

Tract 3b Route 4 Squires, MO 65755



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MLS# 60301616



\$135,000

Seller financing available!! Discover the ultimate plug-and-play hunting paradise on 49 acres, where everything you need for a perfect hunting retreat is already in place. The property features 1 mile of 10-foot-wide ATV trails for easy access to all tree stands and smooth maneuverability across the land. 2 deer stands are strategically placed with cleared lanes throughout the property. It's rare to sit in any of these stands without encountering numerous deer. Located just a short 10-minute drive to Ava, the property is a mile off the highway, ensuring no unnecessary through traffic. Sellers will consider creating a bridge to cross the creek via car with an acceptable offer. There is electric access to remove all obstacles for constructing your dream home or a cabin on a high point with a striking view of the Ozark sunsets. Seller will consider constructing a bridge to traverse the creek via car with an acceptable offer. This is more than just land; it's a ready-to-use sanctuary where you can immediately start making memories. With the hard work already done, you can focus on what truly matters--enjoying the hunt and embracing the great outdoors with the ones you love. Interested in expanding? Ask about adjacent land options to enhance your new property even further!



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For full listing details, please scan:

