

**1107 Lower Ford
Ava, MO 65608**



Powered by **lakefrontexpo.com**

MLS# SOM60327362



\$599,999

3 Bedrooms | 3 Bathrooms | 2,090 Sqft

Does one spouse want to be on a farm and the other want to be in town? This beautiful farm is the perfect solution! 22 acres with beautiful farm house that has been meticulously remodeled, changing the footprint to create a better flow and open concept living at its best! New roof, windows, siding over new radiant insulation barrier, new kitchen, bathrooms, flooring, and the list goes on and on. Over 2,100' plus an unfinished basement for lots of storage. 3, could be 4 bedrooms, 3 baths with CH/A, wood stove in the living room for a cozy feeling and warmth in the winter. The land consists of 22 acres of grass with some trees and a wet weather creek as well as a small year-round creek. There is an attached garage and a 24'x64' garage/shop plus a 30'x36' barn with a full loft, a 16'x36' lean to, and corral. For produce, you have a greenhouse, garden, raised beds, strawberries, raspberries, blueberries, elderberry, peach trees, pear trees, apple trees, as well as a cherry, plum, and a fig tree. This farm is at the edge of Ava and is a great small operation hobby farm that is ready to go, just bring your livestock! If farming does not interest you, you can make money renting the pasture and barn!!!



Sherri Ann Doane
Phone: (417) 683-7626
Action Realty

For full listing details, please scan:

