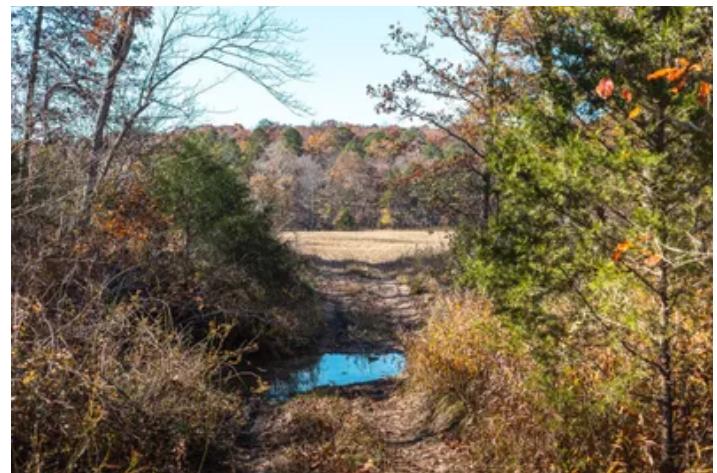
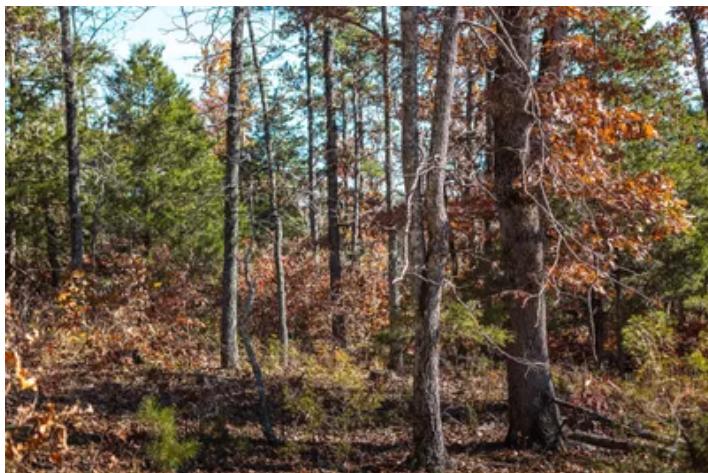


**Deason Creek Farm**  
000 Deason Drive  
Licking, MO 65542

**\$380,000**  
89.090± Acres  
Texas County



**Deason Creek Farm**  
**Licking, MO / Texas County**

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**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**

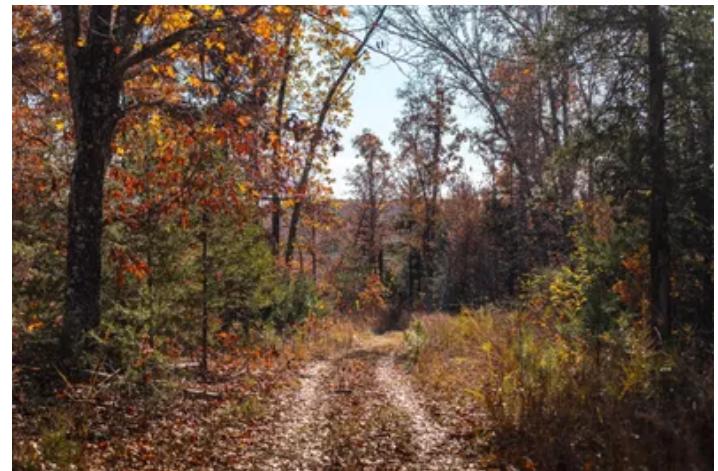
89.090

**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

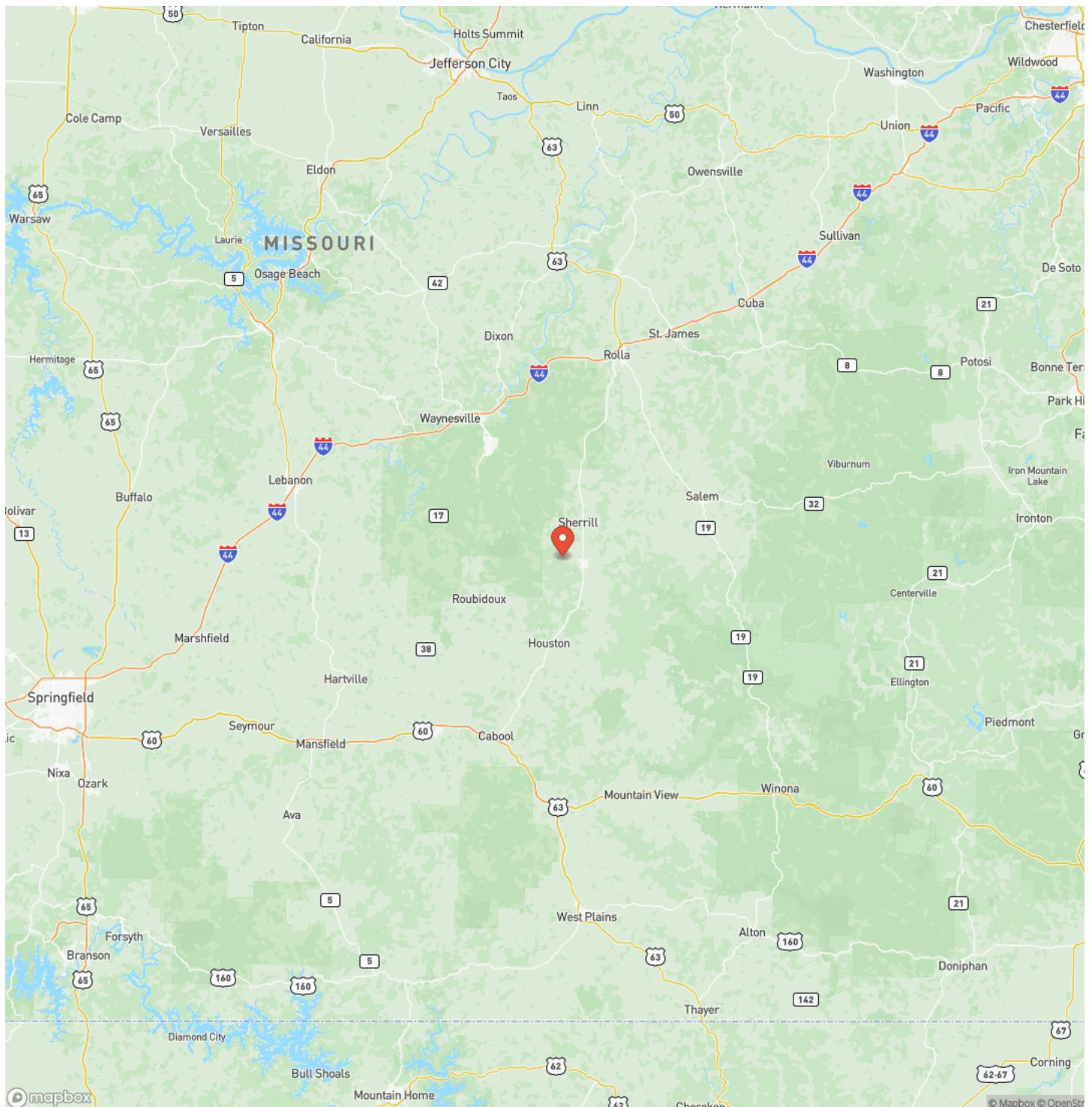
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## Locator Map



## Locator Map



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>

## Satellite Map



## Deason Creek Farm 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:**

## 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.



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

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