

6152 County Road 0-527
Ava, MO 65608



Powered by lakefrontexpo.com

MLS# SOM60331030



\$2,475,000

4 Bedrooms | 3.5 Bathrooms

Exceptional 427+/- acre working cattle ranch located just 29 miles from Ozark, offering an outstanding combination of productive pasture, mature timber, abundant water, wildlife, and established ranch infrastructure. The property features 7 large grazing paddocks, several smaller holding traps, functional cattle working pens, a massive 94' x 100' stall barn, and multiple detached shops strategically located throughout the property. Water resources are exceptional, including 7 ponds, a creek, multiple natural springs, and a beautiful 4+/- acre spring-fed lake stocked with large bass and multiple fish species. The diverse pasture and timber provide excellent wildlife habitat and a proven history of quality whitetail deer and wild turkey hunting. The remodeled 2,780+/- sq ft country home offers 4 bedrooms, 2.5 baths, new flooring throughout and kitchen improvements completed in 2021. A 2,400+/- sq ft unfinished basement provides substantial potential for additional living, recreation, storage, or future expansion. This property offers the rare opportunity to combine a productive cattle operation, exceptional hunting and fishing, and private country living all in one remarkable Ozarks ranch.



Dustin Lewis

Phone: (417) 839-1899

Mossy Oak Properties Mozark Land and Farm

For full listing details, please scan:

