

1350 County Road 317
Squires, MO 65755



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MLS# SOM60332334



\$825,000

3 Bedrooms | 2 Bathrooms | 2,176 Sqft

Tucked into the rolling hills of Douglas County, this 139 +/- acre property combines quality Ozark hunting ground, a modern custom home, and the infrastructure needed to enjoy the land year-round. Located near Squires in the Ava School District, the property offers privacy, diverse habitat, and nearly 139+- contiguous acres right outside the back door. The acreage features a mix of mature and young timber, open ground, a pond, wet-weather creek, and varied terrain creating excellent wildlife habitat. An established trail network provides access throughout the property for hunting, recreation, and land management. Whitetail deer and wild turkey are well established, with a history of quality bucks. Thirteen deer stands are positioned throughout the property and will remain. A gated entrance off a county-maintained gravel road, perimeter fencing, and a permanent game-cleaning area add functionality. Built in 2021, the custom 3-bedroom, 2-bath home offers approximately 2,176 sq. ft. of finished living space. Features include an open floor plan, vaulted ceilings, radiant heated floors, quartz countertops, custom soft-close cabinetry, and abundant natural light. The spacious primary suite includes a walk-in closet, double vanity, and oversized walk-in shower with dual shower heads. A large laundry/mudroom provides extensive cabinetry, a utility



Bjorn Wilkerson

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Midwest Land Group

For full listing details, please scan:

