

147.6 Acres, Springs, Ponds, Pasture, Douglas County  
000 State Route AD  
Mountain Grove, MO 65711

**\$617,400**  
147.600± Acres  
Douglas County



**147.6 Acres, Springs, Ponds, Pasture, Douglas County  
Mountain Grove, MO / Douglas County**

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**SUMMARY**

**Address**

000 State Route AD

**City, State Zip**

Mountain Grove, MO 65711

**County**

Douglas County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

37.050112 / -92.232153

**Acreage**

147.600

**Price**

\$617,400

**Property Website**

<https://mossyoakproperties.com/property/147-6-acres-springs-ponds-pasture-douglas-county-douglas-missouri/107244/>



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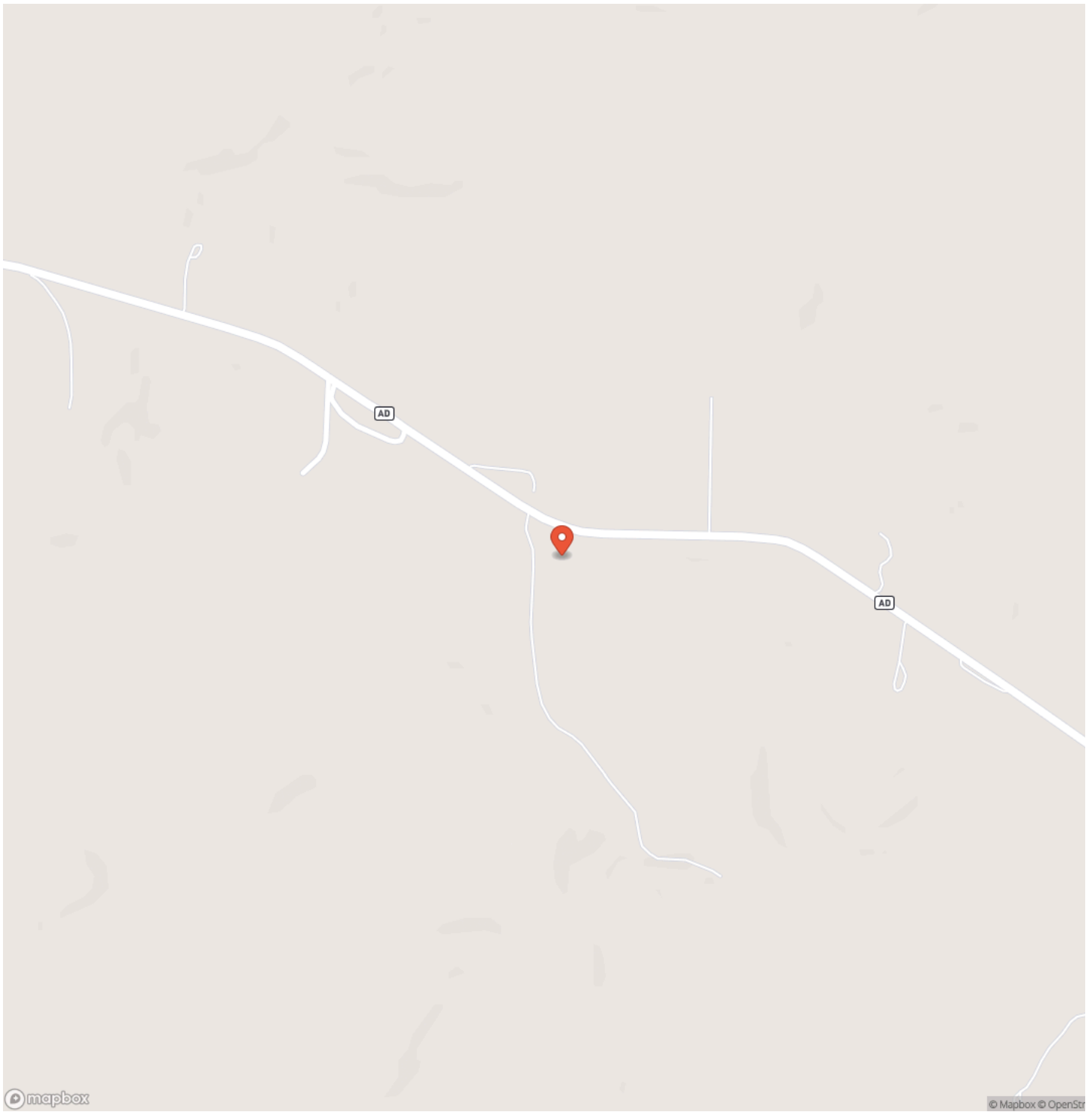
### **PROPERTY DESCRIPTION**

Tucked deep in the heart of the Ozarks, If you love WILDLIFE, NATURAL SPRINGS and TRAILS, then come to the right place, this beautiful tract of land offers the ideal combination of seclusion, natural beauty, dream getaway, hunting retreat, or forever home. The property features a mix of young, mature timber and a few pasture areas--perfect for a few head of cattle, recreation, or future building sites. One ridgeline in particular boasts stunning views, making it an excellent location for a homesite. Wildlife is abundant, with deer, turkey, and other native species frequently roaming the land--shooting lanes situated throughout the property to maximize wildlife habitat, hunting success, and landowner enjoyment - perfect for hunting or simply enjoying a peaceful connection to nature. 4 Springs through the property, as well as 3 ponds adds to its natural beauty and long-term appeal with Live Water for cattle and wildlife. You'll also find wild blackberries growing throughout the land, adding a seasonal treat to your outdoor adventure . Accessed by a quiet, well-maintained paved road, this parcel offers true privacy without being remote. Whether you're looking to build, invest, or escape to the wood--this Douglas County property is full of possibilities.

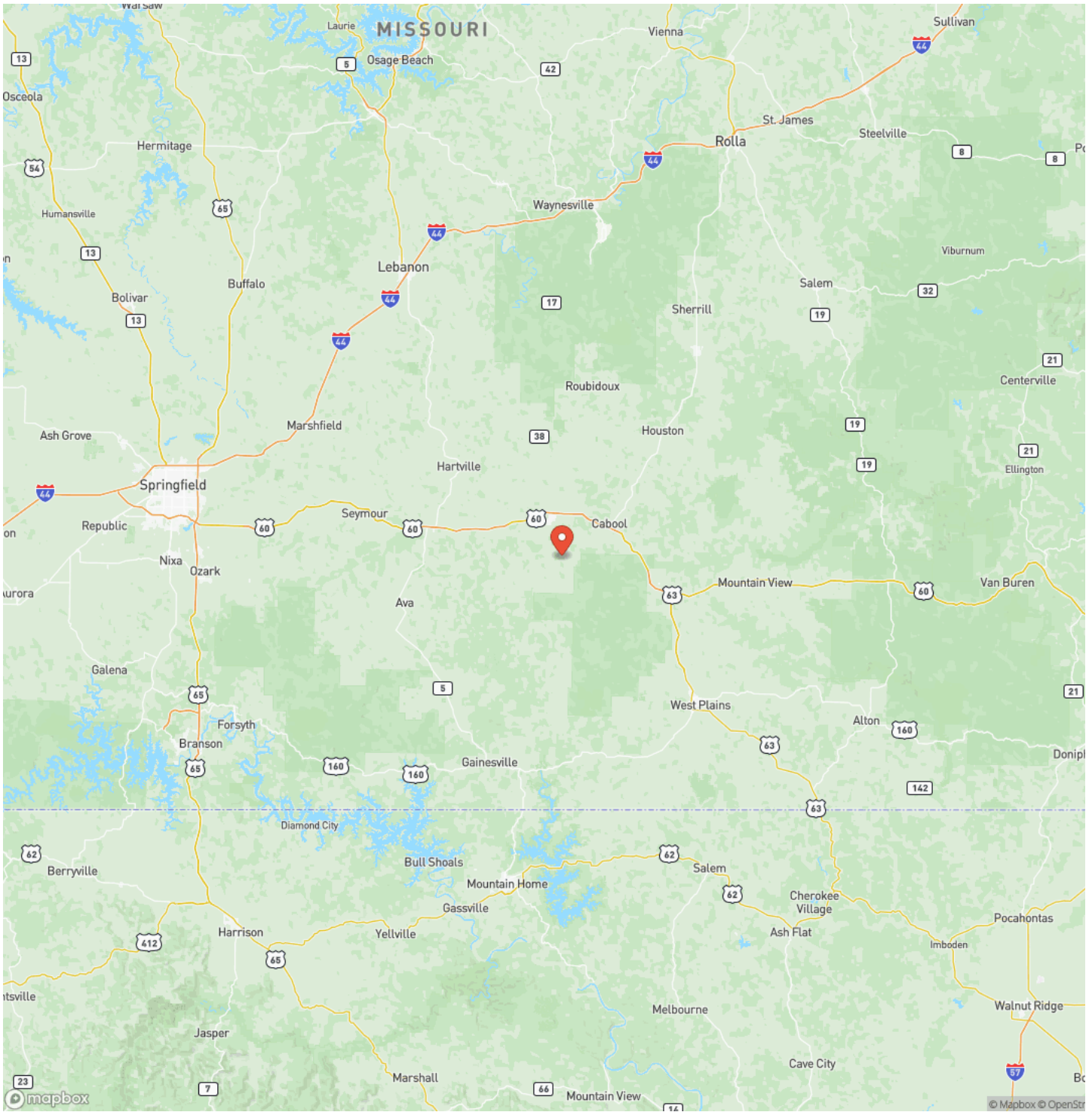
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Mountain Grove, MO / Douglas County



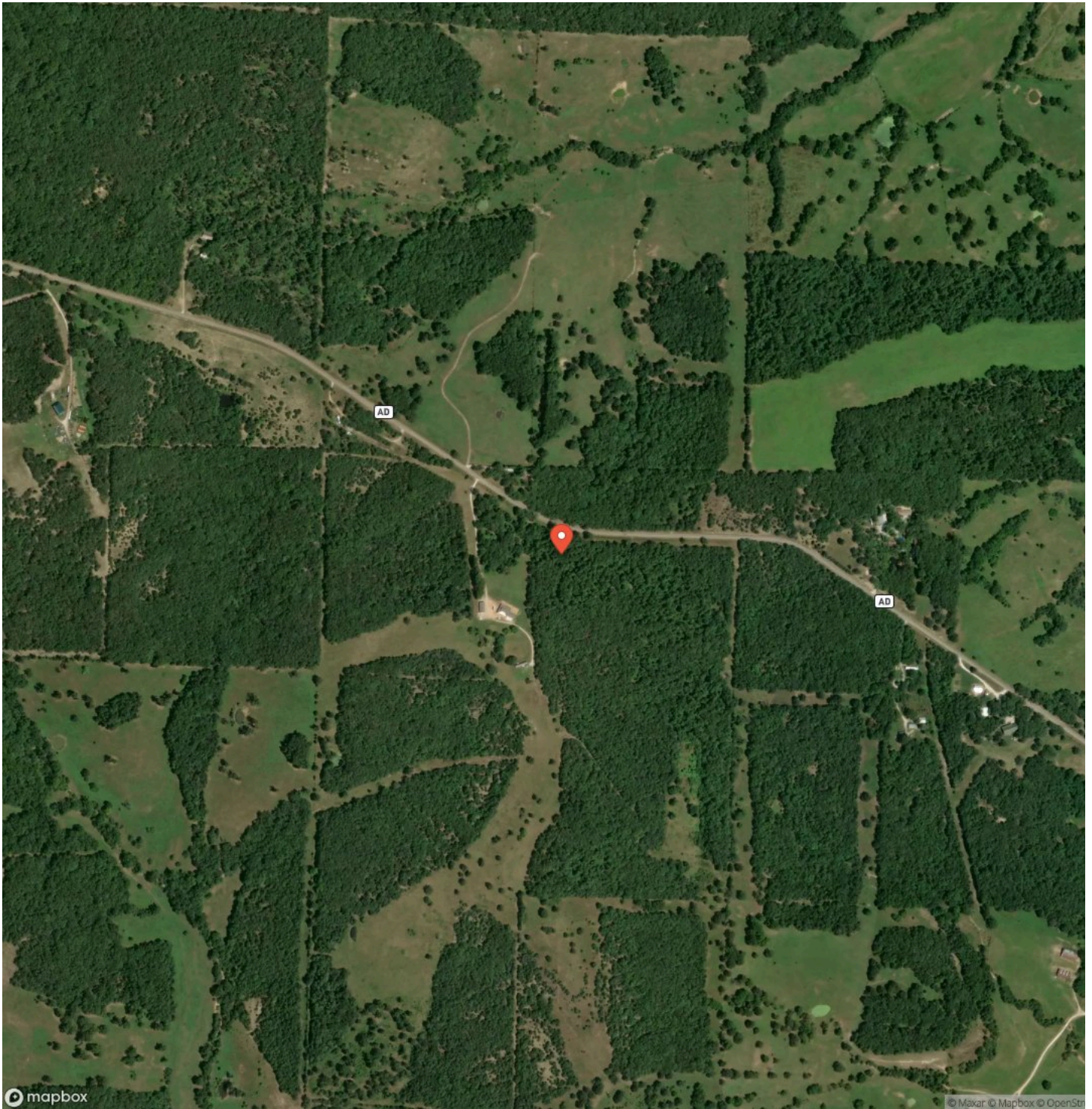
## Locator Map



# Locator Map



## Satellite Map







## **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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