

18781 Private Drive 1145
Ava, MO 65608



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MLS# 60300494



\$299,900

2 Bedrooms | 1 Bathroom | 784 Sqft

Secluded Creekfront Hobby Farm on 85.8 Acres in Ava, MO Back on the market due to no fault of the property!! If you've been searching for a private, creekfront property with acreage and the potential for a hobby farm, look no further! This 85.8-acre mostly wooded paradise sits just 9 miles east of Ava, Missouri, tucked away 1/2 mile down a private drive for ultimate seclusion. Bill Macks Creek runs directly through the property, offering scenic views and easy access to year round water. The land is ideal for hunting, hiking, or starting your own self-sufficient lifestyle. The property includes a cozy 2 bedroom, 1 bath home featuring a spacious mudroom/office entryway, a fully equipped kitchen and a comfortable dining area. Heat is provided by a pellet stove (with a full year's supply included) and electric baseboard backup. The second bedroom, while lacking a built-in closet, offers flexibility as a guest room, home office, or hobby space. Outside, you'll find a detached 2-car garage with concrete floors and electric. Perfect for parking, storage, or working on equipment. The large, level yard is mowed and ready for gardening, with easy walk-in access to the creek. With low annual taxes (only \$430!), and a blend of wooded acreage, creek frontage, and usable land, this property checks all the boxes for rural living.



Wanda Murphy

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United Country Area Land Realty

For full listing details, please scan:

