

Rr1 Box 335 County Road 509
Ava, MO 65608



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MLS# SOM60319603



\$460,000

3 Bedrooms | 4 Bathrooms | 2,776 Sqft

22+ acres with a home, guest cottage, barn, and greenhouse--all thoughtfully set up for country living, hobby farming, or income potential. The main home offers approx. 2,400 sq ft with 2 bedrooms, 3 full baths, a spa tub, and a unique garden room with water feature. Multiple heating options including wood stoves and mini-splits, plus durable waterproof flooring and a new septic system (2021). The renovated cottage (approx. 385 sq ft) features 1 bedroom, 1 full bath, mini kitchen, and its own HVAC--perfect for guests, rental income, or private living space. The land is where this property really shines--two ponds, fenced and ready for livestock, mature trees including walnut and fruit trees, and established pollinator gardens. Enjoy the manicured walking trail, and sunrise and sunset views from the tiled patio with fire pit.... plus covered outdoor living space. Additional features include an approx. 800 sq ft barn with electric, concrete floor, and workshop space, along with a 20x20 greenhouse (built in 2022) complete with water, electric, sink, and rainwater collection system. A rare opportunity to own a fully set-up acreage with versatility, functionality, and room to grow! Set up your viewing today!



Annie J. Smith

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Murney Associates - Primrose

For full listing details, please scan:

