

**Hartshorn Barndominium**  
7195 Highway KK  
Hartshorn, MO 65479

**\$225,000**  
40± Acres  
Texas County





**Hartshorn Barndominium**  
**Hartshorn, MO / Texas County**

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**SUMMARY**

**Address**

7195 Highway KK

**City, State Zip**

Hartshorn, MO 65479

**County**

Texas County

**Type**

Hunting Land, Recreational Land

**Latitude / Longitude**

37.305904 / -91.686764

**Taxes (Annually)**

146

**Dwelling Square Feet**

800

**Bedrooms / Bathrooms**

1 / 1

**Acreage**

40

**Price**

\$225,000

**Property Website**

<https://livingthedreamland.com/property/hartshorn-barndominium-texas-missouri/82140/>



**PROPERTY DESCRIPTION**

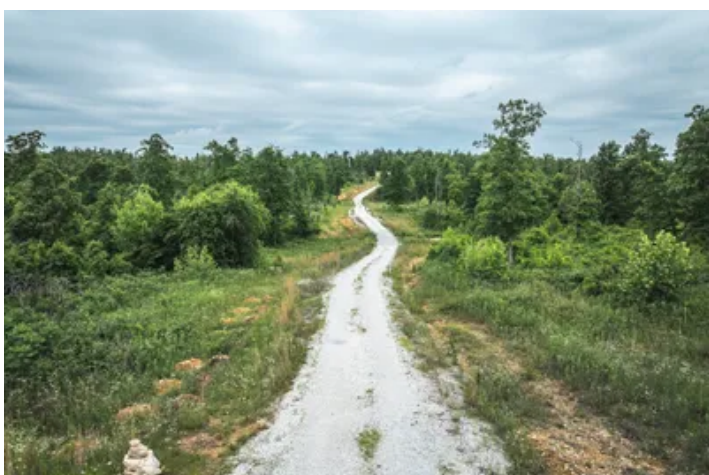
Escape to 40 acres of untouched paradise in the heart of Texas County—one of Missouri's top deer hunting destinations. This 800 sq ft 1-bedroom, 1-bath barndominium-style home offers comfortable, low-maintenance living with an additional 1,750 sq ft of garage space—perfect for storing ATVs, gear, or setting up a workshop. The home is equipped with a brand-new well and septic system, plus central heat and air for year-round comfort. Appliances including a refrigerator, washer/dryer, and oven/range are included, making this a truly turn-key setup. The land is rich with opportunity: trail systems wind through the acreage, ideal for hiking, ATV riding, or simply enjoying nature. The property was selectively logged about 8 years ago, creating prime wildlife habitat—whitetail deer, turkey, and even quail have been spotted here. Located just outside Licking, MO, and not far from the Big Piney River, this property is in a recreationally rich area perfect for floating, fishing, and exploring the Ozarks. Whether you're looking for a weekend retreat, hunting basecamp, or peaceful full-time residence, this property checks all the boxes.



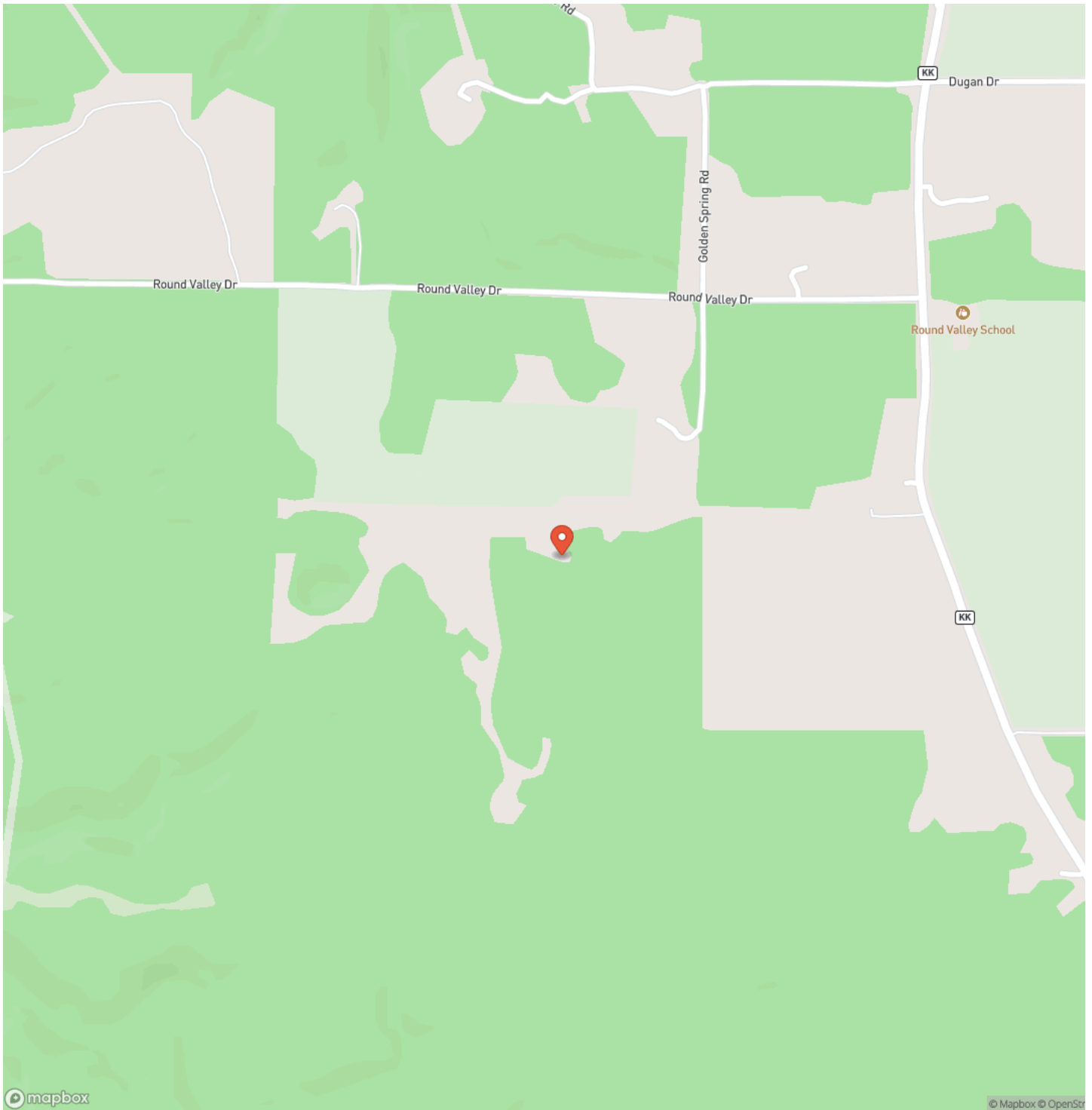


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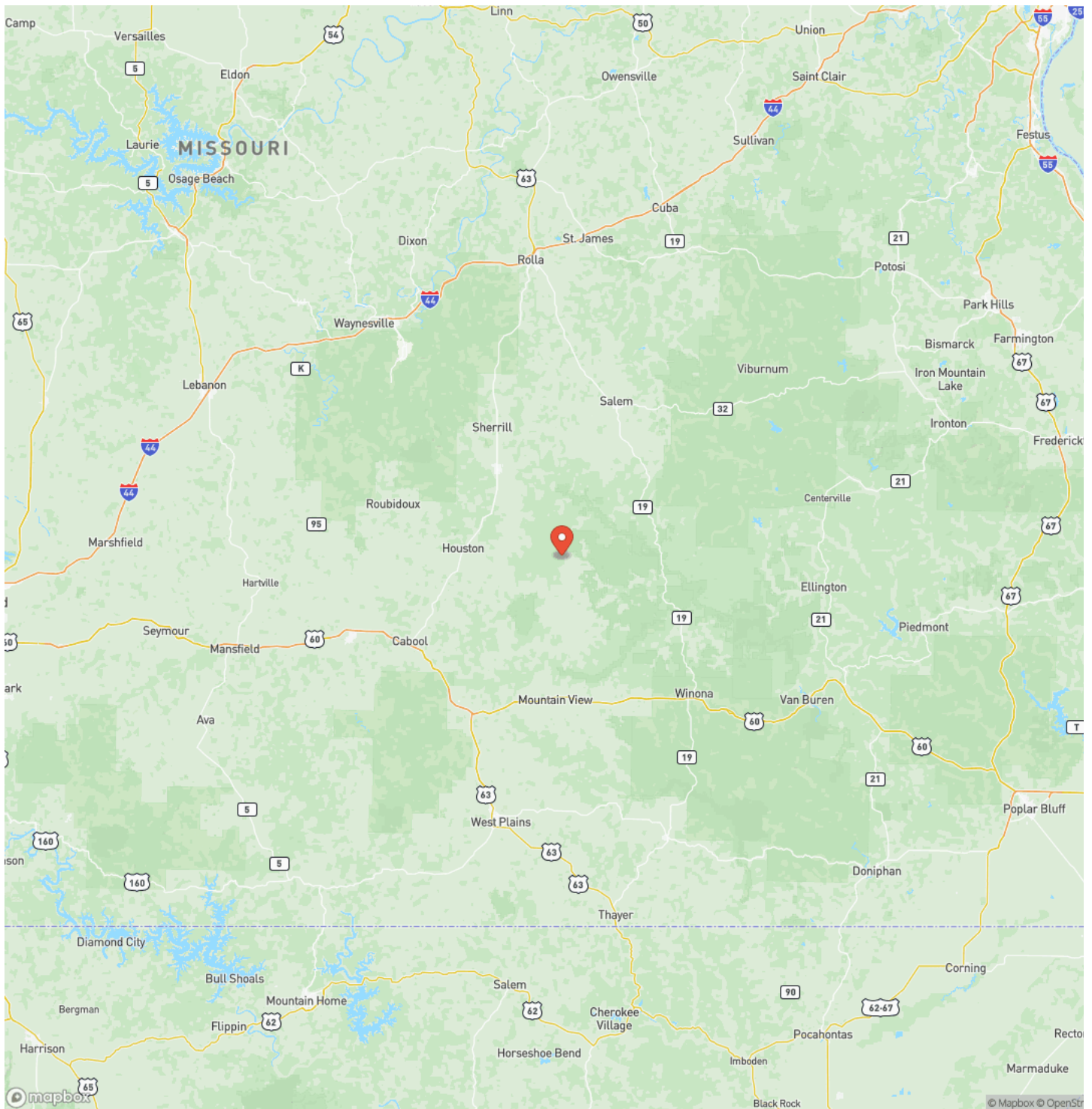


## Locator Map



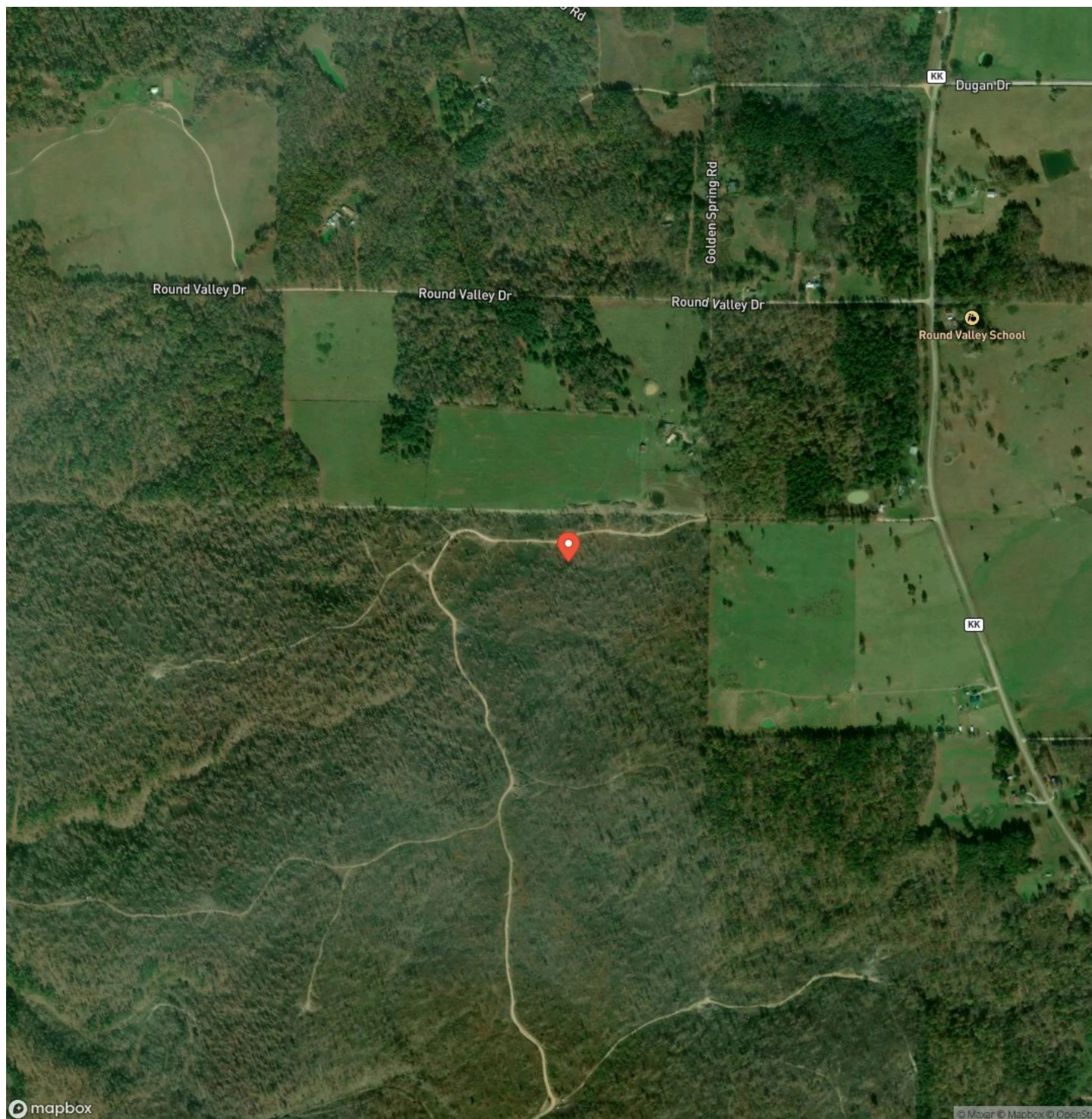


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Hunter Hindman

## Mobile

(636) 373-1509

## Email

hunterh09@yahoo.com

### Address

100 Chesterfield Parkway

## City / State / Zip

## NOTES

[illegible]



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://livingthedreamland.com/>

## **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**

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

<https://livingthedreamland.com/>

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