

**6739 Co**  
Ava, MO 65608



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MLS# SOM60316811



**\$207,000**

!! Escape to your own private sanctuary on 41.7 acres m/l of the beautiful Ozarks countryside!! This secluded property offers the perfect blend of peace, recreation, and convenience-ideal for a weekend getaway, hunting retreat, or future homesite. A natural spring flows on the property, feeding a pond next to the front of the property which enhances wildlife appeal. With excellent wildlife habitat throughout, this acreage is perfectly suited for hunting, hiking, trail riding, or simply enjoying nature in a peaceful secluded setting. Whether you envision building your dream home, a cozy hunting cabin, or creating recreational retreat, this property offers endless potential. The balance of privacy and accessibility makes it even more desirable-located just minutes from Ava, approximately 45 minutes to Ozark and an hour to Branson & Springfield. If you've been searching for acreage with water features, abundant wildlife, and a perfect mix for seclusion and convenience, this is it! Come experience the possibilities this exceptional property has to offer!! This parcel has been surveyed and corners have been flagged. Power easement available. Fiber internet available. Schools K-8 Plainview 9-12 Ava or Bradleyville.



**Lindsey Wade**  
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LakeFrontExpo MLS

For full listing details, please scan:

