

000 County Road 76-114
Ava, MO 65608



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MLS# SOM60299756



\$619,500

Ozarks Farm for Sale - 155 Acres | Live Water | Pasture & Timber | Ready for Livestock Turnkey 155-Acre Working Farm in the Missouri Ozarks! This exceptional 155-acre farm offers the perfect mix of lush pasture, mature timber, and quality infrastructure --making it ideal for cattle, horses, or a self-sufficient homestead. Located in the scenic Missouri Ozarks, this property is fully equipped and ready for your next agricultural venture. Property Features: 155 Acres: Beautiful combination of open pasture and marketable timber, 2 Live Springs: Year-round natural water source, ideal for livestock and wildlife. Cross-Fenced: Divided for rotational grazing with multiple paddocks and four automatic waterers: Convenient access to fresh water throughout the property, via approx. 700 foot deep well, and electric. Mature Timber: Excellent potential for select cutting or recreation. Pole Barn: Great for equipment, hay storage, or sheltering animals. Working Corral System: Livestock handling made easy and efficient. Gently rolling terrain with a mix of level hay field and shaded grazing. Additional Highlights: Private, peaceful setting with beautiful Ozark views. Wildlife-rich area with deer, turkey, and small game. Easily accessible via well maintained county road. Potential homesites with room to build your dream farmhouse. Whether you expanding an existing operation



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For full listing details, please scan:

