

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 searching for a turn-key horse property with quality improvements, functional setup, and a location that's hard to beat, this 23.8 +/- acre property just outside Ava city limits deserves a serious look. Conveniently located near the National Fox Trotters Headquarters, local saddle club, and Mark Twain National Forest riding trails, this property was built with purpose and maintained with pride.

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. Covered porches overlook the pasture ground and provide the perfect place to unwind while watching deer and wildlife move through the property.

What truly separates this property is the attached 60'x80' indoor riding 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. Additional improvements include a 40'x44' equipment barn, cattle working facility, tack/feed shed, automatic waterer, hydrants, and fenced and cross-fenced pasture already set up for horses or livestock.

The 23.8 +/- acres offer a balanced mix of productive pasture, one pond, multiple paddocks, and frequent sightings of wildlife. Built in 2015 with 2"x6" construction, metal roof and siding, central HVAC, and county road frontage, this property reflects the type of care and planning that is becoming increasingly difficult to find.

Properties with this level of functionality, cleanliness, and equestrian setup rarely come available in this area.

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

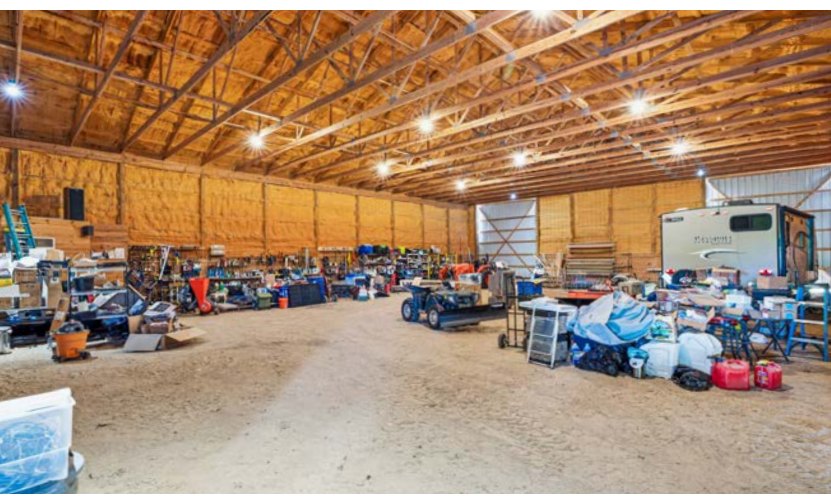
CUSTOM BUILT HOME

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

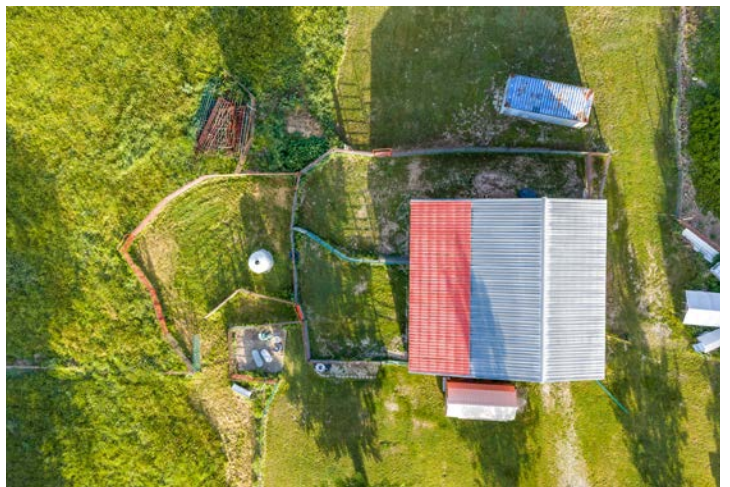
Foam insulated with a sand floor, multiple oversized doors, and a half bath, this setup is ideal for training, working colts, riding year-round, or simply keeping everything under one roof and out of the weather.



NEAR MARK TWAIN NATIONAL FOREST TRAILS

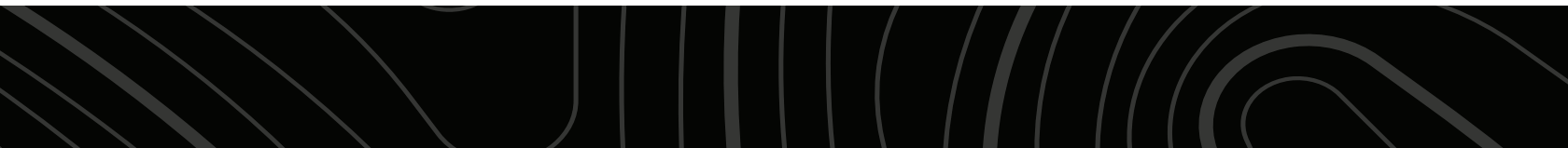


40'X44' EQUIPMENT BARN



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

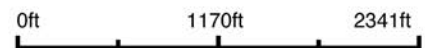


AERIAL MAP



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



Maps Provided By:



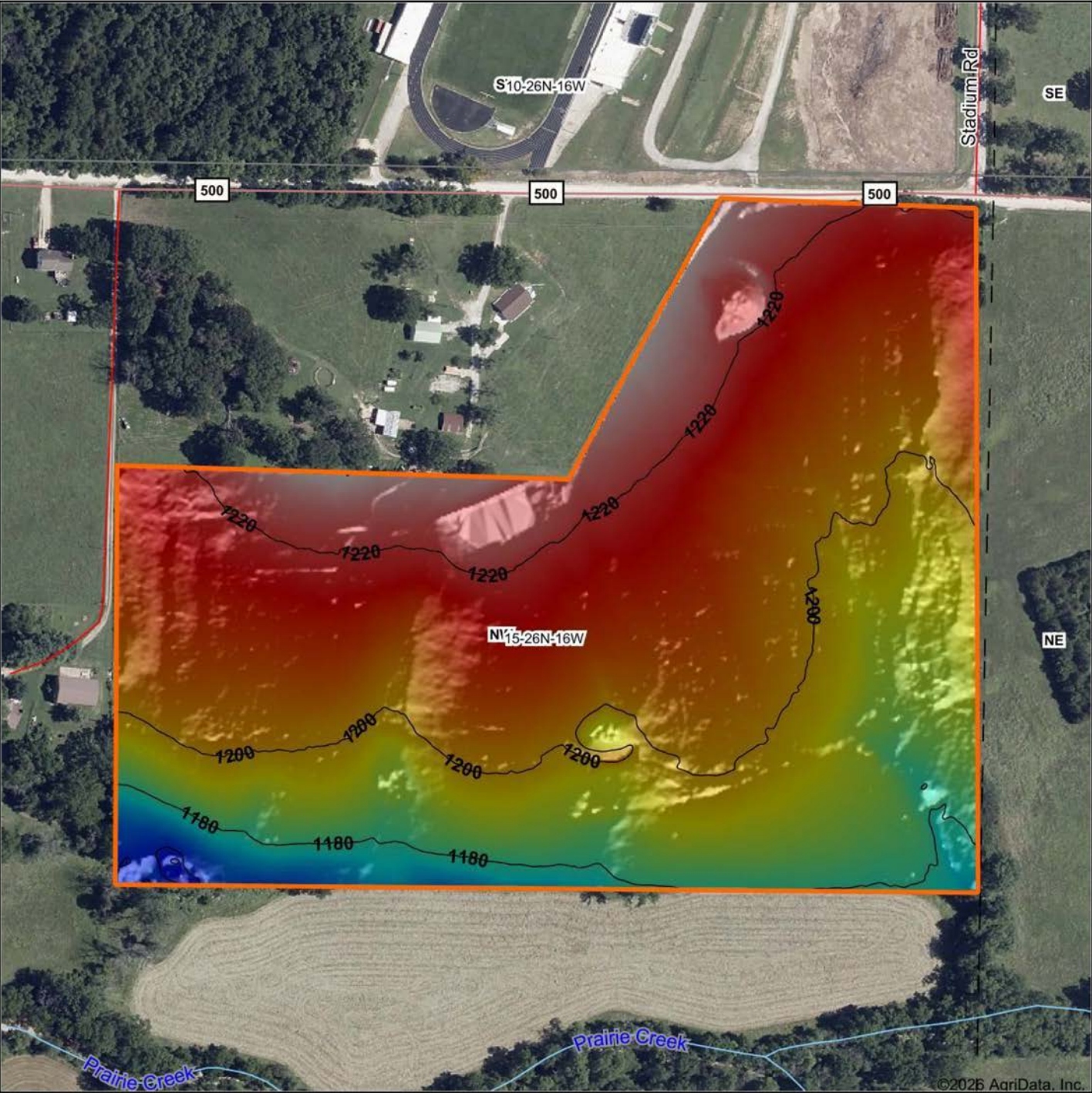
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15-26N-16W
Douglas County
Missouri



5/18/2026

HILLSHADE MAP



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



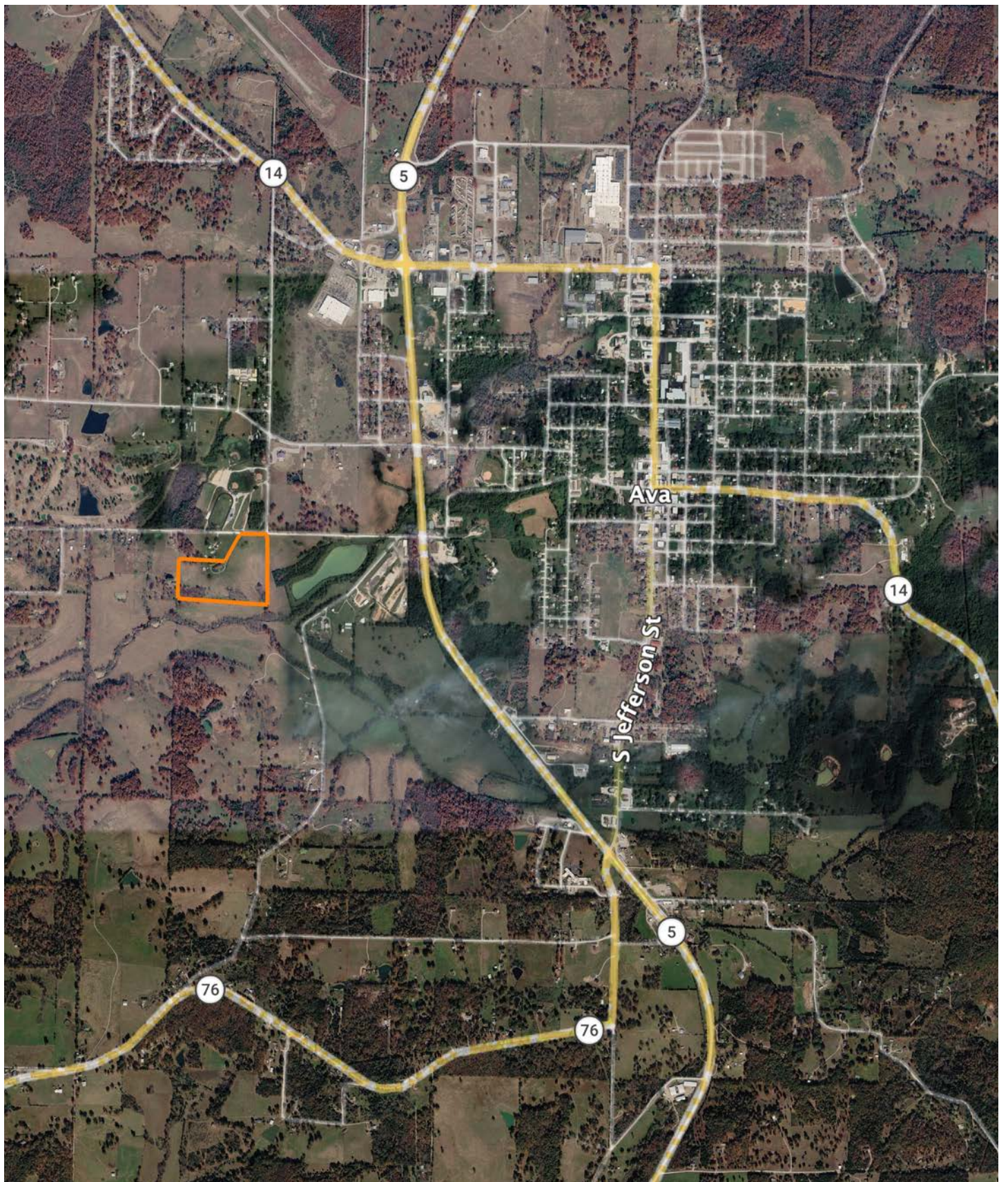
15-26N-16W
 Douglas County
 Missouri

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



Maps Provided By:
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 CUSTOMIZED ONLINE MAPPING
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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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