

THE ALEXANDER RANCH

1,125+/- Acres | Douglas County | Ava, Missouri
\$7,100,000.00



A CATTLE RANCH BUILT FOR EFFICIENCY

Rolling Ozark pasture and a developed grazing system support a working cattle operation with extensive improvements. Twenty cross-fenced paddocks, three wells, 20 frost-free tire tanks and over 5.5 miles of water line provide practical livestock management. More than 3.5 miles of offset hot wire support pasture rotation.



Indoor cattle facilities | Equine barn | Shop | Two residences

15576 East State Highway 76, Ava, MO 65608



RANDIE & DANA LANDWEHR

Randie: 660-223-2939 | Office: 417-276-4868 | ucfarmandhomesales.com

INDOOR CATTLE FACILITIES - INSULATED HEATED SHOP



CATTLE HANDLING

36' x 80' steel veterinary barn (2020), 12' x 20' vet room, 32' double alley, Bud Box, C&S; hydraulic chute and steel corrals.

HAY & EQUIPMENT BUILDINGS

47' x 80' hay barn with 25' x 80' lean-to; 30' x 70' hay barn; 30' x 40' pole barn with steel catch pens.

SHOP & EQUINE

42' x 65' insulated shop: concrete floor, 14' doors, 220V, 30A RV service. The 32' x 40' horse barn includes an insulated tack room, three runs, maternity pen, pipe corrals and 50-amp RV outlet.

MAIN HOME

A half-mile private drive leads to the 2019 home overlooking the ranch. Its 2,596 sq ft include four bedrooms, 2.5 baths and a three-car garage.

HOME FEATURES

Open living, dining and kitchen areas, gas fireplace, custom cabinetry, office built-ins and a large laundry. The primary suite has a walk-in shower and closet. Patio access leads to an above-ground pool. Spray foam insulation, Pella windows and a 2024 roof complete the home.

SECOND RESIDENCE

The 30' x 40' two-bedroom barndominium (2015) offers space for visitors, ranch employees or potential rental use.



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