

0000 County Road 500
Ava, MO 65608



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MLS# SOM60320599



\$219,000

This 36.5+/- acre tract offers an excellent blend of usability, productivity, and natural beauty. With access off County Road 500, the property is easy to get to while still providing a quiet and private setting. The land features fertile bottom ground ideal for hay production, complemented by gently rolling pasture that lays well and is easy to manage. Whether you are looking to put up hay, run a few head of cattle, or simply enjoy the land, this property is set up to perform. Prairie Creek runs through the tract, providing a reliable water source and adding to the overall appeal of the property. A pond is also in place, offering additional functionality for livestock as well as recreational value. The combination of water features and productive ground makes this a well balanced piece of land with year round usability. Multiple potential building sites are scattered throughout the property, offering great views and flexibility for a future home or cabin. With its mix of fertile bottom ground, quality pasture, and natural water sources, this tract presents a strong opportunity for someone looking for a manageable sized farm, a build site with acreage, or a solid investment in productive land.



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