



Secluded Recreational Property with Live Water

168 +/- Acres | Douglas County, MO | \$575,000



ADDRESS

000 County Road U-105A
Ava, MO 65608

LOCATION

From 60 HWY, Take State HWY Bus 5 S to E Commercial St. Left on E Commercial, 1/2 mile to S Old HWY 5 on right. Continue 700' to SSR-U on left. Continue on SSR-U 10mi to CR J-105, on left. Continue 1.4mi to driveway, on left.

PROPERTY SUMMARY

This 168+/- acre Douglas County property features a strong mix of mature, marketable hardwood timber, along with young walnut groves and diverse terrain, including four strategically placed areas for food plots that include bedding areas and an abundance of live water lacing through the property. A well-maintained trail system provides access to three permanent box blinds. In recent years, the owners have planted a variety of pines and chinquapin oaks to enhance the native habitat. Deer and turkey love to call this place home with many successful hunts in the prior years of ownership. With multiple build sites and plenty of space for a cabin or homestead, this property is well-suited for hunting, recreation, or off-grid living.

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