7964 Country Road # 0-535
Ava, MO 65608

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MLS# SOM60338105







$699,900

3 Bedrooms | **1** Bathroom | **1,553** Sqft

A rare opportunity to own 74 acres featuring an updated farmhouse and a property designed for both country living and agricultural use. The charming two-story home offers 3 bedrooms and has been updated by the seller over the last few years - including new flooring, electrical, trim, siding, and fixtures.The septic system has also been updated. The kitchen is equipped with a Samsung SmartStove and microwave, offering convenient smart-home technology including the abilitiy to control your cooking from your phone.The property is well equipped for a variety of uses, with a spacious 40x40 shop featuring electricity, a hay barn, and seven outbuildings in total, several with power. Other features of the land include two ponds and a natural spring. ATV trails wind throughout the property, providing easy access to explore the land. The entry gate has the abilitiy for programmable access codes which add convenience and security. This one of a kind property offers several opportunites including a working farm with room for livestock or horses, a private homestead (several options for additional possible building sites) , or a recreational property.

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