

Hcr 69 Box 100
Oldfield, MO 65720



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MLS# SOM60330830



\$999,000

3 Bedrooms | 2 Bathrooms | 1,000 Sqft

Bordering the Mark Twain National Forest, Elk Ranch is 101.8 acres where the hard work is already done. This 2022 build centers on a 5,000 square foot shop with 22 foot ceilings, 18 feet of clear span, six commercial overhead doors, spray foam insulation, and hot and cold water throughout. Three electrical services and three water hydrants are spread across the land, the framework already in place for horse boarding, RV storage, or an agritourism venture. The residence lives comfortably at 1,000 square feet, 3 bedrooms and 2 baths finished with granite and custom cabinetry, opening to a 600 square foot elevated deck with panoramic sunrise views over the Ava valley. Roughly 40 of the 101.8 acres are cleared, cross fenced, and pasture ready for livestock or hay, with two ponds, one spring fed, a wet weather creek, and a 400 foot well on a new pump. A 12 by 12 stall with auto waterers, two RV hookups including a climate controlled 30 amp indoor bay, paved and gated access, fiber optic internet, and a cell booster round it out. Set just on the Douglas county side of the Christian county line, you get lower Douglas county taxes and the freedom of no county restrictions, build it, board it, host it, or homestead it as you see fit, while Christian county amenities in Ozark and Nixa sit just up the road. Turnkey, and ready to earn from day one.



Liza McLean

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The Firm Real Estate, LLC

For full listing details, please scan:

