

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

\$359,777
100± Acres
Douglas County



**100 Acres, Ponds, Creek, SECLUDED, Electric, Ozark County
Ava, MO / 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

\$359,777

Property Website

<https://mossyoakproperties.com/property/100-acres-ponds-creek-secluded-electric-ozark-county-douglas-missouri/111758/>



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Ava, MO / Douglas County**

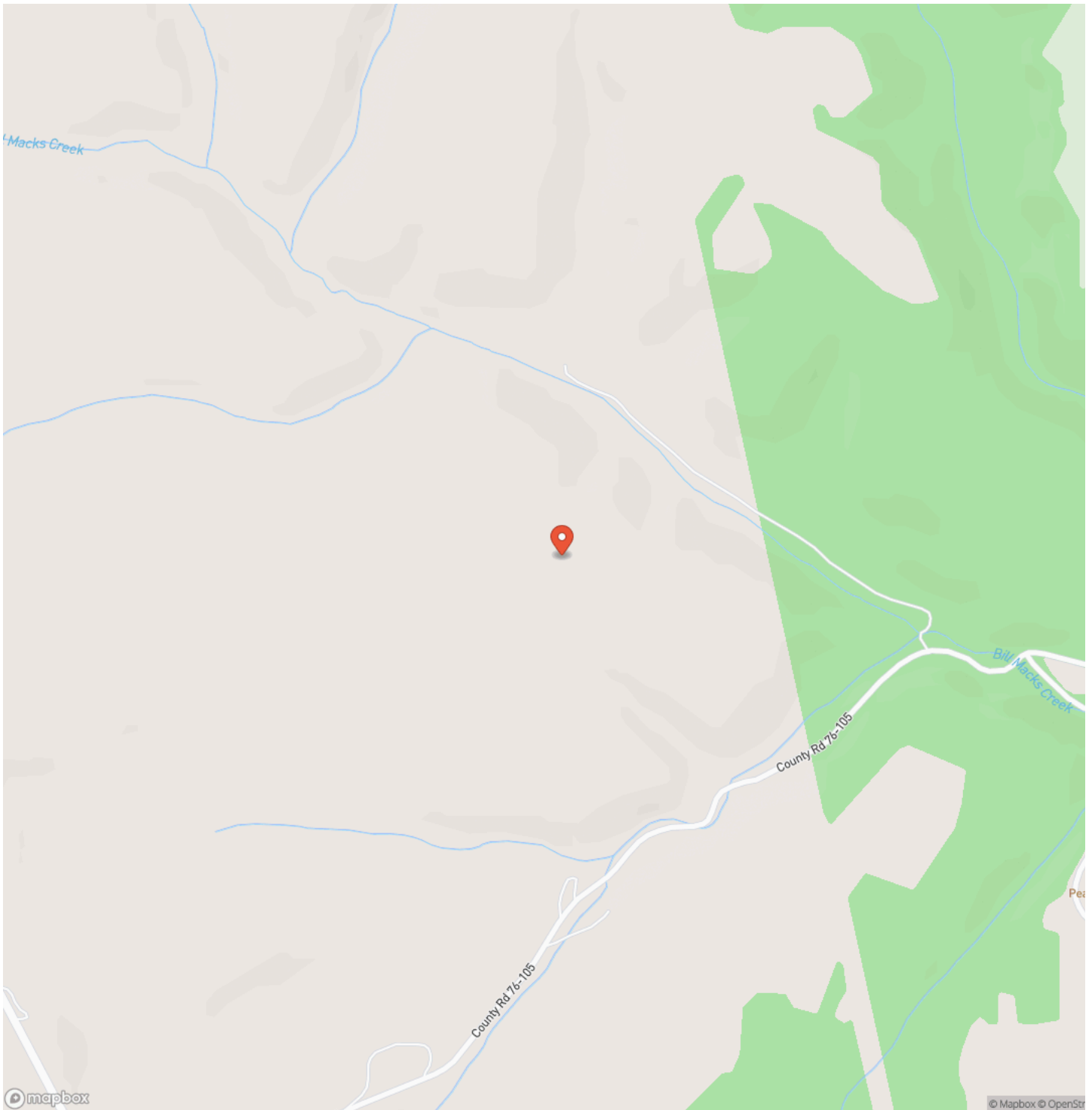
PROPERTY DESCRIPTION

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!

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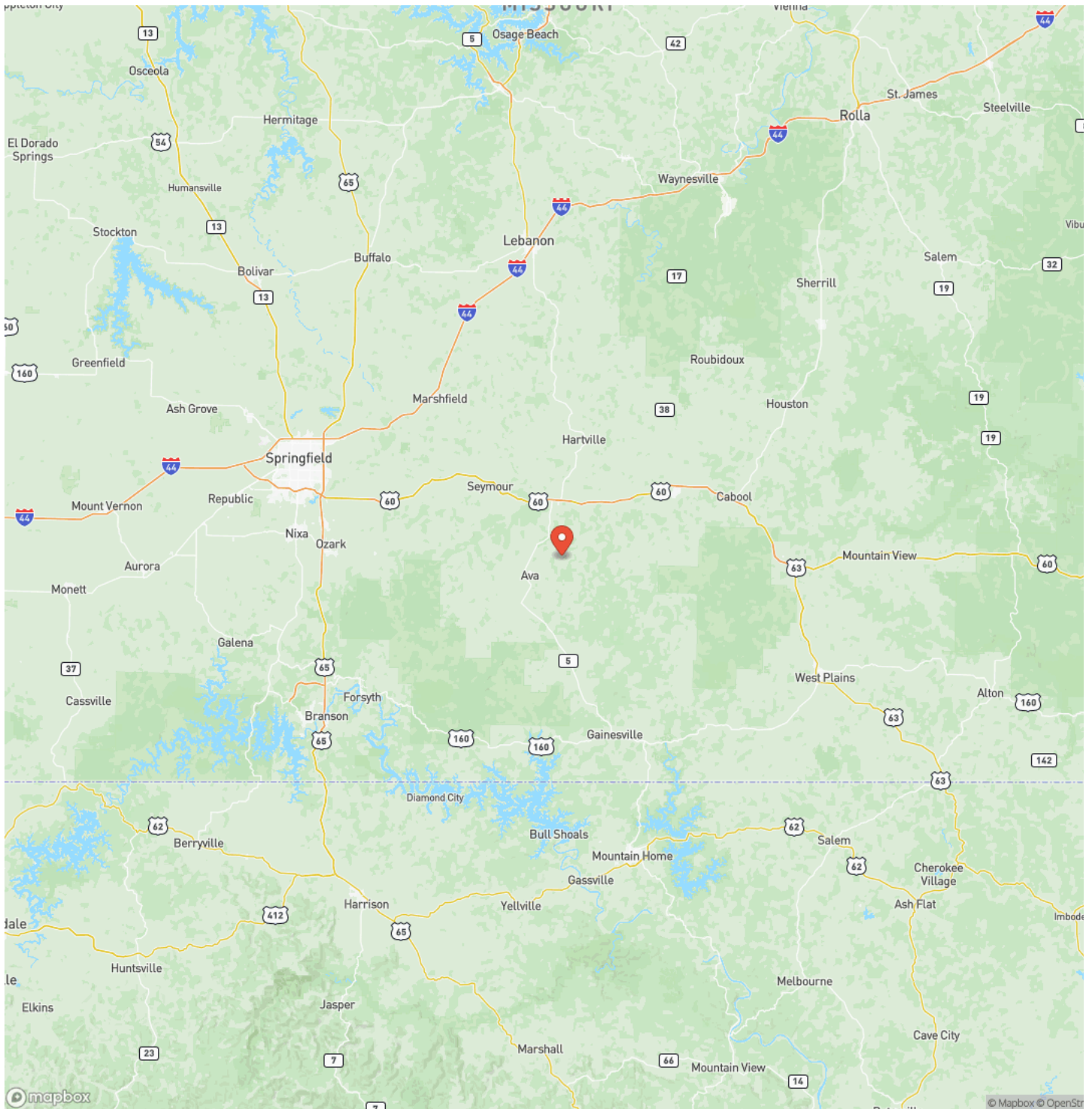


Locator Map



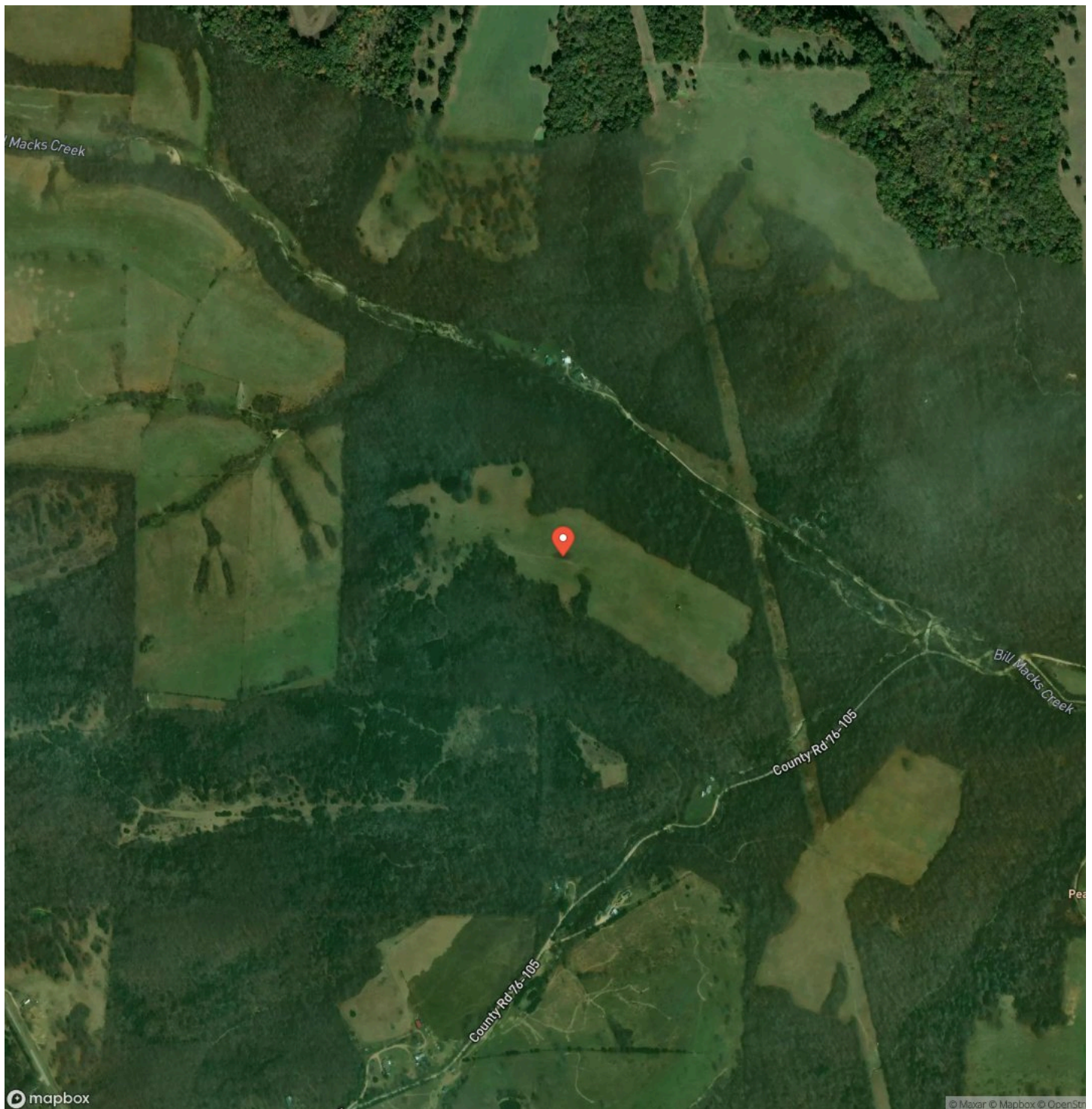
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Locator Map



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Satellite Map



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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

Mountain View, MO 65548

NOTES



MORE INFO ONLINE:

<https://mossyoakproperties.com/>

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.



<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.

Mossy Oak Properties Mozark Realty
947 N. Westwood Blvd.
Poplar Bluff, MO 63901
(573) 712-2252
<https://mossyoakproperties.com/>
