

Boiling Springs on Big Piney River
000 Decker Road
Licking, MO 65542

\$399,000
75± Acres
Texas County



Boiling Springs on Big Piney River Licking, MO / Texas County

SUMMARY

Address

000 Decker Road

City, State Zip

Licking, MO 65542

County

Texas County

Type

Recreational Land, Riverfront, Hunting Land

Latitude / Longitude

37.4664 / -91.9845

Taxes (Annually)

642

Acreage

75

Price

\$399,000

Property Website

<https://livingthedreamland.com/property/boiling-springs-on-big-piney-river-texas-missouri/66149/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



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PROPERTY DESCRIPTION

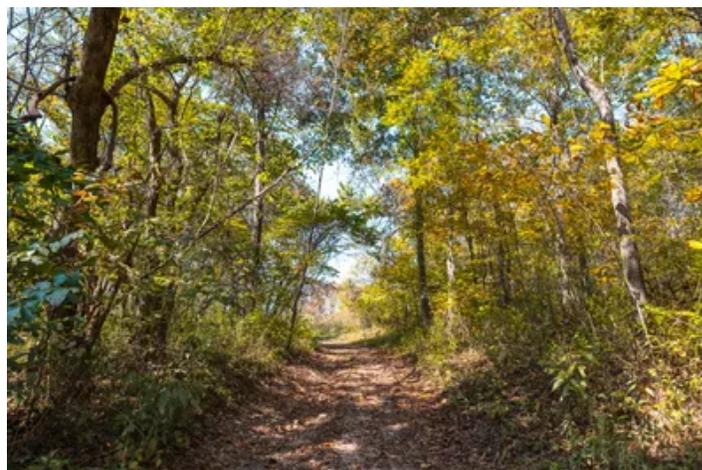
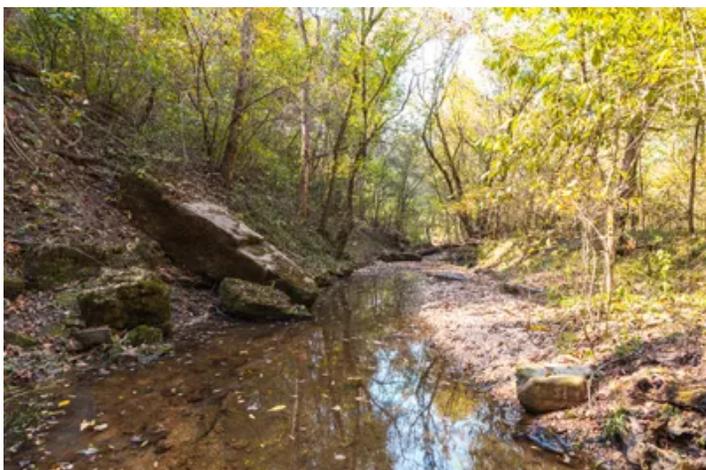
This stunning 75-acre property offers over half a mile of Big Piney River frontage, renowned for its excellent smallmouth bass Fishing. The land boasts beautiful rock formations, a spring-fed creek, and numerous ideal building sites. Perfect for outdoor enthusiasts the property provides county road frontage and is home to a well-maintained trail system, offering easy access throughout. A quarter-mile below Boiling Springs, which produces 12 million gallons of water daily, the property also features a half-mile long river bottom field, currently used for food plots but ideal for hay or pasture. The excellent hunting opportunities for deer and turkey make this land a dream for sportsmen and nature lovers alike.

MORE INFO ONLINE:

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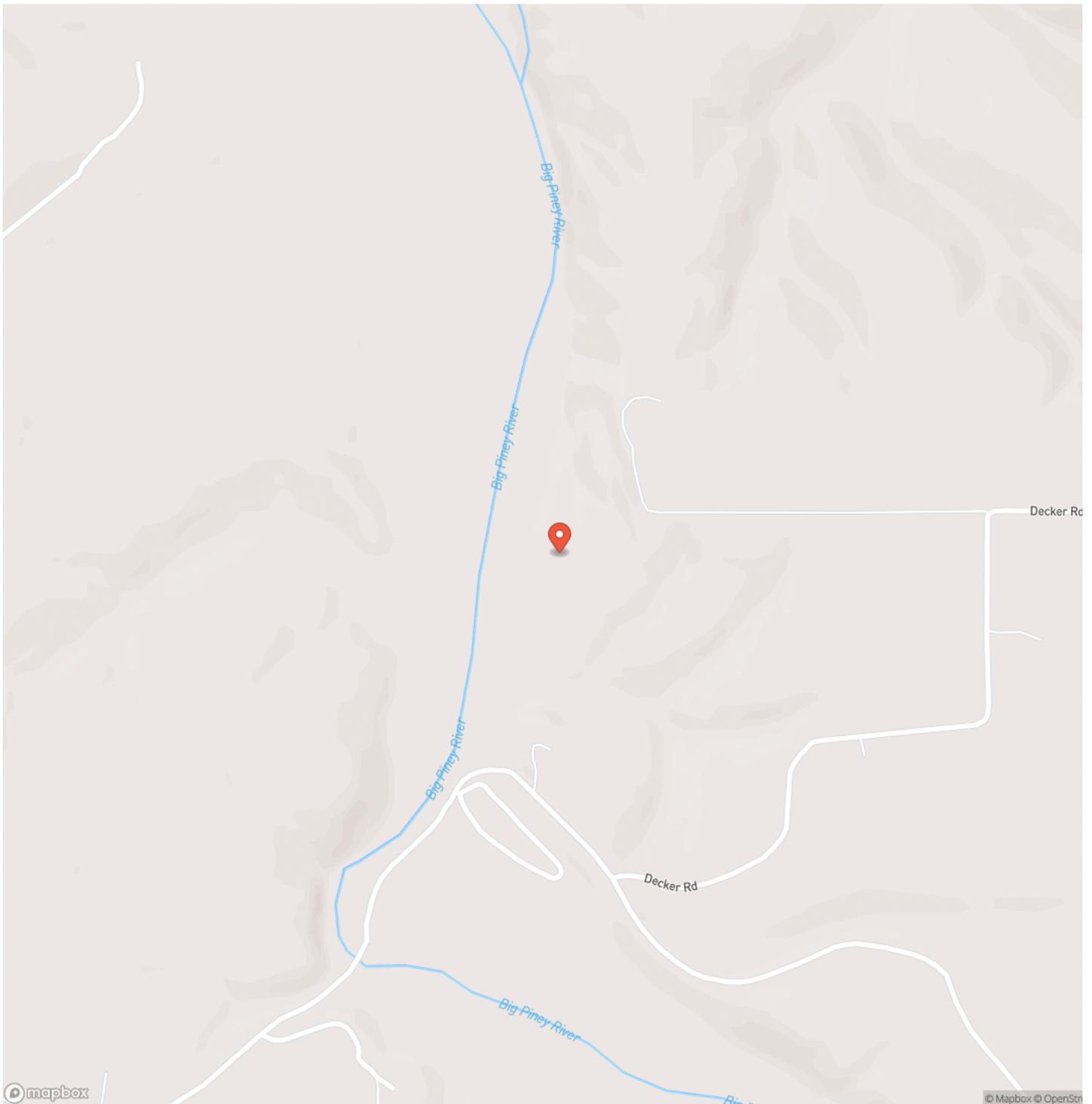
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Locator Map

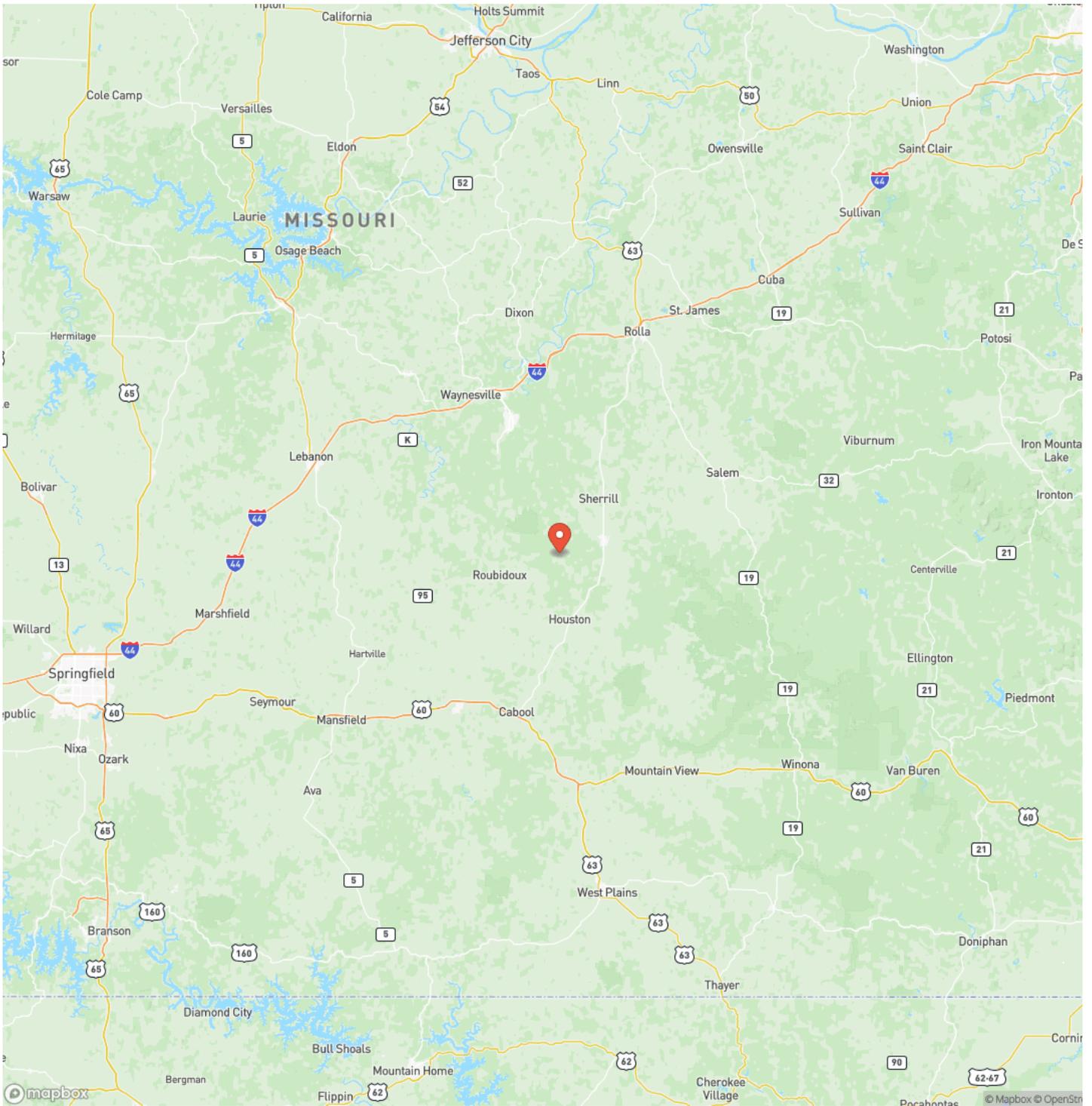


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Locator Map



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Satellite Map



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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.



Living The Dream Outdoor Properties
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<https://livingthedreamland.com/>

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