

40 Acre Hideaway
14875 Kirk drive
Licking, MO 65542

\$245,000
40± Acres
Texas County



40 Acre Hideaway
Licking, MO / Texas County

SUMMARY

Address

14875 Kirk drive

City, State Zip

Licking, MO 65542

County

Texas County

Type

Hunting Land, Recreational Land, Horse Property

Latitude / Longitude

37.586 / -91.8015

HOA (Annually)

2024

Dwelling Square Feet

850

Bedrooms / Bathrooms

1 / --

Acreage

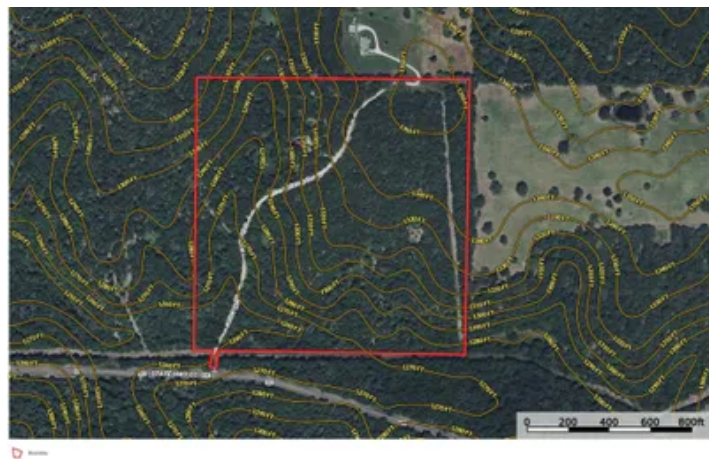
40

Price

\$245,000

Property Website

<https://livingthedreamland.com/property/40-acre-hideaway-texas-missouri/81187/>



40 Acre Hideaway

Licking, MO / Texas County

PROPERTY DESCRIPTION

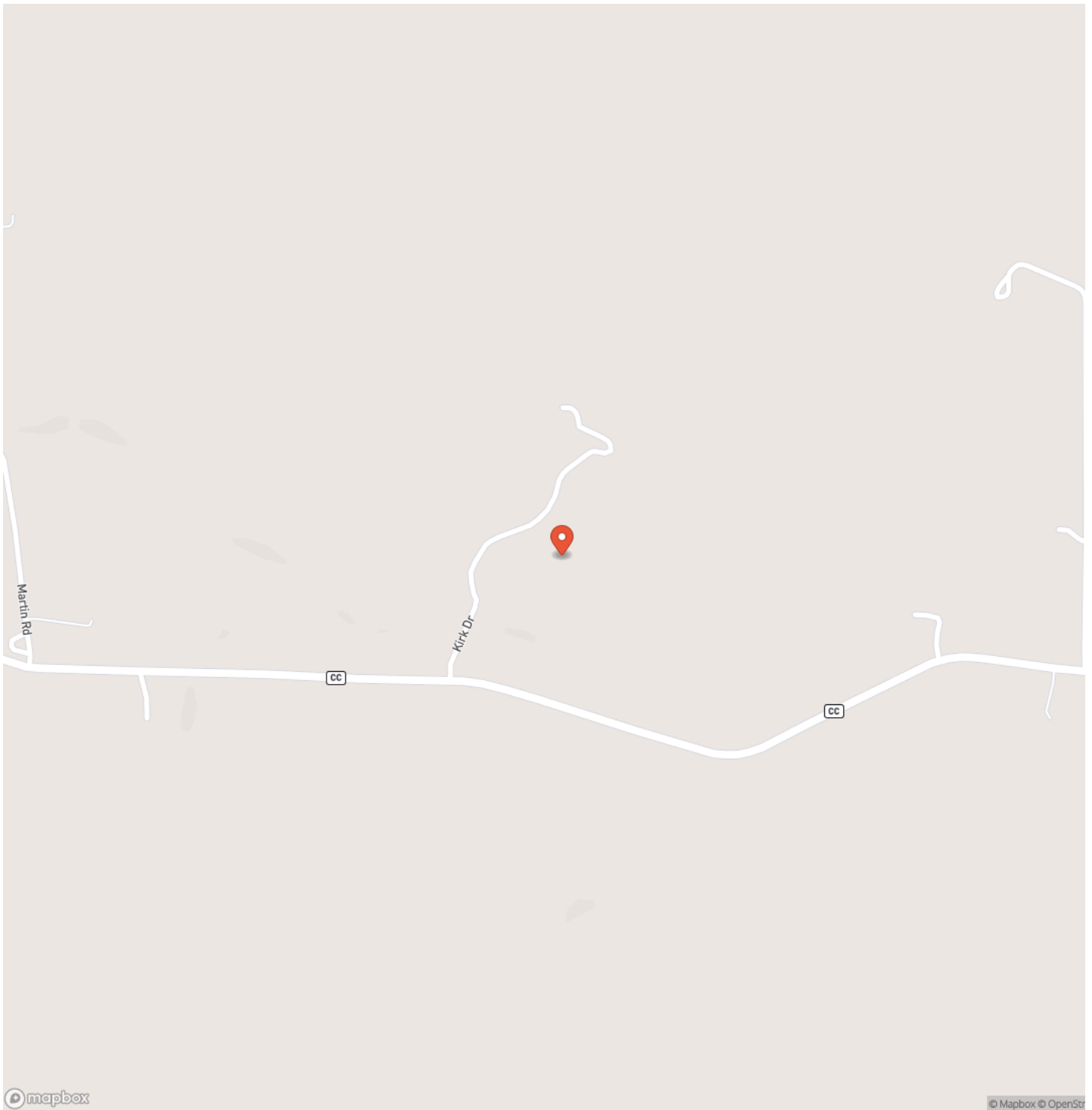
Escape to your own private retreat with this stunning 40-acre property, ideal for off-grid living. Mostly wooded and teeming with wildlife, the land features a beautiful wet weather creek that adds to its natural charm. Nestled in the heart of this peaceful setting is a handcrafted, Amish-built 1-bedroom cabin offering rustic character and unique touches, including a hand-carved spiral staircase leading to a cozy loft. Enjoy breathtaking views from the back deck that overlooks the expansive property. The cabin sits atop a full walk-out basement, providing additional space and potential. While there is no water or electric currently on the property, electric access is nearby, making it easy to connect if desired. Whether you're looking for a hunting retreat, weekend getaway, or a step toward sustainable living, this off-grid haven offers endless potential in a truly serene environment.



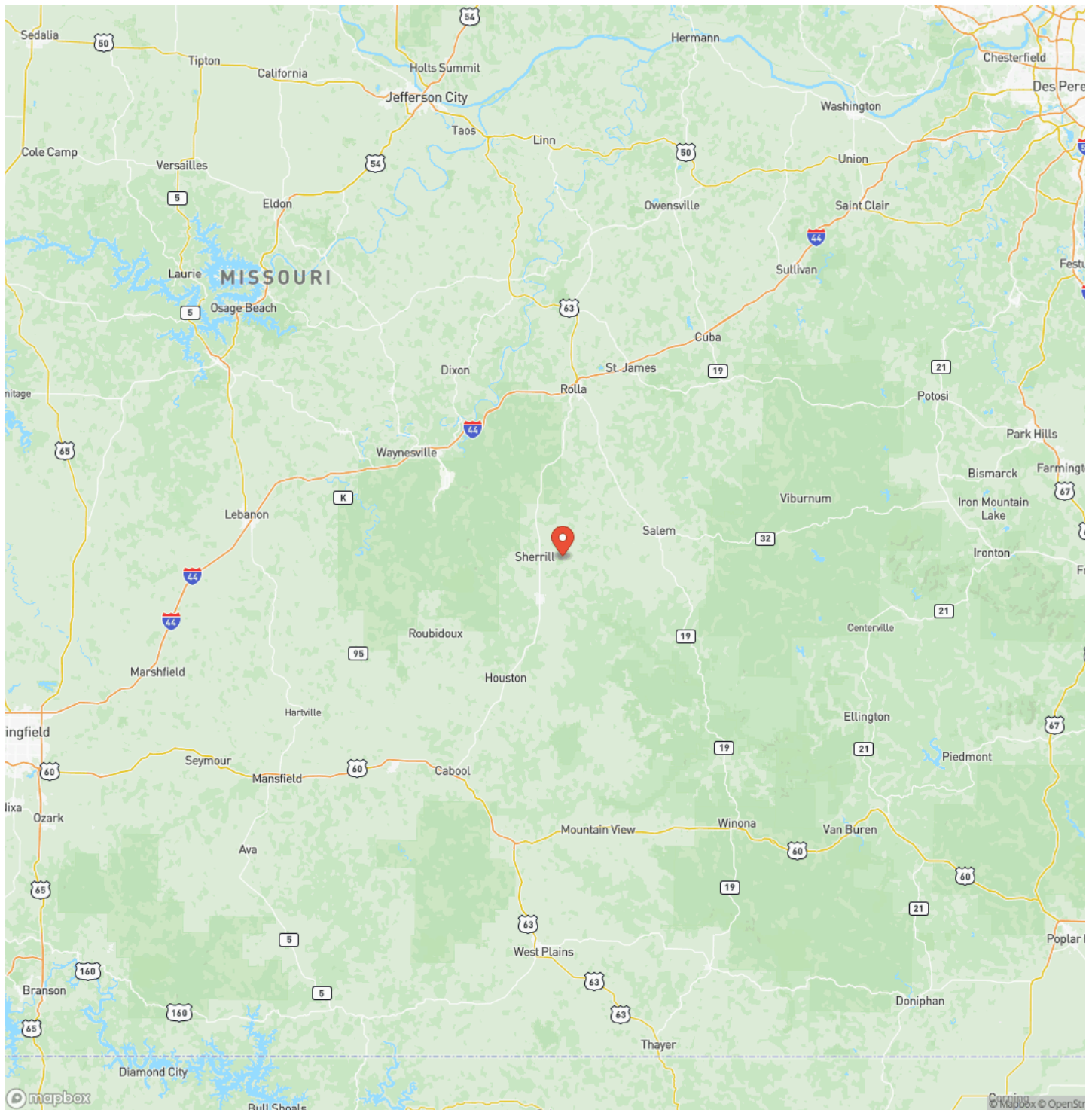
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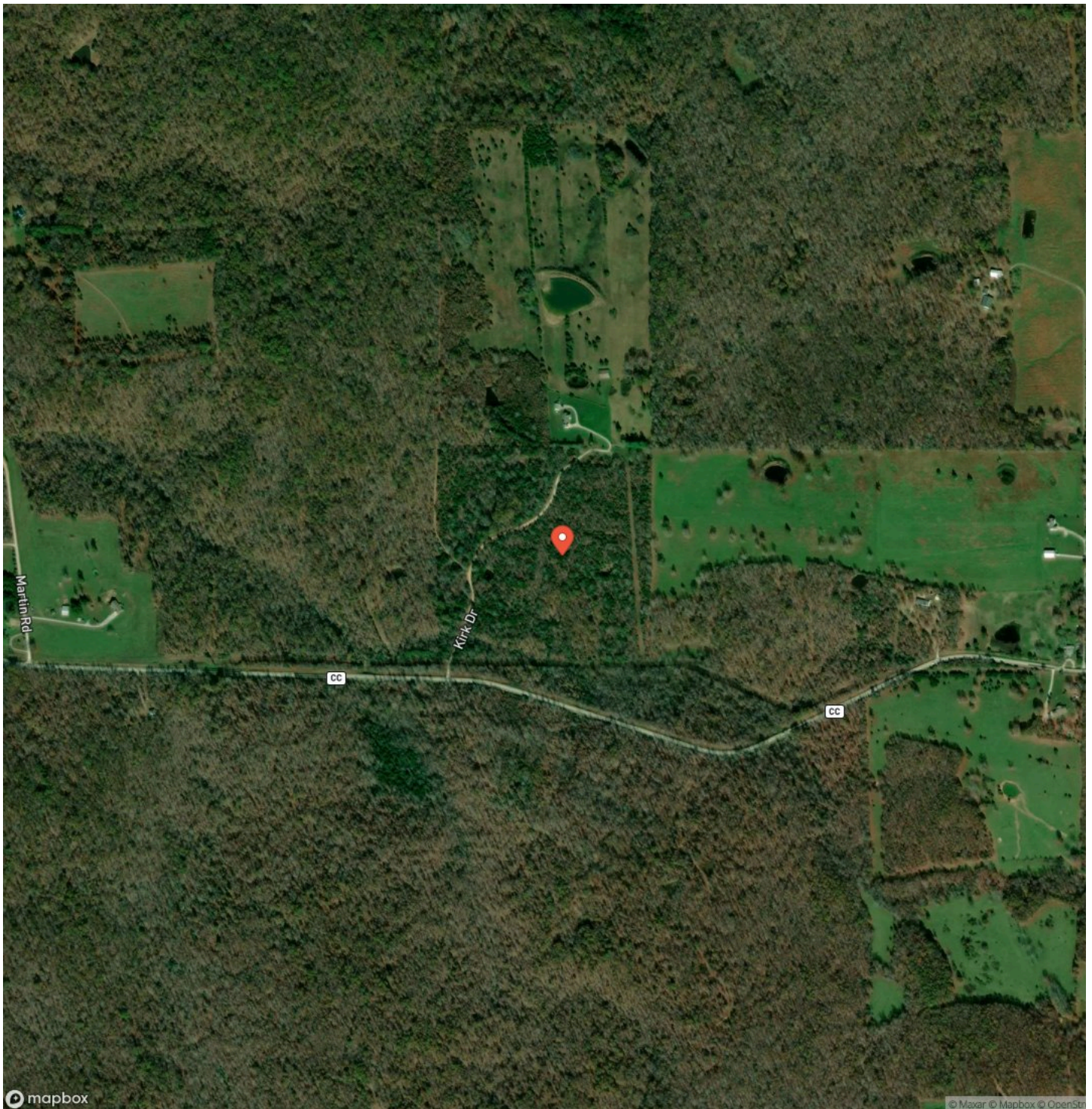
Locator Map



Locator Map



Satellite Map



40 Acre Hideaway

Licking, MO / Texas County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jessica Campbell

Mobile

(417) 217-0483

Email

Jess@livingthedreamland.com

Address

120 West Main Street

City / State / Zip

NOTES

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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.



MORE INFO ONLINE:

<https://livingthedreamland.com/>

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.



Living The Dream Outdoor Properties

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<https://livingthedreamland.com/>

