

Storage and More
14646 Highway 63
Licking, MO 65542

\$369,000
17± Acres
Texas County



Storage and More
Licking, MO / Texas County

SUMMARY

Address

14646 Highway 63

City, State Zip

Licking, MO 65542

County

Texas County

Type

Recreational Land, Commercial

Latitude / Longitude

37.5791 / -91.86174

Taxes (Annually)

\$10

Acreage

17

Price

\$369,000

Property Website

<https://livingthedreamland.com/property/storage-and-more-texas-missouri/103101/>



PROPERTY DESCRIPTION

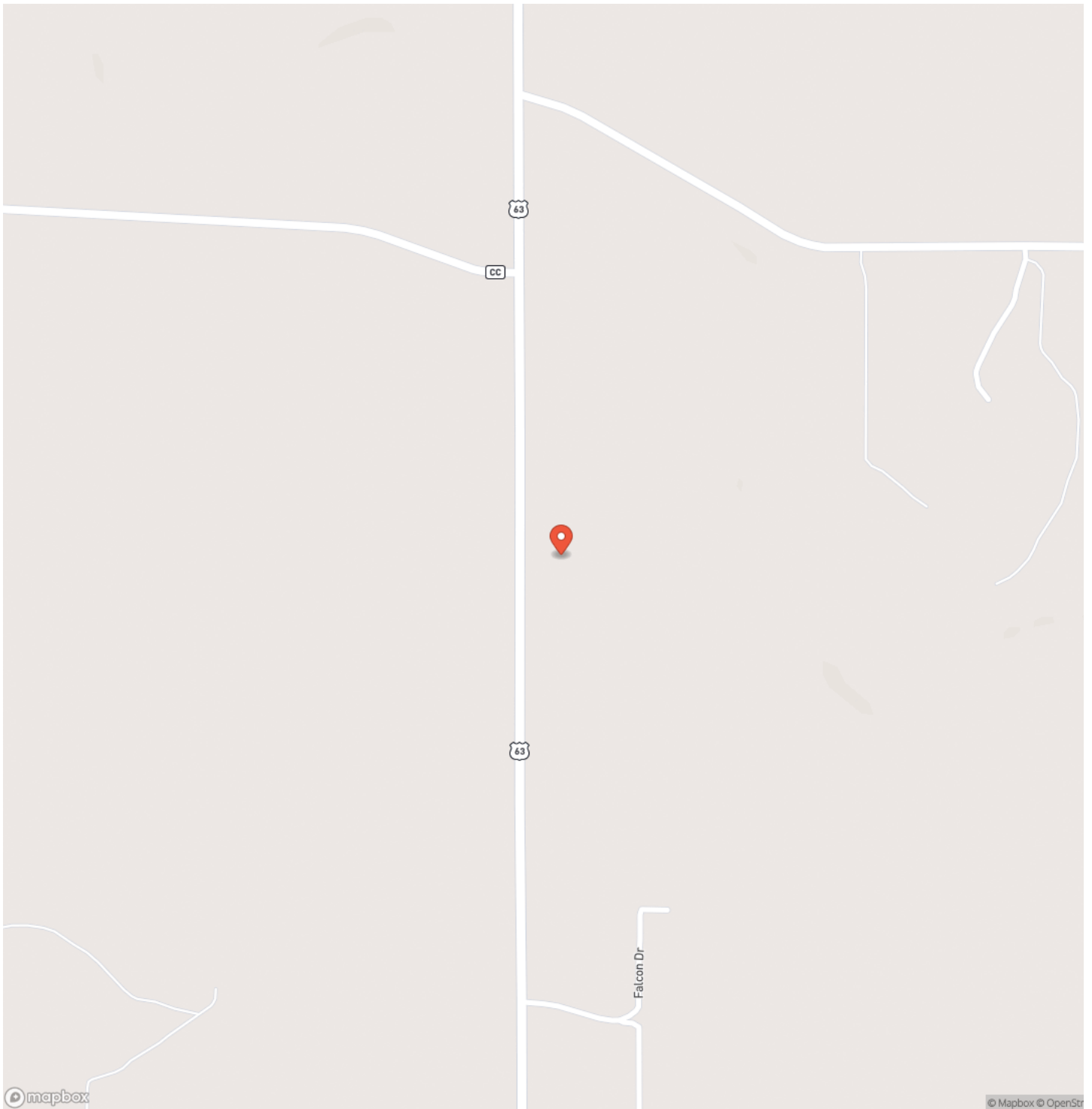
Income-Producing Property with owner financing possible. Prime Location & Natural Beauty. Don't miss this incredible opportunity to own a versatile property that offers both immediate income and outstanding future potential. Ideally situated with state highway frontage, this property provides excellent visibility and easy access, just 5 miles from town. The land features a beautiful building site complete with well and electricity already in place, making it ready for your dream home or additional development. Mostly wooded, the property offers privacy, abundant wildlife, and a serene setting highlighted by a year-round creek. Outdoor enthusiasts will love the proximity to Mark Twain National Forest, Montauk State Park, and the scenic Big Piney River, offering endless opportunities for fishing, hiking, and recreation. Adding to its value, the property includes 42 storage units (only 2 years old), along with multiple covered areas ideal for RV and boat storage, and an office creating a strong, established income stream. Whether you're looking for an investment, a recreational retreat, or a place to build your forever home, this property truly has it all.



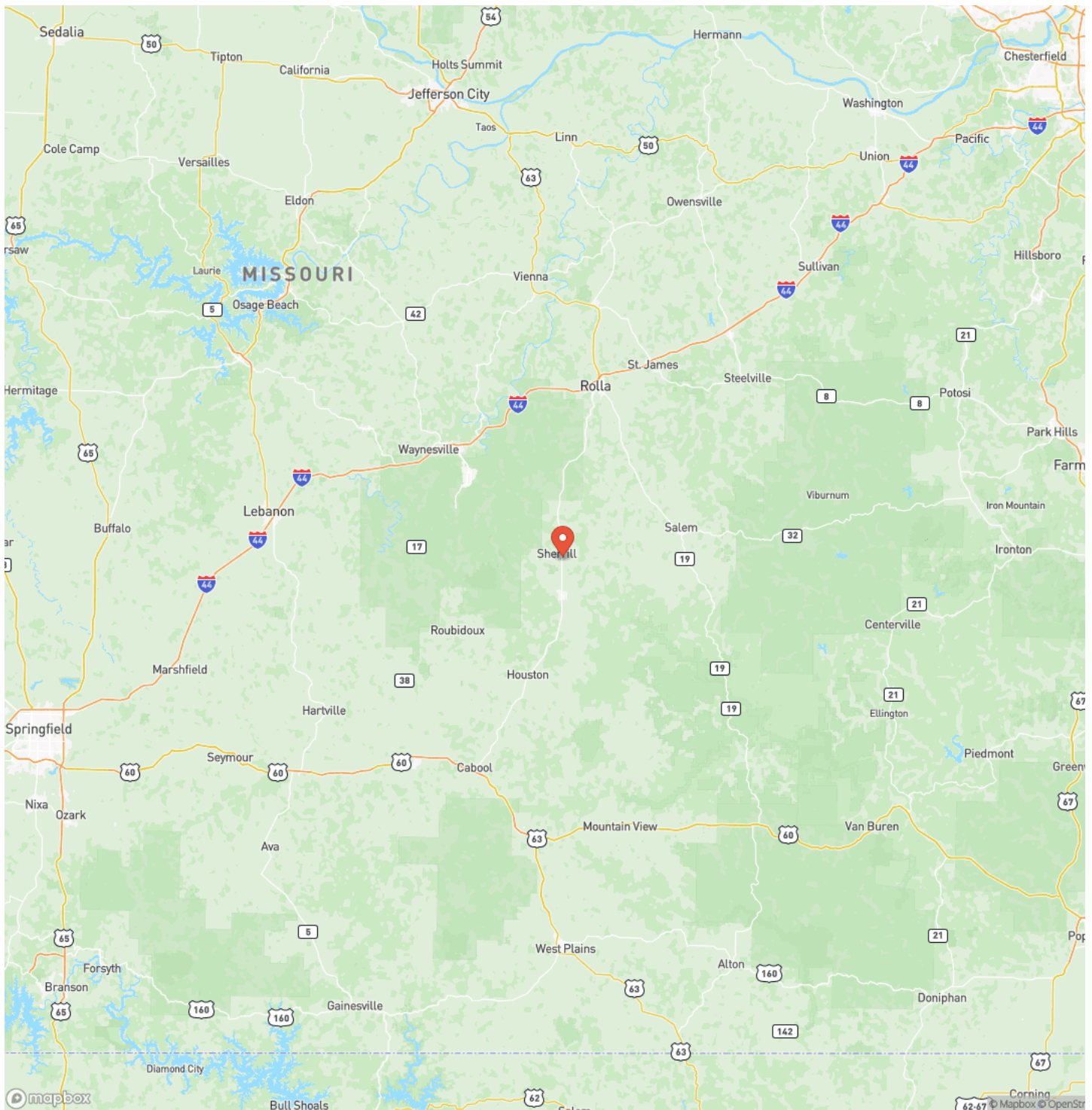
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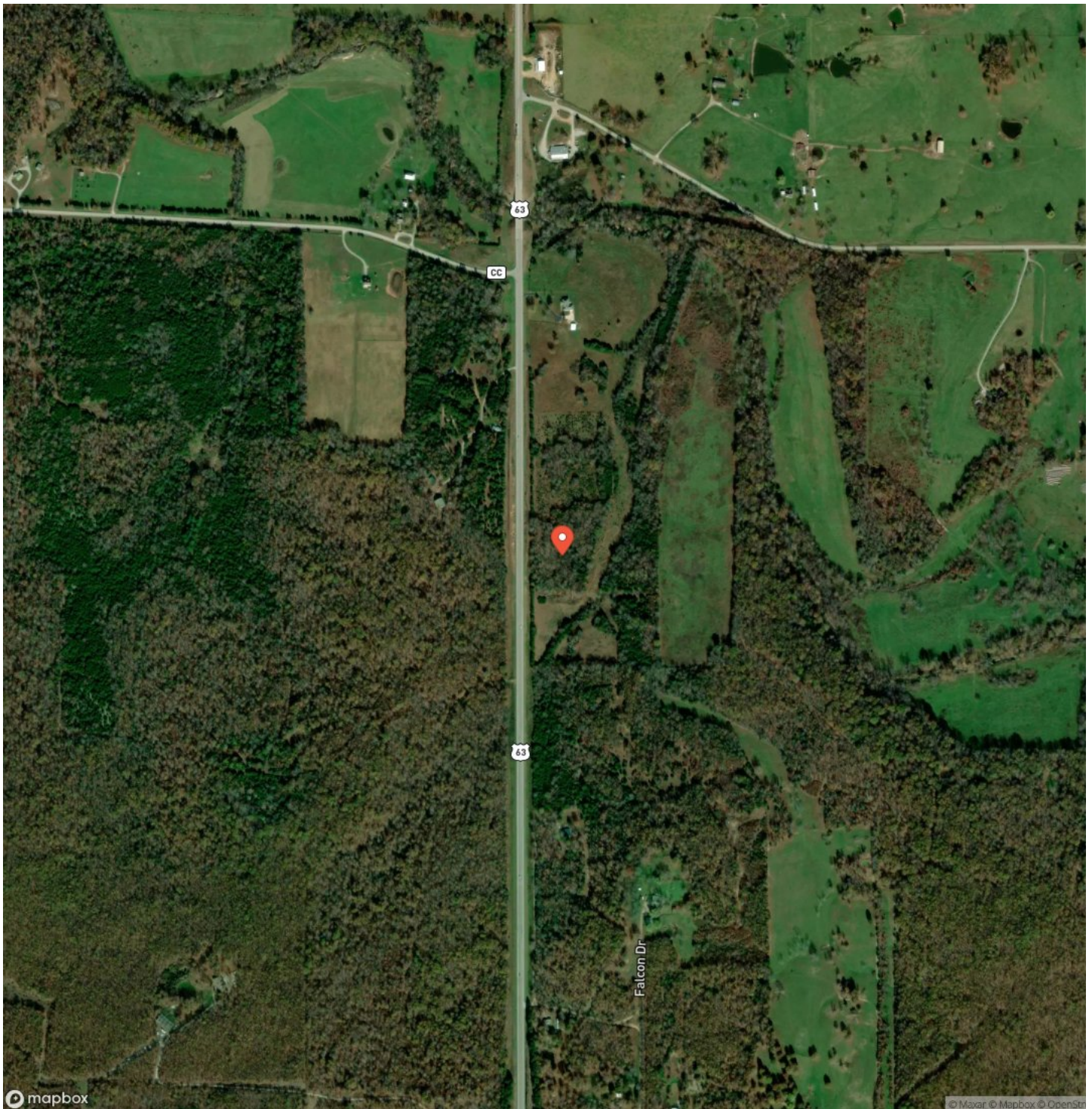
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jerry Hunter

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Email

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Address

6485 N Service Rd

City / State / Zip

Leasburg, MO 65535

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

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

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