

**14442 State Highway Af**  
Ava, MO 65608



Powered by lakefrontexpo.com

MLS# SOM60302382



**\$325,000**

This 44.5 acre property is just a few minutes from Ava Mo with black top frontage. It features a combination of opened and wooded land, two ponds, & a good well, great to use now or when you build your own home. There is a large barn ready for storage or livestock. The land is fenced and has had some clearing done to clear out the unwanted brush. There are multiple areas on this property that would make great building sites with nice views. A portion of the property was previously a hayfield and is currently rented for cattle grazing. You could continue leasing the land, build your dream home use it to hunt, or get the livestock you want. When there are no restrictions, the possibilities are endless!



**Jaclyn (Nikki) Stanifer-Nunn**

Phone: (417) 683-2840

United Country Area Land Realty

For full listing details, please scan:

