

**Paradise Ranch**  
19176 Highway CC  
Licking, MO 65542

**\$785,000**  
40± Acres  
Texas County



**Paradise Ranch**  
**Licking, MO / Texas County**

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**SUMMARY**

**Address**

19176 Highway CC

**City, State Zip**

Licking, MO 65542

**County**

Texas County

**Type**

Recreational Land, Hunting Land, Residential Property

**Latitude / Longitude**

37.583121 / -91.828958

**Taxes (Annually)**

\$2,772

**Dwelling Square Feet**

4,228

**Bedrooms / Bathrooms**

3 / 3

**Acreage**

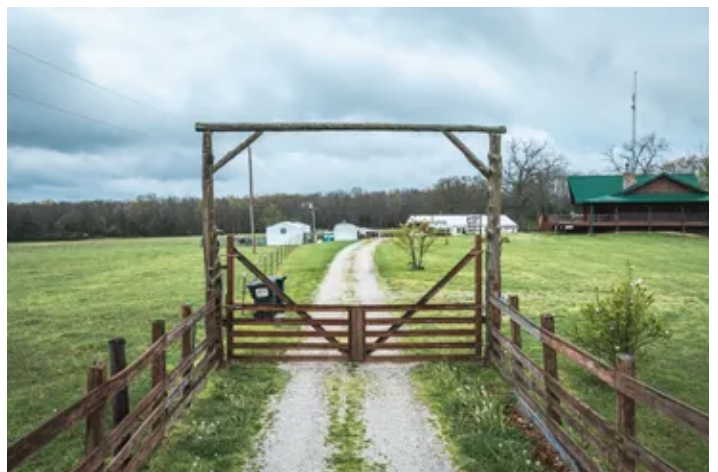
40

**Price**

\$785,000

**Property Website**

<https://livingthedreamland.com/property/paradise-ranch/texas/missouri/103031/>



**PROPERTY DESCRIPTION**

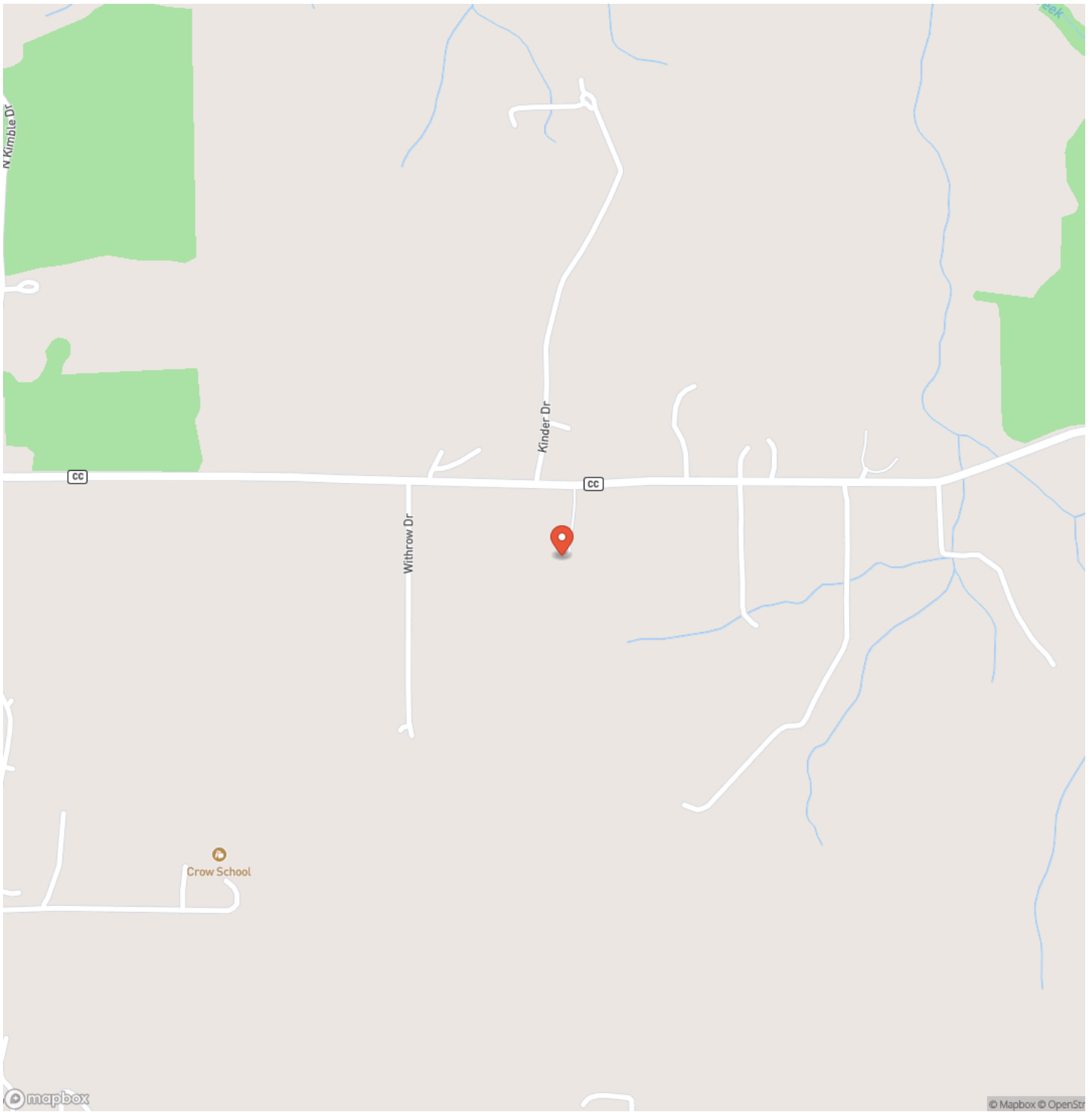
Welcome to Paradise Ranch, a truly one-of-a-kind property where craftsmanship, comfort, and country living come together. This custom-built cabin showcases stunning live wood features throughout and offers an impressive 4,228 square feet of living space, complete with 3 bedrooms and 3.5 bathrooms. Designed with both beauty and functionality in mind, the home features expansive windows that flood the interior with natural light while capturing picturesque views of the surrounding pasture. The custom kitchen and bathrooms highlight exceptional detail, including live-edge vanities paired with copper sinks and beautifully crafted showers. A fully finished walkout basement adds even more living space, complete with a wood stove, full kitchen, and game room-perfect for entertaining or accommodating guests. The exterior is just as impressive. Situated along paved Highway CC with a private automatic gate, the property offers a balanced mix of approximately 20 acres of open pasture and 20 acres of mature woods. Two ponds provide water for livestock and attract abundant wildlife, including deer and turkey. The land is fully fenced and cross-fenced, making it ideal for farming or recreational use. Additional improvements include a 60x50 insulated shop featuring a 1 bed, 1 bath apartment-perfect for a caretaker or guest quarters. A 60x20 hay barn, multiple well-built corrals, a chicken coop, and solar panels for energy efficiency further enhance the property's functionality and value. Currently operating as a successful Airbnb, Paradise Ranch offers endless possibilities-whether you're looking for a private retreat, working farm, or income-producing investment.



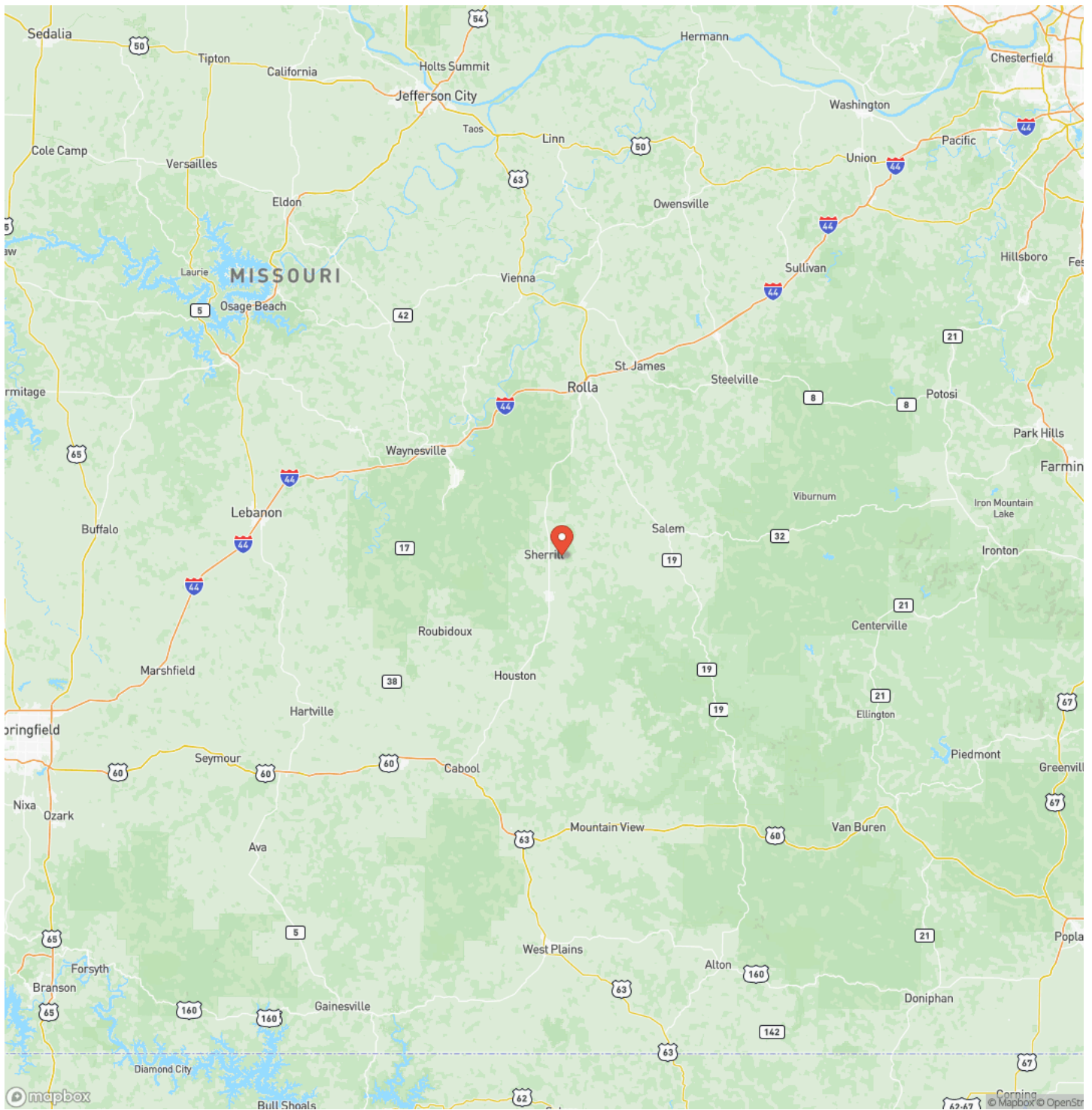
Paradise Ranch  
Licking, MO / Texas County



## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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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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