

VV Tract 6  
TBD Highway VV  
Licking, MO 65442

**\$37,500**  
1.500± Acres  
Dent County



**VV Tract 6**  
**Licking, MO / Dent County**

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**SUMMARY**

**Address**

TBD Highway VV

**City, State Zip**

Licking, MO 65442

**County**

Dent County

**Type**

Recreational Land, Lot

**Latitude / Longitude**

37.4471 / -91.7339

**Acreage**

1.500

**Price**

\$37,500

**Property Website**

<https://livingthedreamland.com/property/vv-tract-6-dent-missouri/75370/>



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**PROPERTY DESCRIPTION**

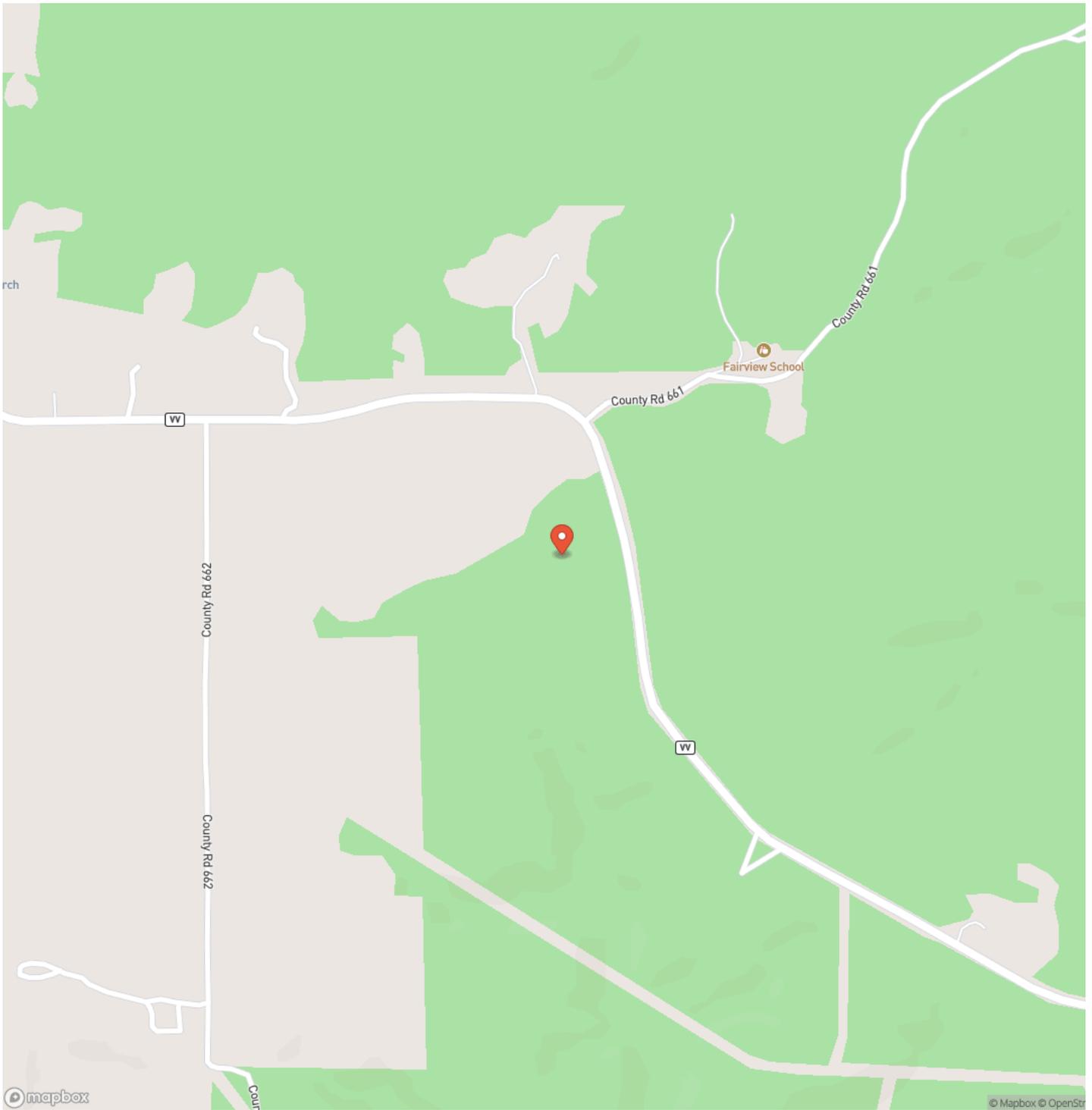
Discover your perfect getaway with these vacant lots located just minutes from Montauk State Park, renowned for its amazing trout fishing. Outdoor enthusiasts will love the proximity to hiking and horse trails, as well as the nearby Current River, famous for floating and fishing adventures. Conveniently situated between Salem and Licking, this property offers an ideal location for a recreational retreat or building investment cabins. Each lot features partially cleared areas, making them ready for your dream project. An established easement road provides easy access, and an electric easement will be in place for your convenience. Whether you're looking for a peaceful escape or an opportunity to create an income-generating property, these lots offer endless possibilities in a scenic, sought-after area. Don't miss out—start building your future today! Lots 4 & 5 are 1+/- acre & 6 & 7 are 1.5 +/- acres. Final acreage to be confirmed with survey.



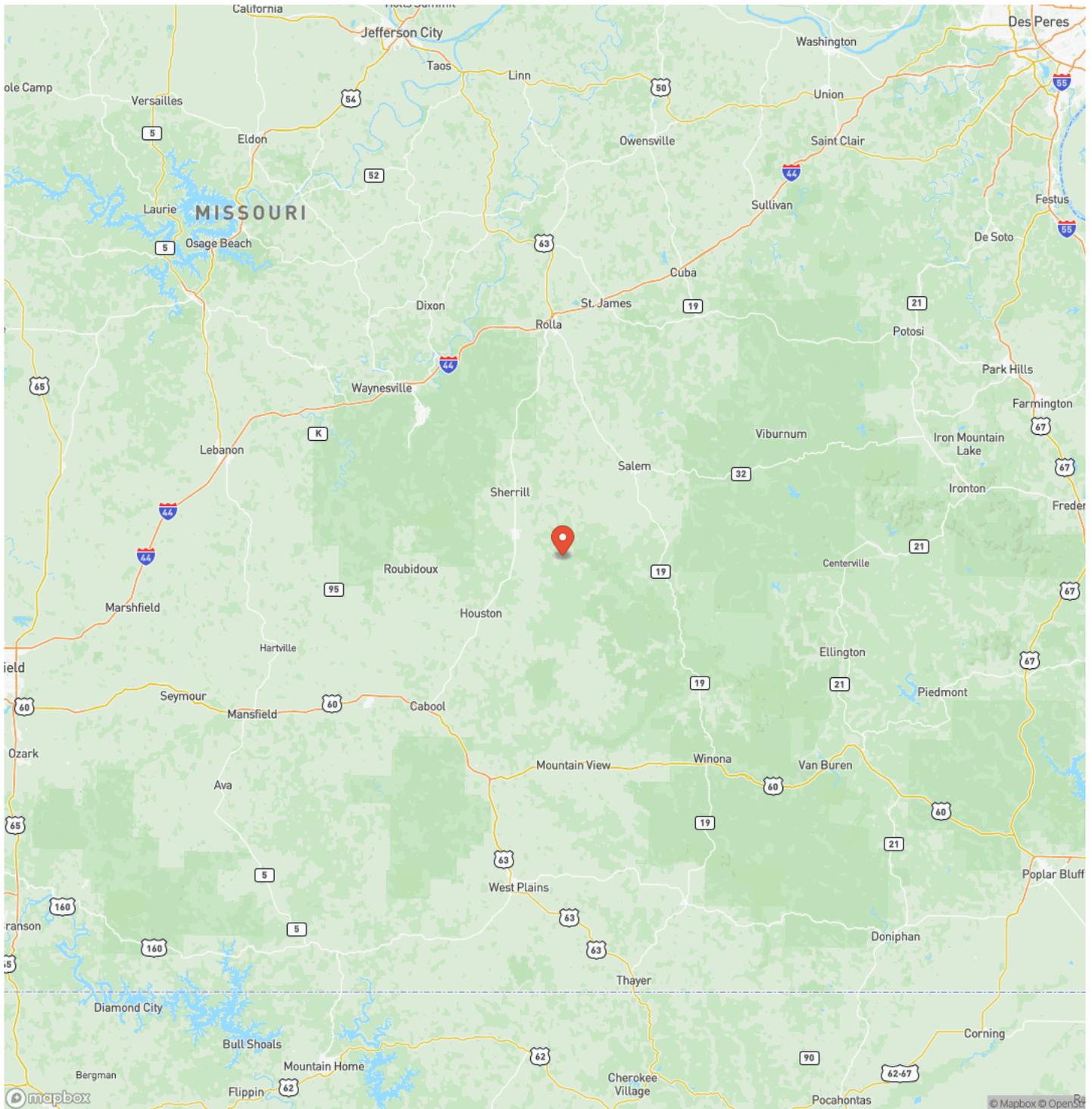
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## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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**Living The Dream Outdoor Properties**  
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<https://livingthedreamland.com/>

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