

MIDWEST LAND GROUP PRESENTS

23.8 ACRES IN

DOUGLAS COUNTY MISSOURI



12770 COUNTY ROAD 500, AVA, MO 65608

MIDWEST LAND GROUP IS HONORED TO PRESENT

CUSTOM HORSE FARM WITH 60'X80' INDOOR ARENA JUST OUTSIDE AVA CITY LIMITS

If you've been dreaming of a more self-sufficient lifestyle, this 23.8 +/- acre homestead just outside the Ava city limits offers the space, infrastructure, and freedom to make it happen. Whether your goal is raising your own food, caring for livestock, planting gardens and orchards, or simply escaping the pace of town, this thoughtfully improved property is ready for its next chapter. The custom-built 2 bedroom, 1 bathroom home features a warm ranch-style design with vaulted ceilings, bamboo wood flooring, barn wood track doors, stainless steel appliances, and an open-concept layout that makes everyday living both comfortable and functional. Covered porches overlook the surrounding pasture and provide the perfect place to enjoy quiet mornings while watching deer, turkey, and other native wildlife pass through. Attached to the home is a fully insulated 60'x80' multipurpose building complete with oversized doors and a half bath. Whether you need room for equipment, woodworking, preserving harvests, livestock

projects, storage, a home business, or future expansion, this flexible space is ready to adapt to your vision. The property is well equipped for homesteading with a new private well, storm shelter, 40'x44' equipment barn, tack/feed building, automatic waterer, hydrants, fenced and cross-fenced pasture, a pond, and productive open ground. There's ample room for large gardens, fruit trees, berry patches, greenhouses, chickens, goats, sheep, pigs, bees, or other livestock, allowing you to create a truly sustainable lifestyle. Mature walnut trees add beauty, shade, wildlife habitat, and long-term value to the property. The 23.8 +/- acres provide an excellent balance of productive pasture, open space, and natural beauty, offering endless opportunities to expand your homestead while enjoying the privacy and peace that only rural living can provide.

PROPERTY FEATURES

COUNTY: **DOUGLAS** | STATE: **MISSOURI** | ACRES: **23.8**

- 23.8 +/- acres just outside Ava city limits
- 60'x80' foam-insulated indoor riding arena
- Custom-built home constructed in 2015
- Vaulted ceilings & bamboo wood flooring
- Fenced & cross-fenced for horses or livestock
- 40'x44' equipment barn, & cattle working facility
- Multiple paddocks, pond, & automatic waterer
- Covered porches overlooking pasture & wildlife
- Near Mark Twain National Forest riding trails
- Turn-key horse property near Fox Trotters Headquarters

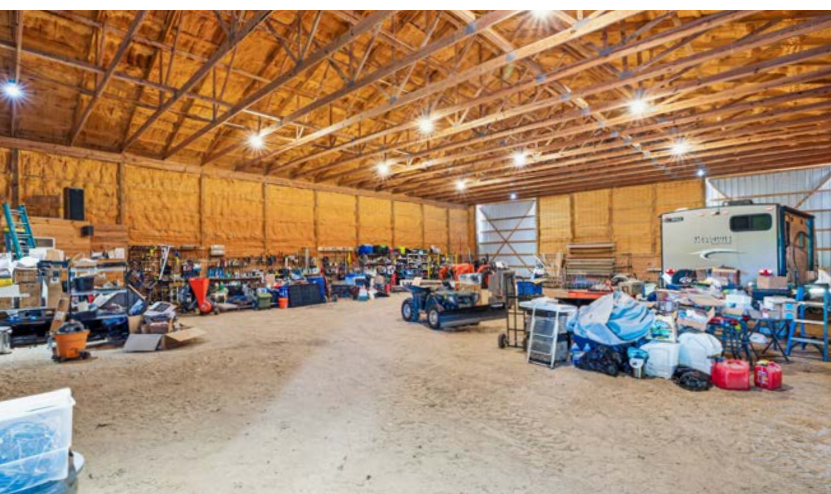
CUSTOM BUILT HOME

The custom-built 2 bedroom, 1 bathroom home offers a clean ranch-style layout with vaulted ceilings, bamboo wood flooring, barn wood track doors, stainless steel appliances, and an open concept feel throughout.



60'X80' FOAM INSULATED INDOOR ARENA

Foam insulated with a sand floor, multiple oversized doors, and a half bath, this setup is ideal for training, working colts, riding year-round, or simply keeping everything under one roof and out of the weather.



NEAR MARK TWAIN NATIONAL FOREST TRAILS



40'X44' EQUIPMENT BARN



FENCED AND CROSS-FENCED

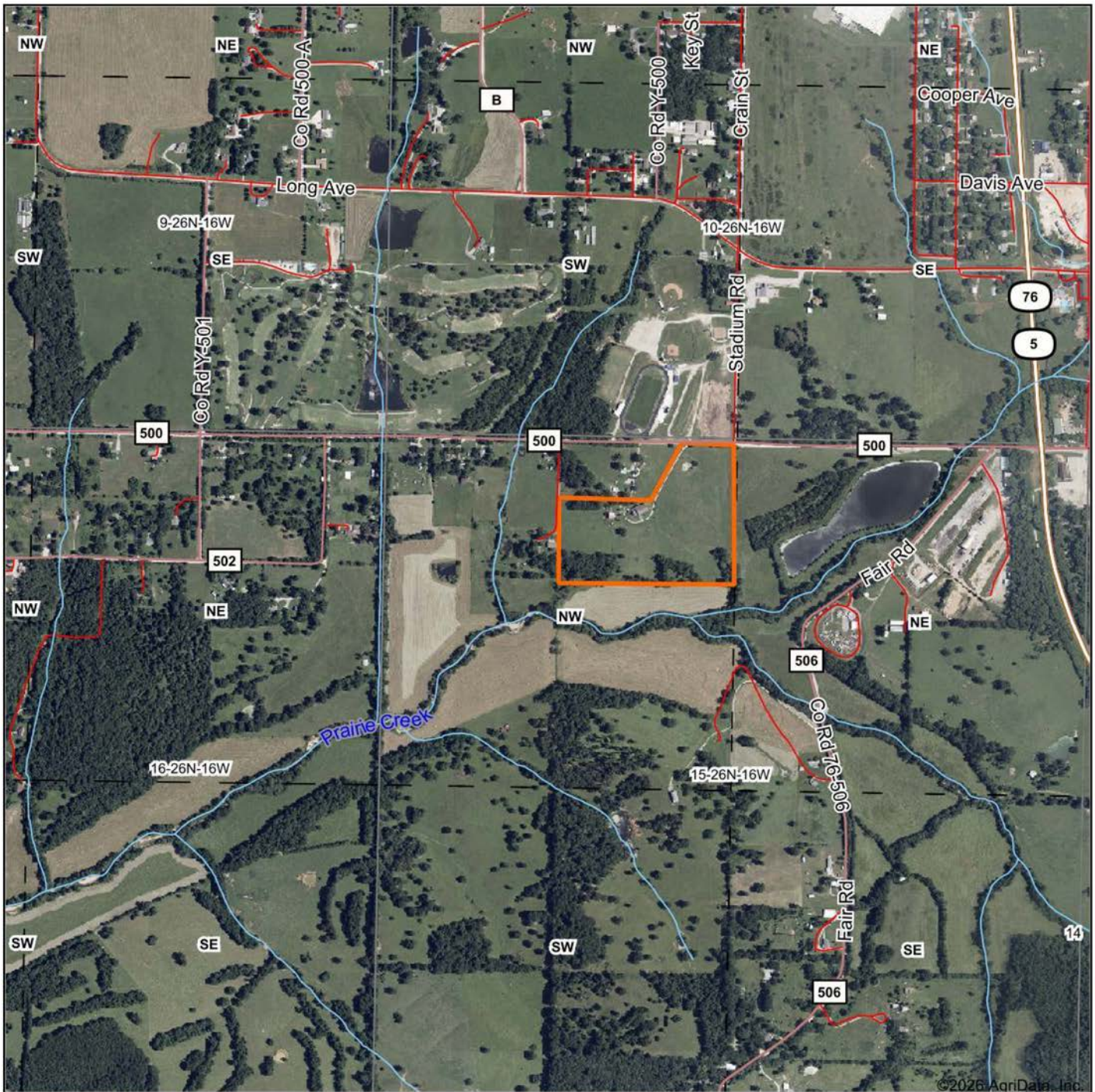
The 23.8 +/- acres offer a balanced mix of productive pasture, one pond, multiple paddocks, and frequent sightings of wildlife.



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Boundary Center: 36° 56' 55.94, -92° 40' 56.28

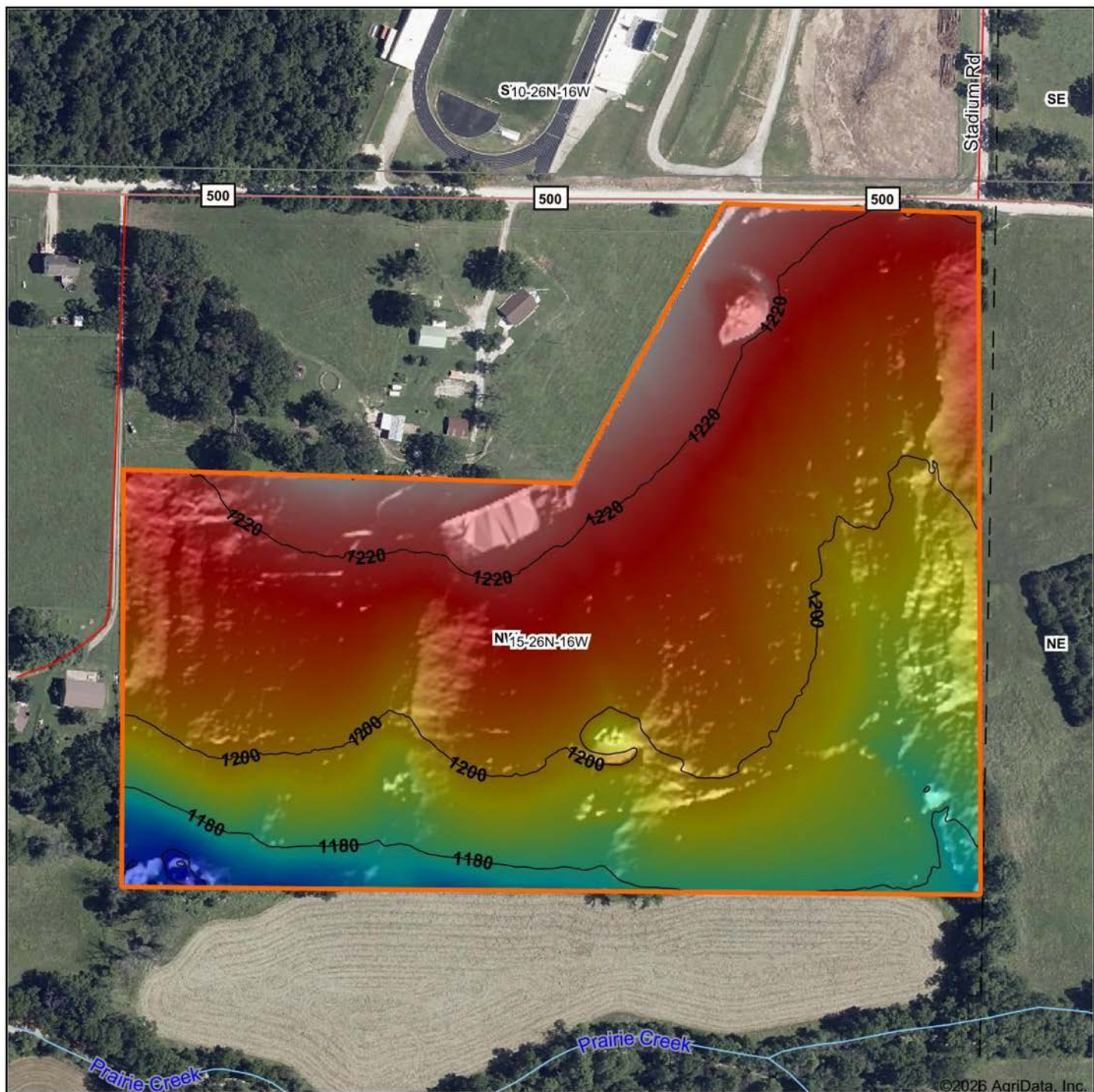
0ft 1170ft 2341ft

15-26N-16W
Douglas County
Missouri



5/18/2026

HILLSHADE MAP



Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING
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Source: USGS 1 meter dem
Interval(ft): 20
Min: 1,157.1
Max: 1,234.3
Range: 77.2
Average: 1,204.0
Standard Deviation: 14.17 ft

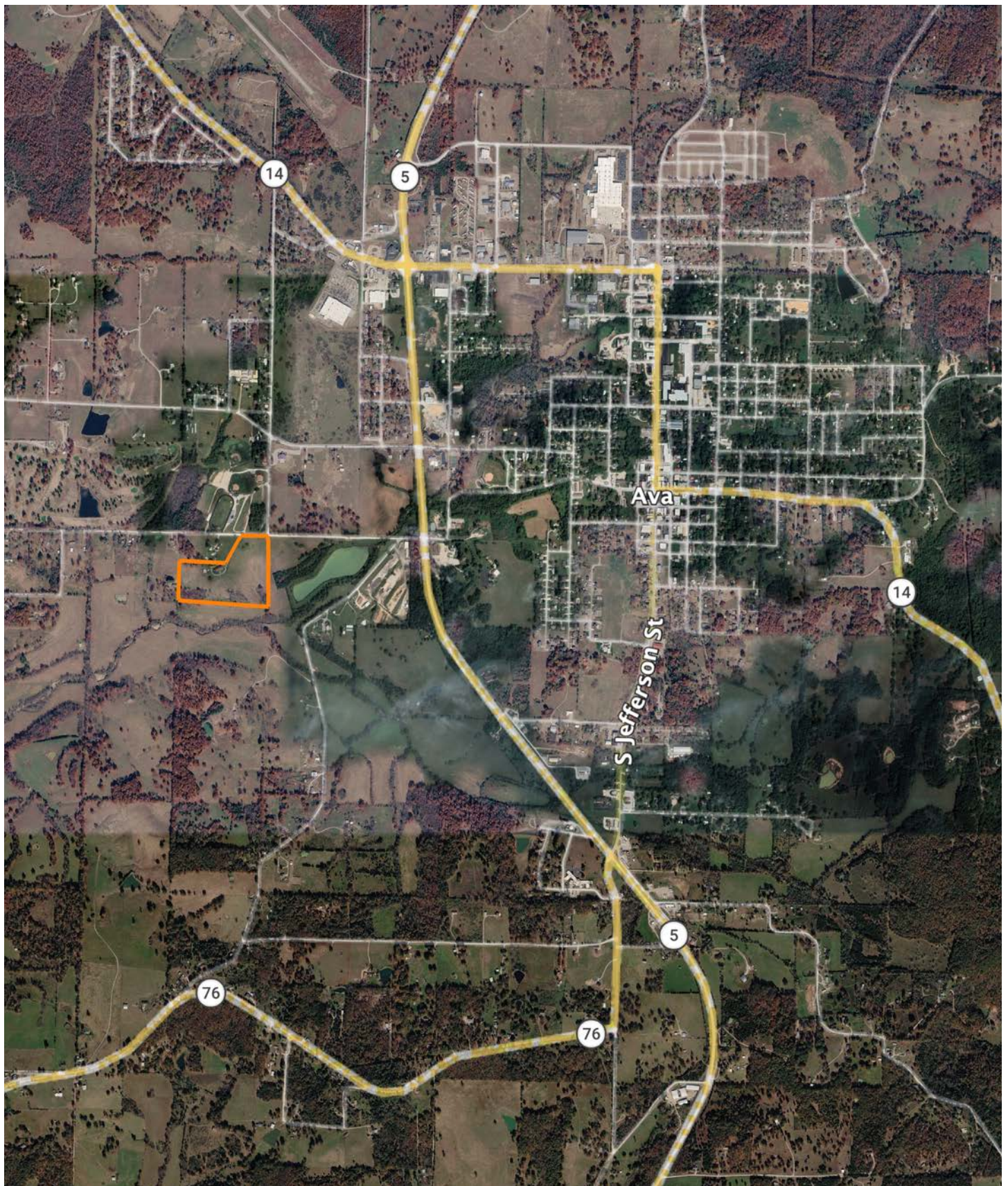
0ft 239ft 479ft



15-26N-16W
Douglas County
Missouri

Boundary Center: 36° 56' 55.94, -92° 40' 56.28

OVERVIEW MAP



AGENT CONTACT

Looking for land or selling a piece of property can be stressful or overbearing, but not if you're working with the right agent. Bjorn Wilkerson is all about making sure each client has an enjoyable experience from start to finish. A lifelong lover of the outdoors, Bjorn has a background in agriculture and a passion for all things outdoors. This includes hunting, fishing, camping, traveling, hiking, and land management, not to mention his personal favorites: spring turkey hunting, whitetail hunting, and bowfishing. Born in West Plains, Missouri, Bjorn attended Couch High School and graduated from Missouri State University—Springfield with a degree in Wildlife Management. Before coming to Midwest Land Group, he worked in agriculture and operations with Archer Daniels Midland (ADM), a human and animal nutrition company specializing in agricultural origination and processing, where he worked his way around the company, serving in a variety of positions, everything from trainee, plant manager, and recruiter to new manager development specialist and continuous improvement practitioner. Being a service to someone looking for hunting or farming property is what drives Bjorn. He wants each experience to not only be enjoyable, but seamless as well. If you're in the market to sell or buy land, give Bjorn a call.



BJORN WILKERSON,
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