

**000 Ff**  
Ava, MO 65608



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**MLS# SOM60333005**



**\$73,900**

Just five minutes east of Ava on Highway FF, this 10-acre property has a lot to offer. An established driveway leads from the highway up the hill to a beautiful building site with a nice mix of open ground and mature trees. Hunter Creek runs through the property and stays crystal clear year-round, with beautiful rock outcroppings adding to the character of the land. Electric is available at Highway FF and along the gravel road that borders the east side of the property. The location gives you the best of both worlds--secluded country living while still being only a few minutes from Ava. The property also offers great hunting opportunities, adding to its recreational appeal. With good access, a great building site, year-round water, and approximately 10 acres to work with, this would be an excellent place to build a home, establish a small homestead, or have a cabin and private getaway in the Ozarks.



**Colt W Smith**

Phone: (417) 299-1492

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