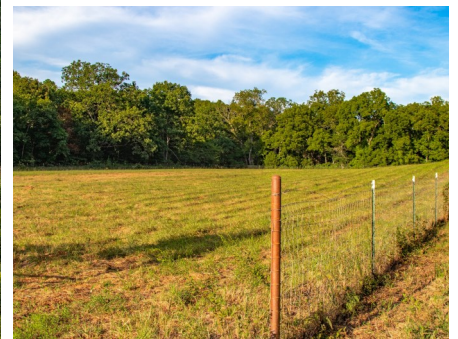




T R O P H Y
PROPERTIES AND AUCTION
LAND | RECREATIONAL | RESIDENTIAL

120± Acre Recreational Property Near Licking for Sale - Texas County

www.TrophyPA.com • (855) 573-5263 • leads@trophyapa.com



PROPERTY ADDRESS:

00 State Route BB
Licking, MO 65542

PRICE: \$344,400

ACRES: 120±

COUNTY: Texas

PROPERTY HIGHLIGHTS:

- Hardtop Road frontage
- Close to Big Piney River Access
- Close to Mark Twain National Forest
- Public Water accessible
- Electric accessible
- Gentle topography
- No restrictions
- Extensive trail system
- Gated entrance
- Mature Timber
- Less than a mile to Boiling Springs
- 10 Miles to Licking
- 12 Miles to Houston
- 20 Miles to Montauk State Park

TRACT DESCRIPTIONS:

Fulfill your hunting and homestead dreams with this exceptional 120±acre property located near Licking, Missouri. This property offers the perfect blend of seclusion and convenience. If you've been searching for multi-use land, look no further. This parcel boasts a mix of mature timber, two larger fields, and multiple clearings that are perfect for creating food plots that will attract and sustain abundant wildlife. With a proven history of trophy buck and large flocks of turkey, this is a hunter's paradise. This tract will also conform to all of your homestead needs.

Nestled away from the hustle and bustle, this property is secluded and quiet. Accessible via a lightly traveled paved road, it offers the privacy and tranquility you desire. The convenience of a nearby campground could allow for your camper to be set up there with a short drive to go hunt and enjoy your land. Just down from the campground you can also launch a boat or kayaks at the public access and float or fish the beautiful Big Piney River. If that isn't enough, there is also thousands of acres of Mark twain National Forest for more hunting and recreational opportunity close by. Whether you're planning a nostalgic deer camp or



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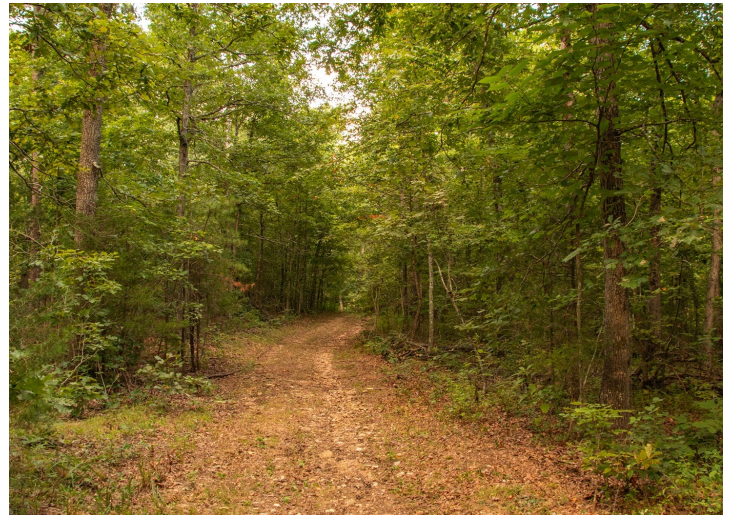
seeking a country getaway for you and your family and friends, this property checks so many boxes.

The terrain here is a true gift to hunters. It's incredibly hunter-friendly, with great deer and turkey numbers. It's an ideal environment to observe, manage, and harvest the game you've been dreaming of. The nice large bottom field will make an incredible destination food source with multiple options for stand locations and access points.

Navigating this expansive property is a breeze, thanks to an extensive access trail system that guides you throughout. Whether you're scouting, setting up stands, or simply enjoying the outdoors, these trails make every area of the property accessible.

The beauty of this land is undeniable. The landscape is a visual delight, with large towering pines and a mix of mature hardwood species. There is also a water hole on the property providing a water source for wildlife all year long. There are multiple wet-weather creeks and a cistern filled with water located next to the large bottom field that can be utilized as well. Whether you're a nature enthusiast or simply in search of a serene escape, this property offers a picturesque setting for recreation or your country homestead.

This 120±acre parcel is the epitome of an outdoorsman's dream. With its stunning landscape, abundant wildlife, rich hunting history and nearby amenities, it's the ideal property for those who seek a hunting retreat or a tranquil country homestead. Don't miss the opportunity to make this remarkable property your own.



Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal



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