

# LAND FOR SALE

**260+/- Acres, Douglas County, Missouri  
Offered at \$399,900**

## Highlights:

- Incredible hunting and recreational opportunities.
- Great access right off of state blacktop highways.
- Multiple locations on site that would be perfect for a new home.

L-2100068

**Property Location:** This property is at the intersection of Highway 76 and Highway DD in Douglas County, Missouri. It is located approximately 10 minutes Southwest of Ava, Missouri.

**Property Location:** NE 1/4 Section 17 T25N R17W (Douglas Co. Parcel ID # 23-0.4-17-000-000-001.000), NWNE; N 1/2 NW W/EXC; S1/2NENW Section 16 T25N R17W (Douglas Co. Parcel ID# 23-0.5-16-000-000-002.000) all in Douglas County, Missouri.

**For additional information, please contact:**



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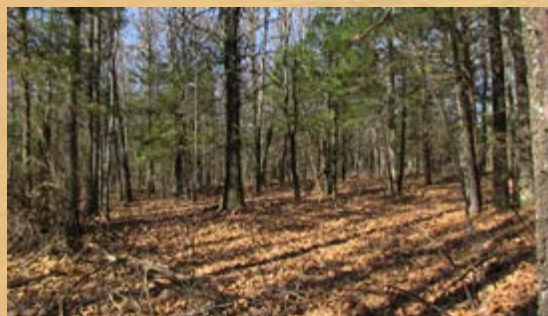
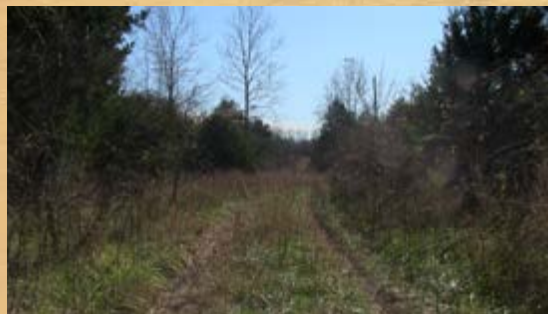
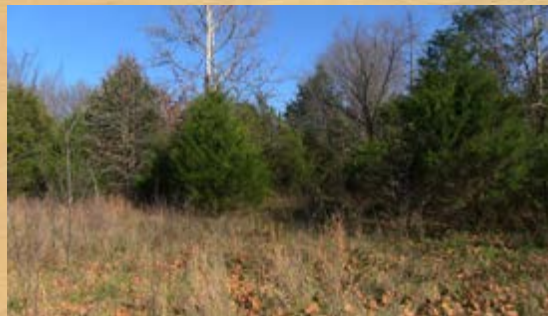
**Property Description:** Farmers National Company is proud to offer 260 more or less acres in Douglas County, Missouri. This property is mostly timber with some old fields mixed in. These fields contain thick cover/habitat which should offer prime security cover and diversity for the wildlife. These fields could also be reclaimed and cleared for food plots or pasture acres. There is visible fencing on the farm, however, it is not up to par regarding cattle usage at this time. The topography is gently rolling and the overall landscape is very peaceful and inviting. Several potential locations were noted that would offer great locations for building a residence or hunting cabin. Easy access from two blacktop state highways is a bonus. Lots of deer and wildlife observed while on the property. Electric lines are present on the property.

**Farm Data:**

Timber 260+/- acres

Taxes: \$105.02

**Location Map**



**Aerial Map**



**Soils Map**



SOIL CODE	SOIL DESCRIPTION	ACRES	%	CAP
73024	Mano-Ocie complex, 8 to 15 percent slopes, stony	64.2	25.28	4e
76683	Cedargap-Razort complex, 1 to 3 percent slopes, frequently flooded	6.1	2.4	3w
73000	Pomme silt loam, 3 to 8 percent slopes	13.4	5.26	3e
73023	Mano-Ocie complex, 1 to 8 percent slopes	112.1	44.17	3e
73198	Gressy-Viraton complex, 3 to 8 percent slopes	26.3	10.35	3e
73226	Ocie-Gatewood complex, 3 to 15 percent slopes, stony	22.3	8.79	4e
73227	Ocie-Gatewood complex, 15 to 35 percent slopes, very stony	9.5	3.74	6e
<b>TOTALS</b>		<b>253.9</b>	<b>100%</b>	<b>3.45</b>