

13462 County Road Y-521
Ava, MO 65608



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MLS# SOM60335542



\$799,000

4 Bedrooms | 2 Bathrooms | 1,785 Sqft

Escape to your own 122 acre sanctuary! This property offers endless opportunities for outdoor enthusiasts and aspiring homesteaders seeking privacy, peace and a deep connection to the land. This property sets at the end of a county road offering ultimate privacy and serenity. The acreage consists of a wonderful blend of pasture and wooded with over a quarter mile of Beaver Creek access running through the property. The property offers high level hunting for deer and turkey and is cross fenced for your livestock needs. There is a large barn with machine shed / garage area and livestock areas. The 1940 2 story farmhouse has been tastefully updated through the years. With newer roof , windows, electrical updates and the property has had the septic system updated to 1000 gallon concrete and a new 400ft well . The home has 4 bedrooms 2 baths and a large deck for entertaining or just having that morning coffee enjoying the awesome views and wildlife. There is a second manufactured 2 bedroom 1 bath home that could be used for additional family needs. This property is secluded but yet accessible with only a 15 minute drive to Ava and 60 minutes to Springfield and this property is free from restrictions of any kind allowing for anything and everything you're dreaming of.



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