

3528 County Road E14-329
Ava, MO 65608



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MLS# SOM60318580



\$199,000

76.4 surveyed acres located just one mile from the Rippee Creek Conservation Area near Ava, MO, offering excellent opportunities for swimming, fishing, and camping. Conveniently situated just 2 miles from Highway E14 blacktop. This property features county road frontage with a gated entrance, mature pine trees, and a long pine-lined driveway leading to a potential building site. The land offers a mix of open, level ground (currently set up with a trailer site) and mostly wooded rolling acreage with mature pine and oak trees. Wildlife is abundant, including deer, and the current owners have documented bear sightings on the property. Electric is available through White River Valley Electric, and a new 350' well that was installed in 2021. The property adjoins Assumption Abbey on two sides, providing additional privacy and seclusion. Ideal for a hunting retreat or recreational property with established amenities and plenty of room to add trails for ATVs.



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United Country Area Land Realty

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