

9795 Co Rd W 76-506
Ava, MO 65608



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MLS# SOM60320597



\$1,275,000

198.4+/- acres of prime Douglas County farm ground offering a rare combination of production, improvements, water, and beauty, located within a mile of the heart of Ava and just south of Ava High School. This well manicured property features rolling pasture and hay ground with excellent usability, multiple ponds, Prairie Creek running through the farm, and multiple building sites with stunning views. The majority of the property has new 5 strand barbed wire fencing and posts, along with new cross fencing. Improvements include a 40 x 60 foam insulated shop with a loft for storage and living quarters featuring a kitchen, living area, 1 bedroom, and 1 bathroom, making it ideal for weekend stays or full time use. The shop sits on an elevated hilltop with outstanding long range views, and on Friday nights you can even see the lights of the football stadium from the shop building. Additional building sites across the property offer stunning views as well. Additional features include new welded pipe gates and corner posts, freeze free water spigots, mature walnut trees, scenic water features, and six ponds with one stocked for fishing. Do not miss this rare opportunity to own one of the most unique and well improved farms in Douglas County, offering the perfect blend of productivity, beauty, and convenience just minutes from town.



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