

Rt 1 County Rd 14-531
Ava, MO 65608



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MLS# SOM60316790



\$392,160

This unrestricted 103+/-acre property offers a beautiful mix of water, timber, and scenic Ozarks views. Just under a half mile of Honey Creek runs along the property, including a picturesque three foot waterfall, with several wet weather streams flowing through the land as well. A well-established trail system winds throughout the property, making it easy to explore by foot, ATV, or horseback. Rolling topography provides stunning hilltop views and multiple potential build sites for a home or cabin. The property features mature timber throughout along with an area of walnut trees on the lower portion of the land. Access is directly off County Road 14-531, where you cross Honey Creek as you enter the property, adding to the secluded and scenic feel. The land supports abundant wildlife including mature deer, turkey, and even black bear, making it an excellent hunting and recreational property. A livable single wide mobile home is located on the property and conveys at no value. The property also has a good well and septic system already in place. This property has been in the same family for decades and presents a rare opportunity to own a truly special piece of the Ozarks.



Dustie Cook
Phone: (417) 818-2213
LakeFrontExpo MLS

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