

Circle T Ranch
20063 Pigeon Creek Road
Licking, MO 65542

\$1,999,000
485± Acres
Texas County



Circle T Ranch
Licking, MO / Texas County

SUMMARY

Address

20063 Pigeon Creek Road

City, State Zip

Licking, MO 65542

County

Texas County

Type

Farms, Ranches

Latitude / Longitude

37.539400 / -91.787500

Taxes (Annually)

1804

Dwelling Square Feet

2956

Bedrooms / Bathrooms

4 / 2

Acreage

485

Price

\$1,999,000

Property Website

<https://livingthedreamland.com/property/circle-t-ranch-texas-missouri/28174/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

Take a look at this 485 acre working cattle ranch, with over 300 acres of pasture and hay ground that is fenced and cross fenced with Barbed wire good gates and automatic freeze proof waterers to maximize fertilized. there are several pastures that are being hayed, and a brand new 60x100 Hoop barn capable of storing over 400 round bales. In addition there is a big set of working corrals and a fenced alleyway making it easy to work cattle. Big Grass Farms of this quality are becoming harder and Harder to find especially ones of this quality that is ready to go to work for you. This place has enough mature timber on it to make great habitat for wildlife, there are loads of Deer and Turkey, and enough space for Hunting for all of your friends and Family. The nearly 3000 square foot Ranch House sits on a knoll with a sunroom on the back with an awesome view of the valley overlooking a large part of the ranch. This well maintained home features 4 bedrooms 2 and a half bathrooms, a large eat-in kitchen, A fireplace and whirlpool tub. There is outdoor wood furnace that can be used for heating the home as well as the hot water. There is a 2 car attached garage plus a large concrete parking area. All of this and it is located in the Ozarks just a short drive from Rivers, Trout Streams, and Mark Twain National Forest.

MORE INFO ONLINE:

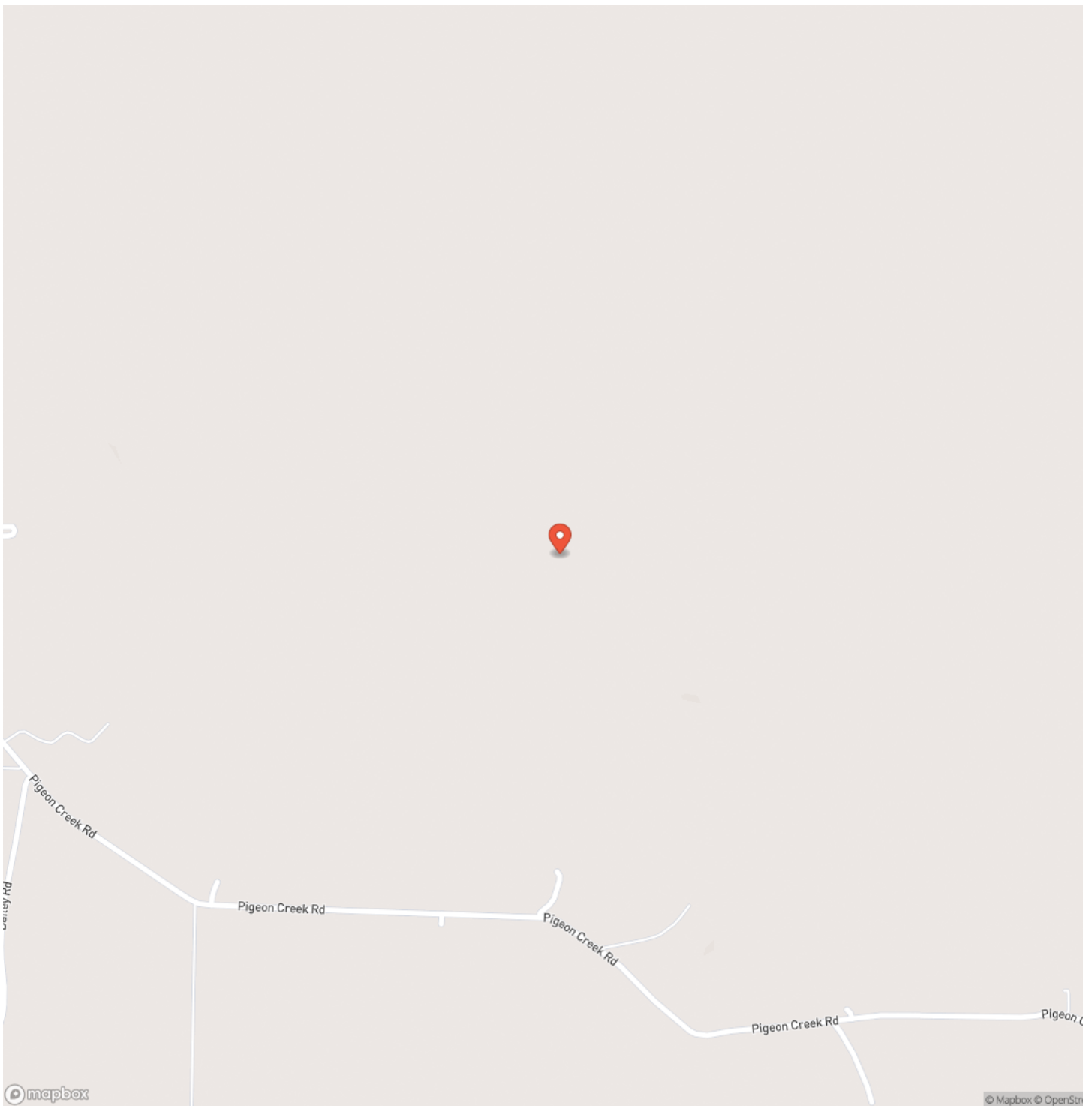
<https://livingthedreamland.com/>



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Locator Map

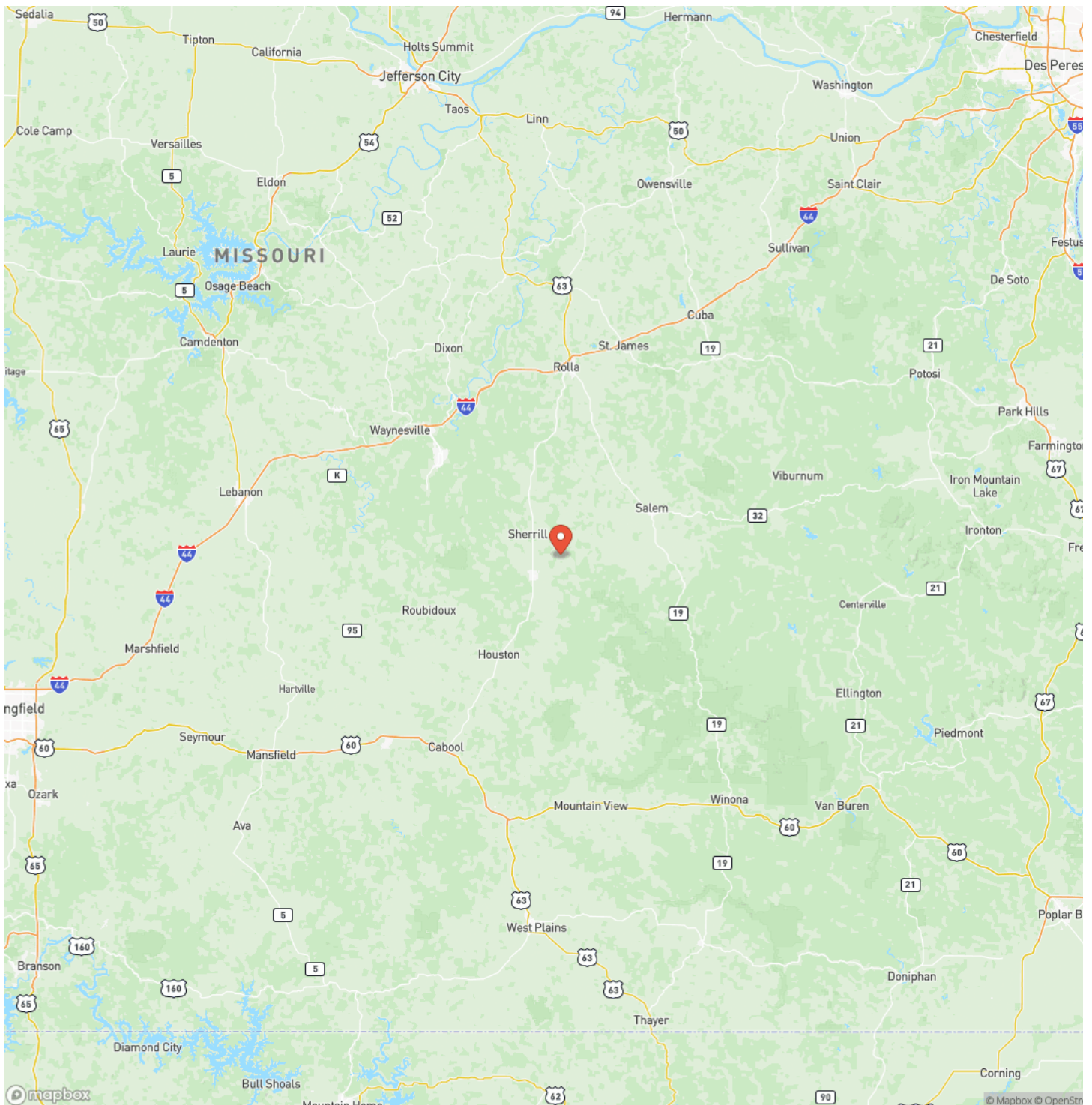


MORE INFO ONLINE:

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Locator Map



Satellite Map



MORE INFO ONLINE:

<https://livingthedreamland.com/>

LISTING REPRESENTATIVE

For more information contact:



Representative

Jerry Hunter

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21475 State Route M

City / State / Zip

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NOTES

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This image shows a single sheet of white paper with horizontal blue 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.



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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