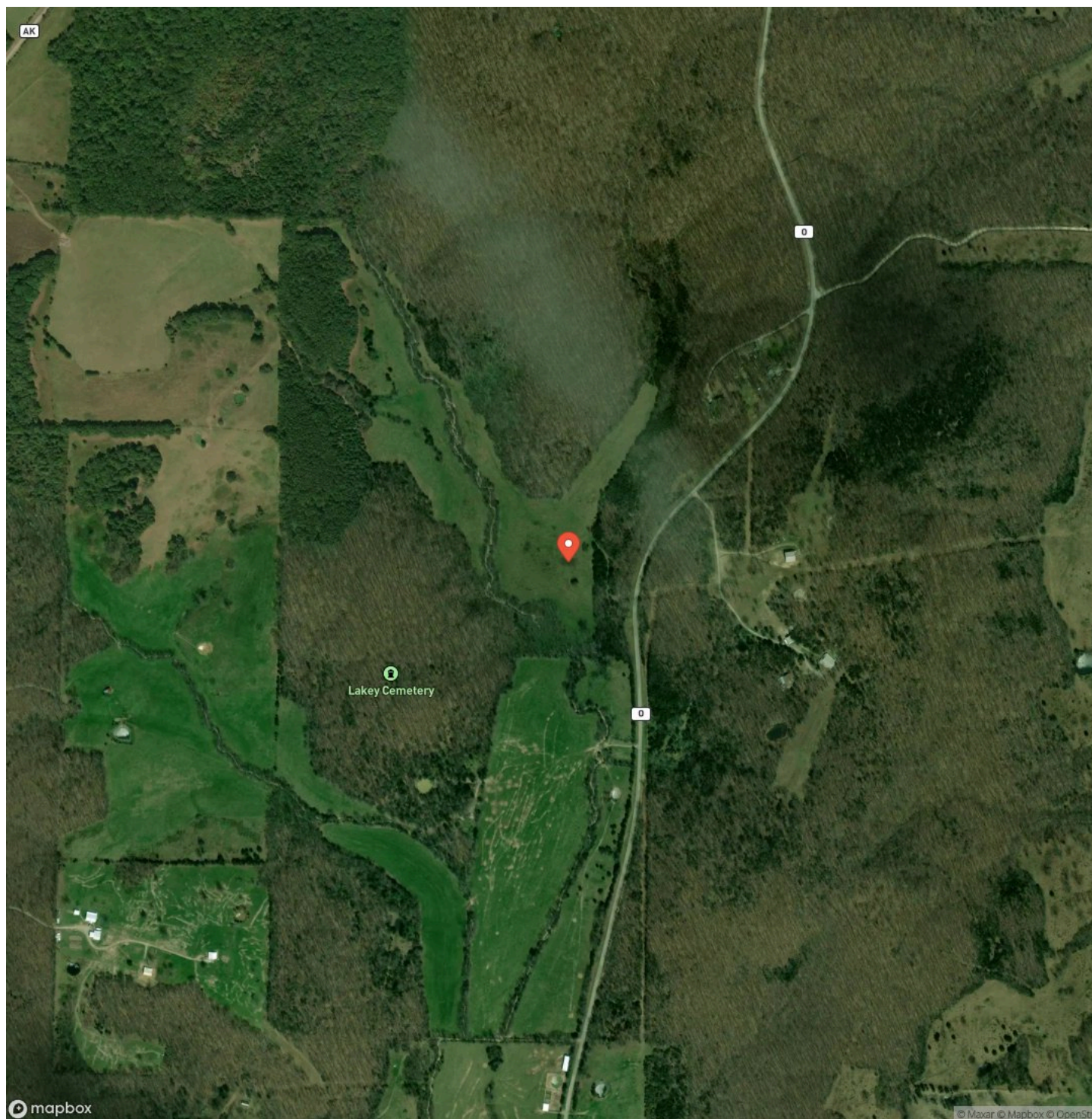


## Locator Map





## Satellite Map



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LISTING REPRESENTATIVE  
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**City / State / Zip**



NOTES

Notes section with multiple horizontal lines for text entry.



## 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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