

Premium Pasture 40
40 Acres off Kofhal Road
Licking, MO 65542

\$280,000
40± Acres
Texas County



Premium Pasture 40 Licking, MO / Texas County

SUMMARY

Address

40 Acres off Kofhal Road

City, State Zip

Licking, MO 65542

County

Texas County

Type

Recreational Land, Hunting Land

Latitude / Longitude

37.561853 / -91.831678

Taxes (Annually)

25

Acreage

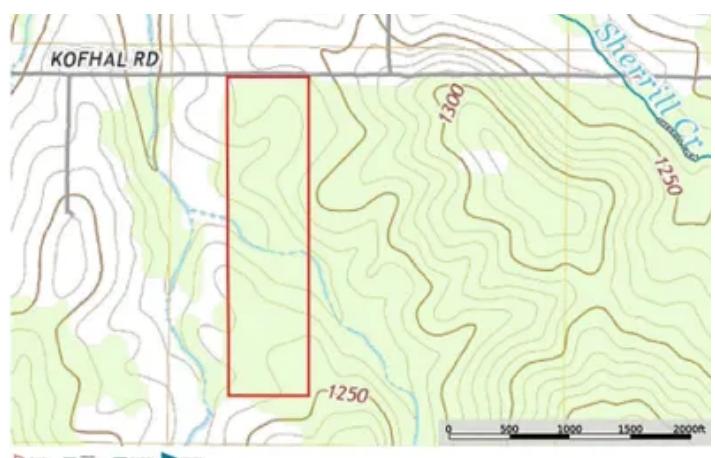
40

Price

\$280,000

Property Website

<https://livingthedreamland.com/property/premium-pasture-40-texas-missouri/96829/>



**Premium Pasture 40
Licking, MO / Texas County**

PROPERTY DESCRIPTION

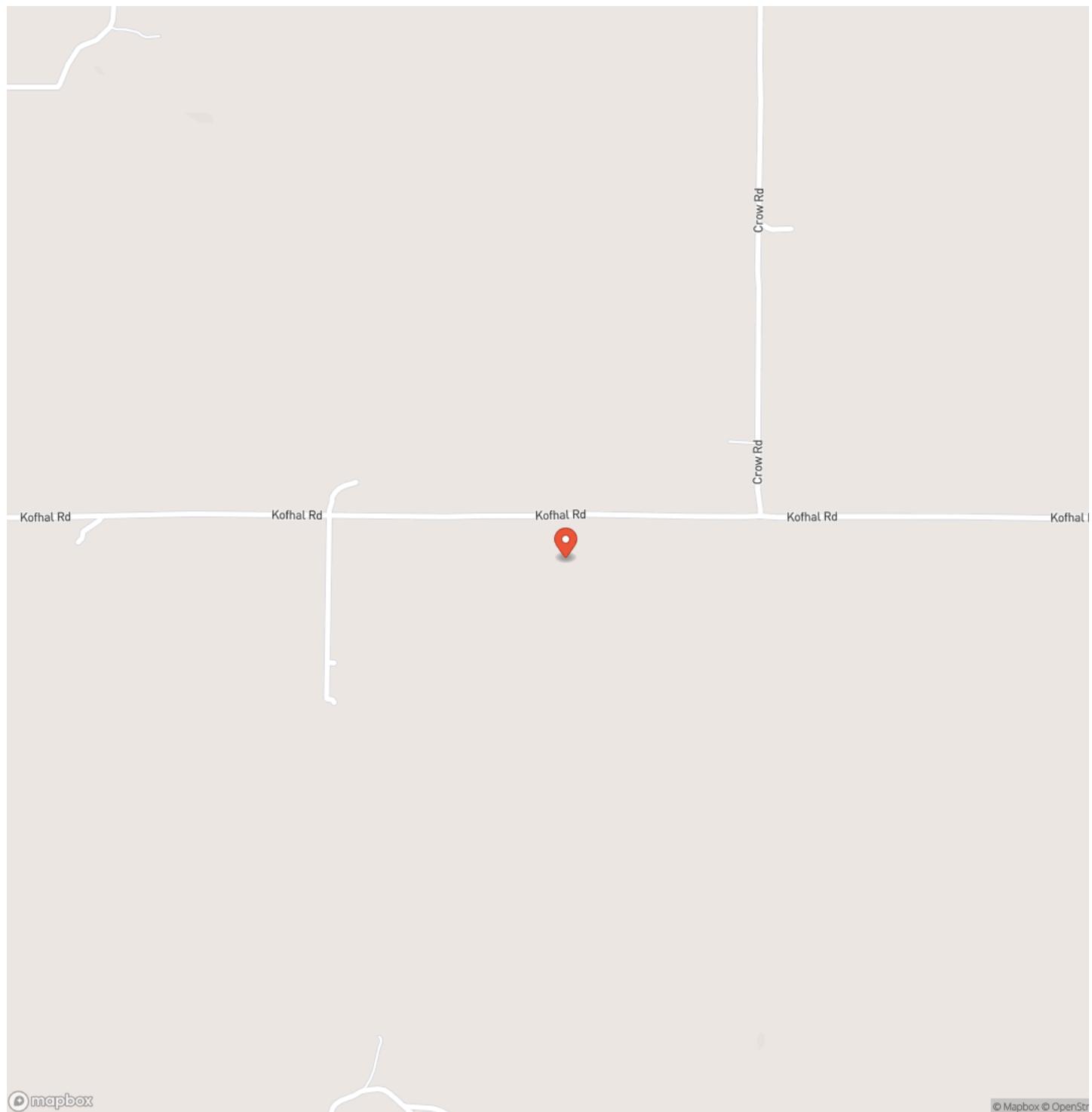
If you are looking for Pasture land then look no farther, this property is in excellent grass, Fertilized Regularly for maximum production. The land is 90% open with just enough woods to make for good hunting. This would be a great place to build that new dream home with a gradual lay from the county road you can look over nearly the entire property. If you are looking for Pasture that is set up and ready to go Come take a look at this one.



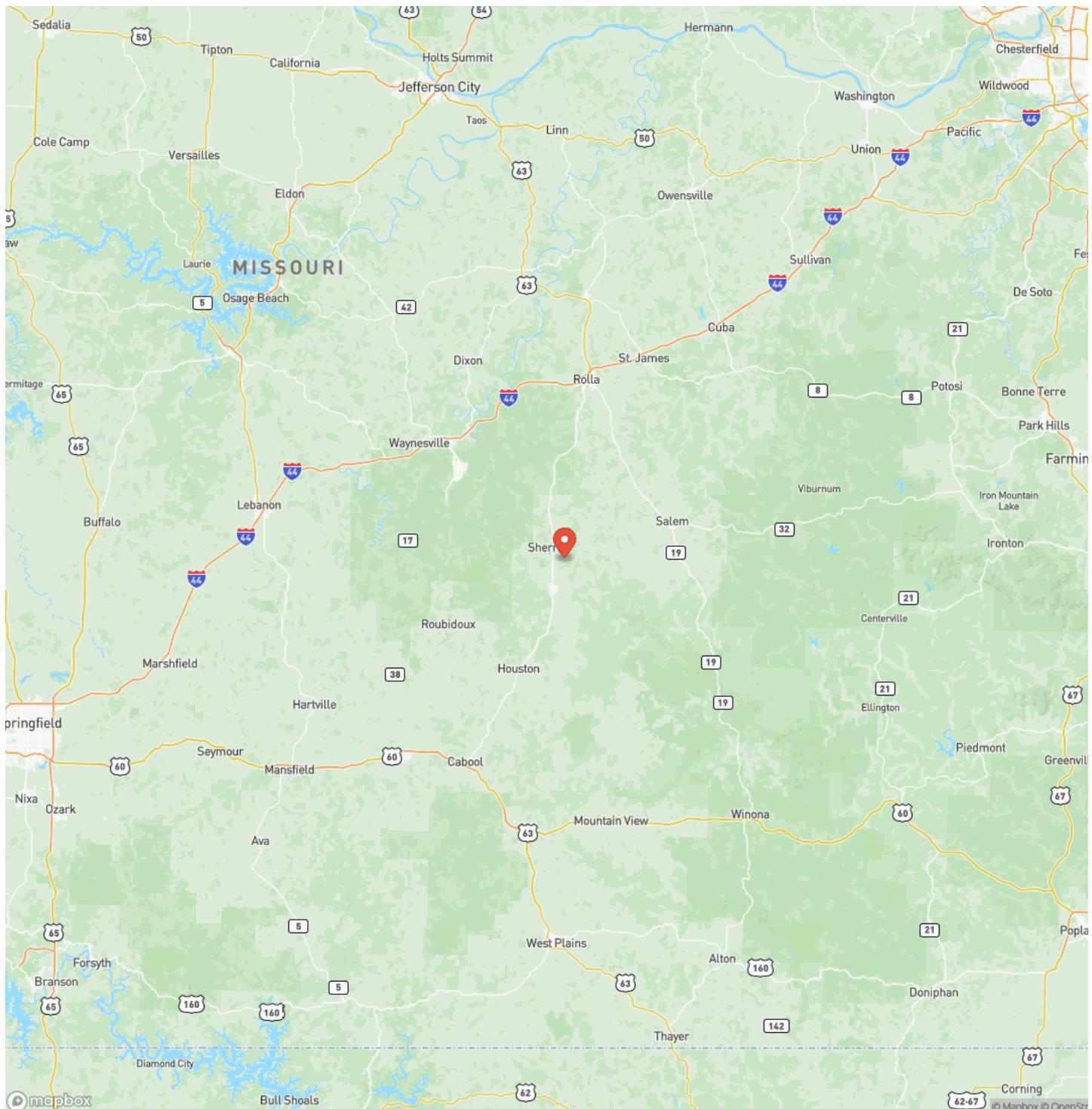
Premium Pasture 40
Licking, MO / Texas County



Locator Map



Locator Map



Satellite Map



© Maxar © Mapbox © OpenStreetMap



MORE INFO ONLINE:

<https://livingthedreamland.com/>

Premium Pasture 40 Licking, MO / Texas County

LISTING REPRESENTATIVE
For more information contact:



Representative

Jerry Hunter

Mobile

(573) 578-0717

Office

(855) 289-3478

Email

yourlandhunter@gmail.com

Address

6485 N Service Rd

City / State / Zip

NOTES



MORE INFO ONLINE:

<https://livingthedreamland.com/>

NOTES



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.



Living The Dream Outdoor Properties
6484 North Service Rd.
Leasburg, MO 65535
(855) 289-3478
<https://livingthedreamland.com/>

