

000 County Road 422
Ava, MO 65608



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MLS# 60284052



\$1,826,000

Nestled in the heart of Douglas County, this expansive 332-acre ranch is a rare gem, offering a unique blend of agricultural potential and natural beauty. Located near Ava, Missouri, the ranch boasts pristine Beaver Creek frontage, providing an idyllic setting and abundant water resources for both farming and recreation. **Property Features:** **Acreage:** 332 acres of prime agricultural land. **Pasture and Crop Land:** Approximately 75% of the ranch is dedicated to lush pasture, hayfields, and crop land, making it an ideal location for diverse farming operations. **Water Resources:** The property features three ponds and extensive frontage on Beaver Creek, ensuring ample water supply for livestock and irrigation. **Fencing:** Some fencing and cross-fencing are already in place, facilitating efficient management of livestock and crop rotation. **Timber:** Mature timber adds to the ranch's value, providing potential for logging or simply enhancing the natural beauty and biodiversity of the property. **Hay and Crop Production:** High-producing hay and crop ground ensure a steady yield, contributing to the ranch's economic viability. **Scenic Views:** The property offers breathtaking views of the Ozark Mountains, making it an exceptional place to build your dream home. **Beaver Creek:** Beaver Creek is a notable feature of the ranch, offering beautiful creek frontage. This clear,



Kimberly Grennan

Phone: (417) 293-7277

United Country Missouri Ozarks Realty Inc.

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