

Beaver Creek 40
000 County Road 422
Ava, MO 65608

\$175,000
40± Acres
Douglas County



Beaver Creek 40
Ava, MO / Douglas County

SUMMARY

Address

000 County Road 422

City, State Zip

Ava, MO 65608

County

Douglas County

Type

Farms, Hunting Land, Recreational Land

Latitude / Longitude

36.8557 / -92.751

Taxes (Annually)

1434

Acreage

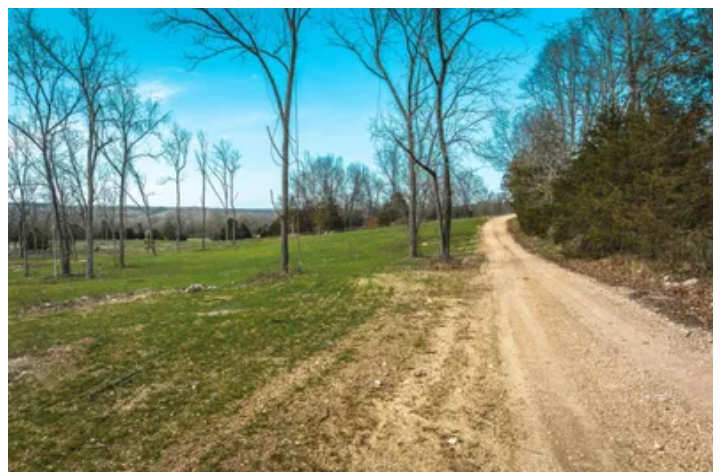
40

Price

\$175,000

Property Website

<https://livingthedreamland.com/property/beaver-creek-40-douglas-missouri/38706/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Beaver Creek 40

Ava, MO / Douglas County

PROPERTY DESCRIPTION

Welcome to Beaver Creek 40! This serene and picturesque farm is located just outside of Ava, Missouri, nestled near the tranquil Beaver Creek.

A chert rock gravel road winding through the beautiful countryside leads you to the entrance as the rolling landscape of Beaver Creek 40 sprawls out before you.

Lush green grass and scattered timber create a breathtaking and peaceful scene, perfect for those seeking a slower-paced lifestyle, surrounded by nature.

For the cattle or livestock farmer, Beaver Creek 40 is a dream come true. Ample space and fresh grass make it ideal for grazing and raising animals, while gently rolling hills and meadows also offer plenty of room for horseback riding or hiking. Imagine your dream home on the hill, overlooking the picturesque rolling fields below., and waking up to the sound of birds singing and the peaceful sight of your

livestock grazing in the pasture. Beaver Creek 40 is situated conveniently near the Mark Twain National Forest, a natural wonderland that spans over 1.5 million acres of beautiful hills, forests, and rivers.

The forest is a popular destination for hiking, camping, hunting, and fishing, and is a true paradise for outdoor enthusiasts.

This incredible farm is an idyllic retreat, offering a peaceful and serene lifestyle amidst beautiful rolling hills, bluebird sky's, and quiet breezes that whisper through the trees. What more can we ask for?



Beaver Creek 40
Ava, MO / Douglas County

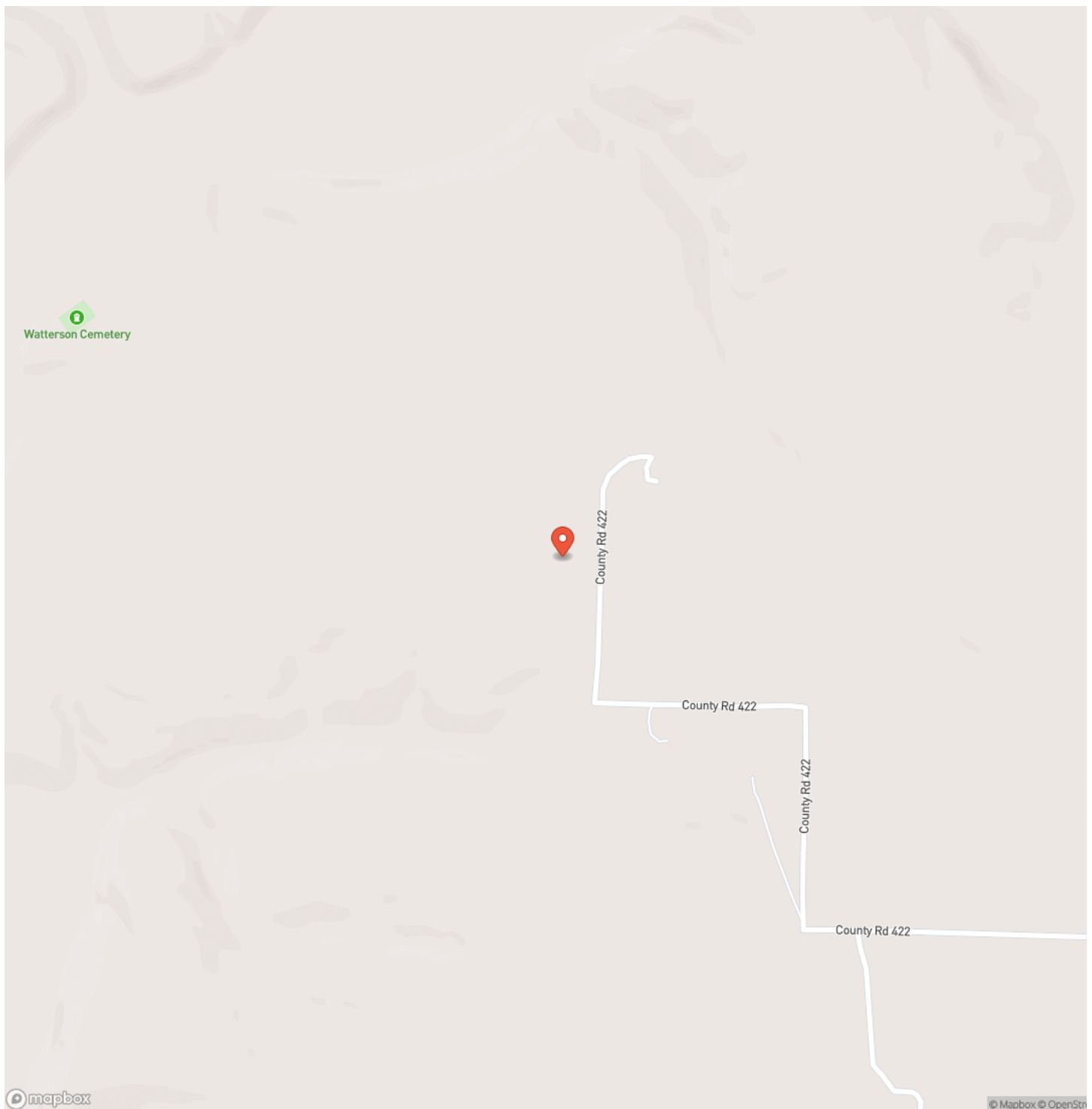


MORE INFO ONLINE:

<https://livingthedreamland.com/>



Locator Map



MORE INFO ONLINE:

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<https://livingthedreamland.com/>

Satellite Map



MORE INFO ONLINE:

<https://livingthedreamland.com/>

LISTING REPRESENTATIVE

For more information contact:



Representative

Amanda Robertson

Mobile

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Email

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Address

515 S. Franklin St.

City / State / Zip

Summersville, MO 65453

NOTES

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This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Living The Dream Outdoor Properties

515 S. Franklin St

Cuba, MO 65453

(855) 289-3478

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