

**16569 Co Rd W 14-533**  
Ava, MO 65608



Powered by lakefrontexpo.com

MLS# SOM60287418



**\$399,000**

**3 Bedrooms | 3 Bathrooms | 2,534 Sqft**

Secluded 14-Acre Homestead in Ava, MO - Hobby Farm Potential! On nearly 14 acres of pasture and woods, this 3-bedroom, 3-bath home offers the perfect blend of privacy and functionality. A wrap-around porch welcomes you to take in the stunning countryside views, while inside, the 2,534 sq. ft. layout features granite countertops, laminate flooring, and brand-new carpet in the bedrooms. The finished walkout basement provides additional living space, and a wood-burning fireplace adds warmth and charm. For those seeking multi-generational living or rental income, the 1-bedroom apartment over the garage boasts a full kitchen, private entrance, and brand-new flooring and carpet. This property is ideal for horses, cattle, or homesteading, with fenced pasture, a lean-to, and a spacious garage/shop for farm equipment. Beaver Creek runs along the back of the property, offering seasonal water access. Enjoy the best of country living with the convenience of private well, septic, propane, and available internet - all with no restrictions! Possible owner financing with 20% down and credit check. If you're dreaming of a peaceful escape with endless possibilities, schedule your showing today!



**Danielle Schmidt**  
Phone: (417) 551-1328  
EXP Realty, LLC.

For full listing details, please scan:

