

000 Hickory Flats
Ava, MO 65608



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MLS# SOM60315249



\$749,000

Nestled in the heart of nature, this exceptional 262+/- acre hunting property offers a sanctuary of privacy and tranquility. The expansive land is a harmonious blend of open pasture and dense woods, creating diverse environments for a variety of outdoor activities and wildlife encounters. One of the most remarkable features of this property is its adjacency to a national forest, providing endless possibilities for exploration and adventure right at your doorstep. This property is a natural wonderland, featuring a serene creek that meanders through the landscape and a tranquil pond. For those who seek adventure and comfort, a well-equipped hunting cabin stands ready to serve as your base camp, with an additional bunk shed. Beyond hunting, the property is ideal for a range of outdoor recreational activities. Whether you prefer hiking or riding ATVs through the wooded trails, bird watching, or simply enjoying the beauty of the natural surroundings, this property has something for everyone. The property is equipped with essential utilities, including onsite power and a well, ensuring convenience for extended stays. Despite its secluded feel, the property is only approximately 30 minutes away from the stunning Bull Shoals Lake, offering additional opportunities for boating, fishing, and water sports. Whether you are an avid hunter, an outdoor



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