

Deason Creek Farm
000 Deason Drive
Licking, MO 65542

\$380,000
89.090± Acres
Texas County



Deason Creek Farm
Licking, MO / Texas County

SUMMARY

Address

000 Deason Drive

City, State Zip

Licking, MO 65542

County

Texas County

Type

Recreational Land, Hunting Land

Latitude / Longitude

37.511344 / -91.919968

Acreage

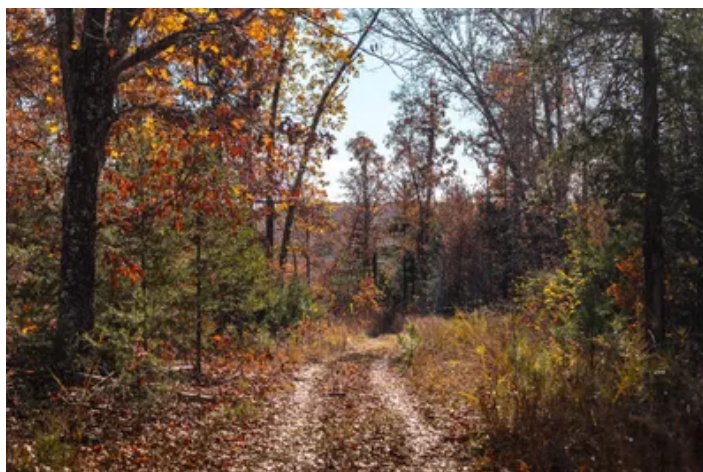
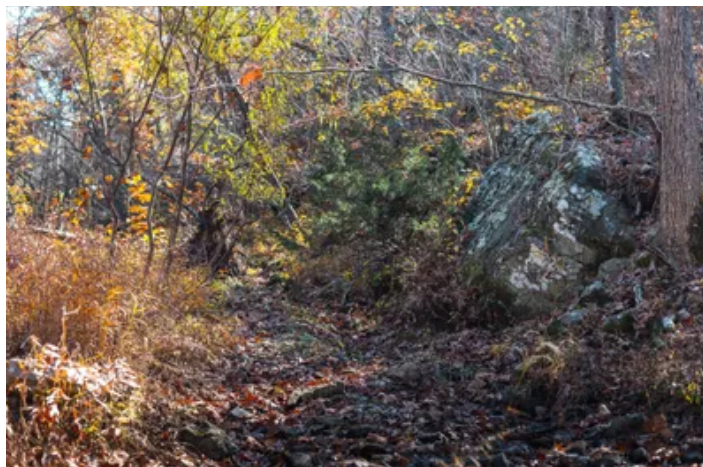
89.090

Price

\$380,000

Property Website

<https://livingthedreamland.com/property/deason-creek-farm-texas-missouri/93641/>



PROPERTY DESCRIPTION

89.09 Acres of Prime Missouri Countryside Woods, Pasture & Creek. Discover the perfect blend of tranquility, recreation, and productivity on this beautiful 89.09 -acre property nestled along a quiet country road just 3 miles from a charming small town (population 6,000) offering grocery stores, restaurants, a post office, feed stores, and a local doctors clinic. This property features a year-round creek, a balanced mix of mature timber and open pasture, and excellent fencing-ready for cattle or horses. The pasture has been cut for hay, and the timber stands include both hardwoods and pines, providing long-term value and natural beauty. Outdoor enthusiasts will appreciate the abundant wildlife, including whitetail deer, wild turkey, and small game, making this an exceptional hunting and recreational property. Located just down the road from Mark Twain National Forest, Montauk State Trout Park, and the Big Piney River, this acreage offers endless opportunities for fishing, hiking, floating, and exploring the great outdoors. Whether you're looking for a working farm, a private getaway, or the perfect place to build your dream home, this property has it all-peaceful rural living with modern conveniences just minutes away.



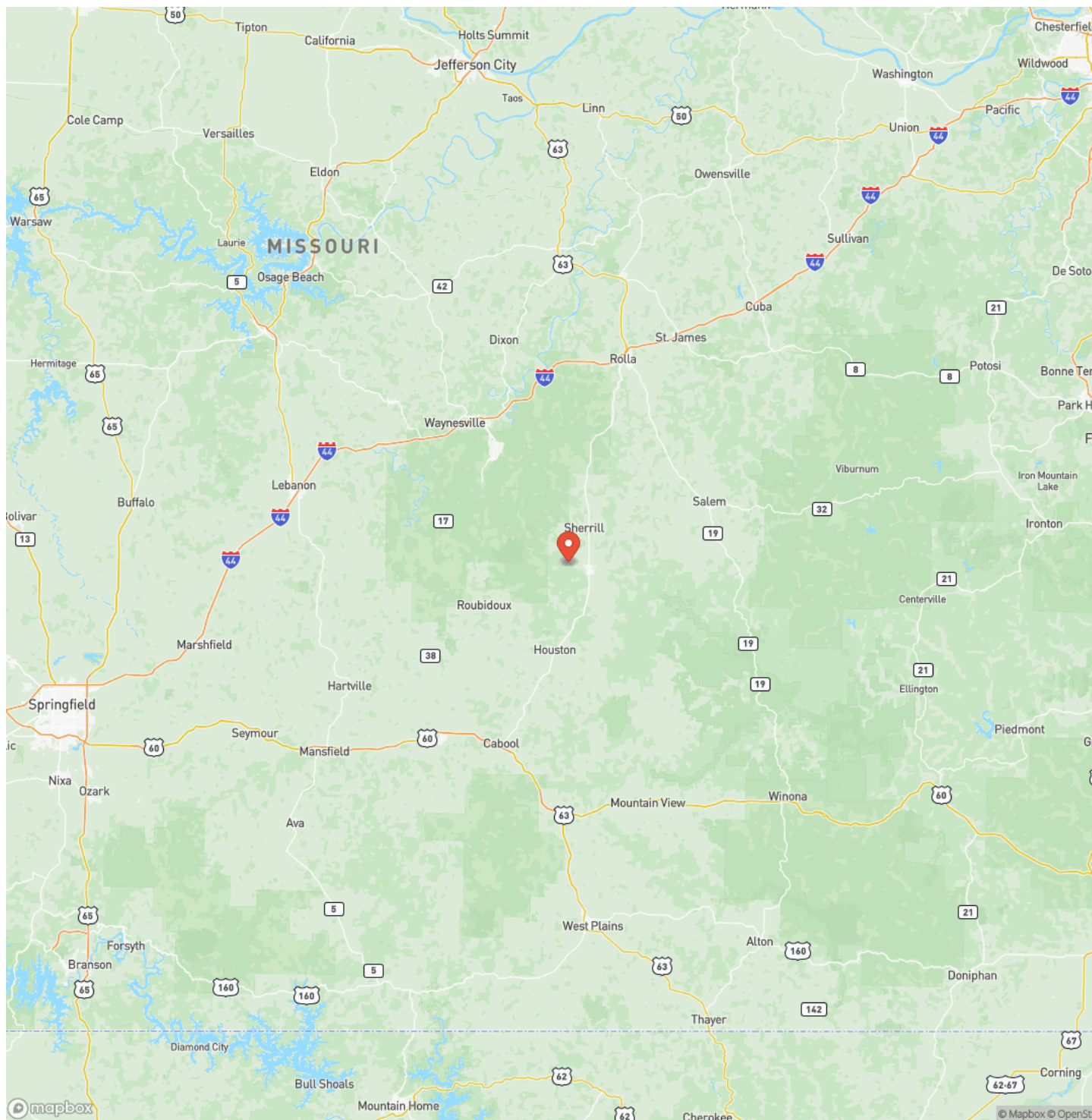
Deason Creek Farm
Licking, MO / Texas County



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

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City / State / Zip

NOTES

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This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<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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