

**000 Jefferson
Ava, MO 65608**



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MLS# SOM60311455



\$880,000

Multi use property joins city limits and city utilities. Not currently in the city limits of Ava this land has no restrictions, paved frontage and electric is available at both Eastern and Western boundaries. Industrial Road separates the land from Ava's city limits, annexing into city limits would allow for all city utilities and excellent access to Highway 5, which is a major North/South highway for the Region. Commercial Possibilities? New Subdivision? You make the choice. These 44 acres can be anything you want. Currently fenced and cross fenced with pipe corners, supports and gates it has 5 strand barb fencing and a nice pond. Running livestock and cutting hay has been the primary use to date. There are 25 acres of level pasture/hay ground and 19 acres of gently rolling pasture with scattered mature trees the pond and paved frontage on 2 sides. Subject to survey prior to closing.



Jon R Ediger
Phone: (417) 250-0220
Monark Realty

For full listing details, please scan:

