

Kimble Glade
000 Highway CC
Licking, MO 65542

\$256,000
64± Acres
Texas County



Kimble Glade
Licking, MO / Texas County

SUMMARY

Address

000 Highway CC

City, State Zip

Licking, MO 65542

County

Texas County

Type

Hunting Land, Lot, Undeveloped Land

Latitude / Longitude

37.5817 / -91.839

Taxes (Annually)

40

Acreage

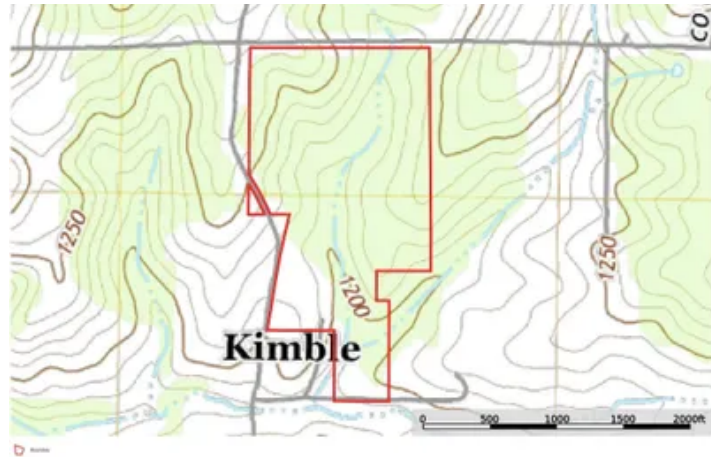
64

Price

\$256,000

Property Website

<https://livingthedreamland.com/property/kimble-glade-texas-missouri/84148/>

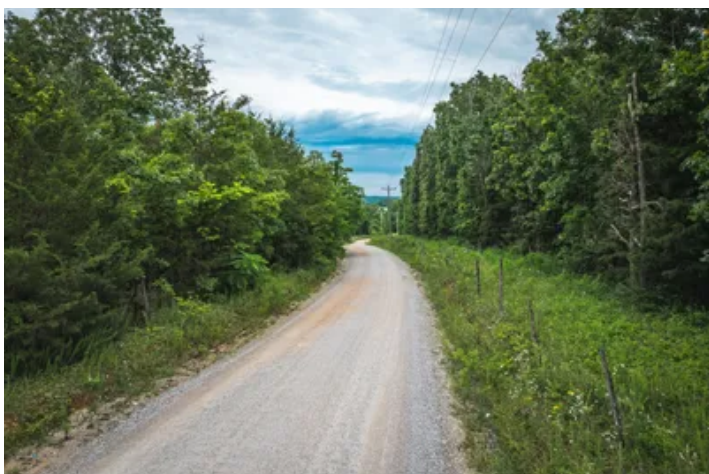
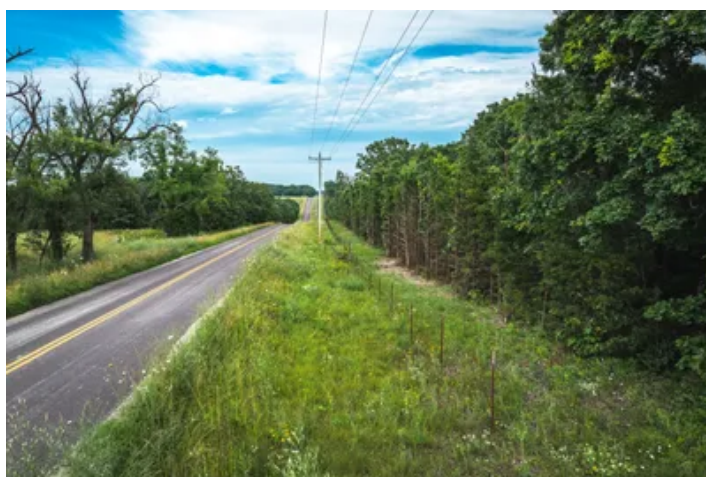
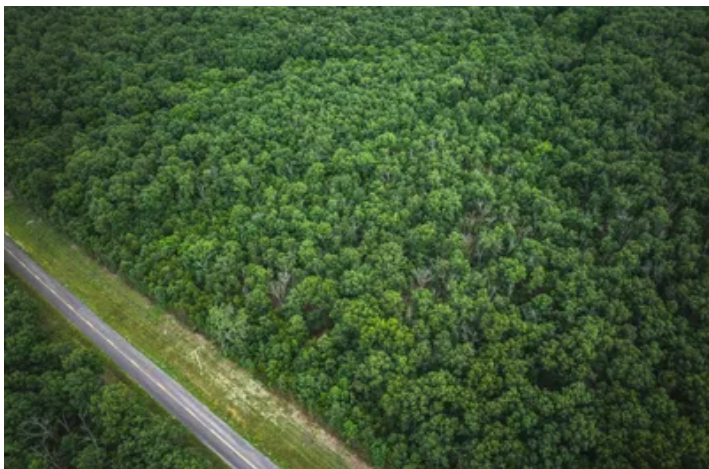


PROPERTY DESCRIPTION

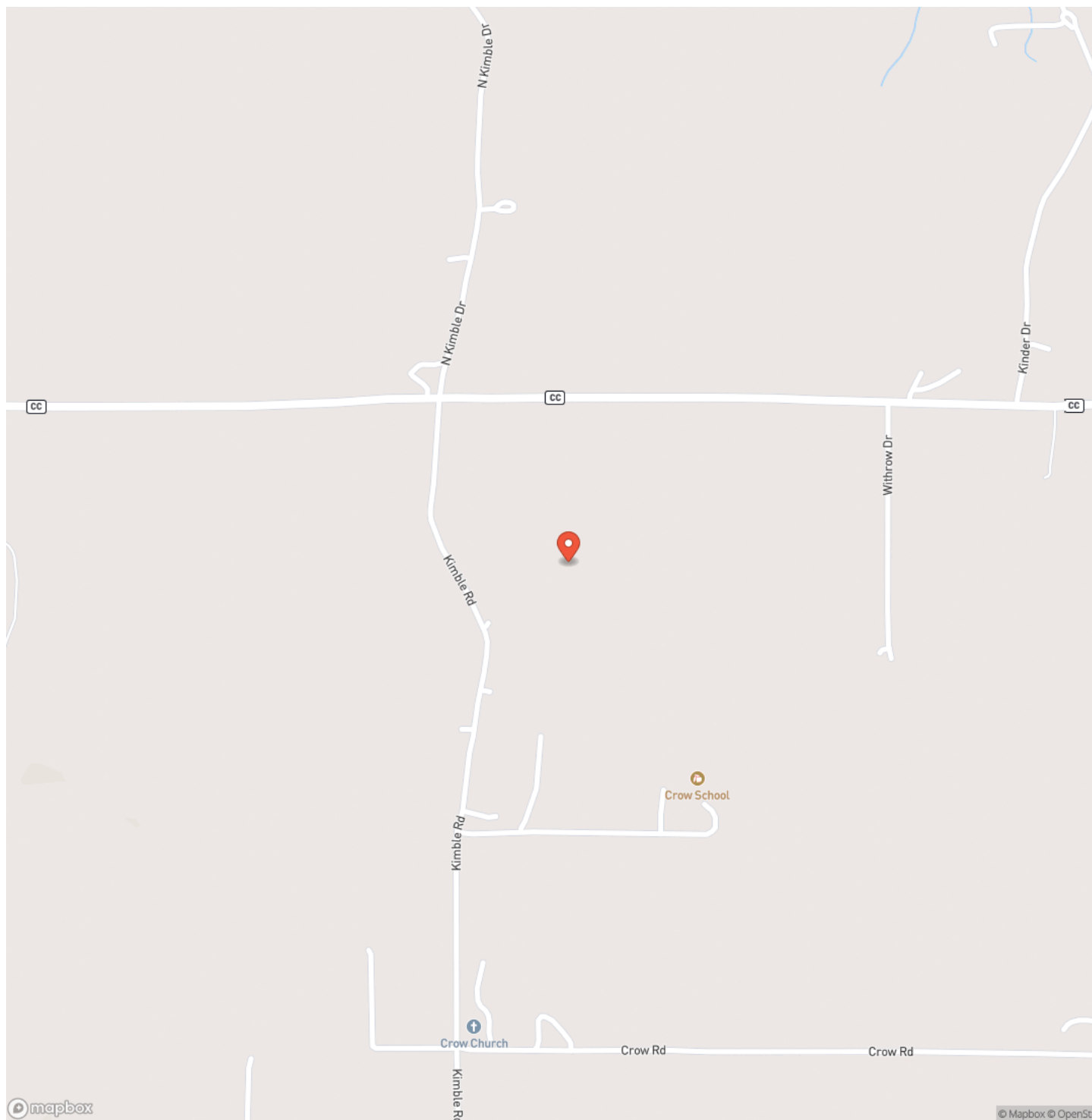
64 Wooded Acres – Ideal for Building, Homesteading, or Recreation in Texas County! 64 total acres with approximately 7 open acres, perfect for a food plot, pasture, or livestock, Mostly fenced with woven wire, ready for animals or privacy Electric accessible a great starting point for future development Surrounded by nature and abundant wildlife, this area is renowned for whitetail deer and wild turkey Road frontage on both a state highway and a county road, just 1 mile from Hwy 63 easy year-round access Situated in Texas County, Missouri's largest and a top destination for outdoor enthusiasts Short drive to Rolla and Fort Leonard Wood for work, shopping, and services Near Montauk State Park, the Big Piney River, and Mark Twain National Forest ideal for fishing, floating, hiking, and hunting Whether you're dreaming of a private retreat, a hunting property, or a self-sufficient homestead, this land offers endless potential in a peaceful, natural setting. Call today to tour the land and see all it has to offer!



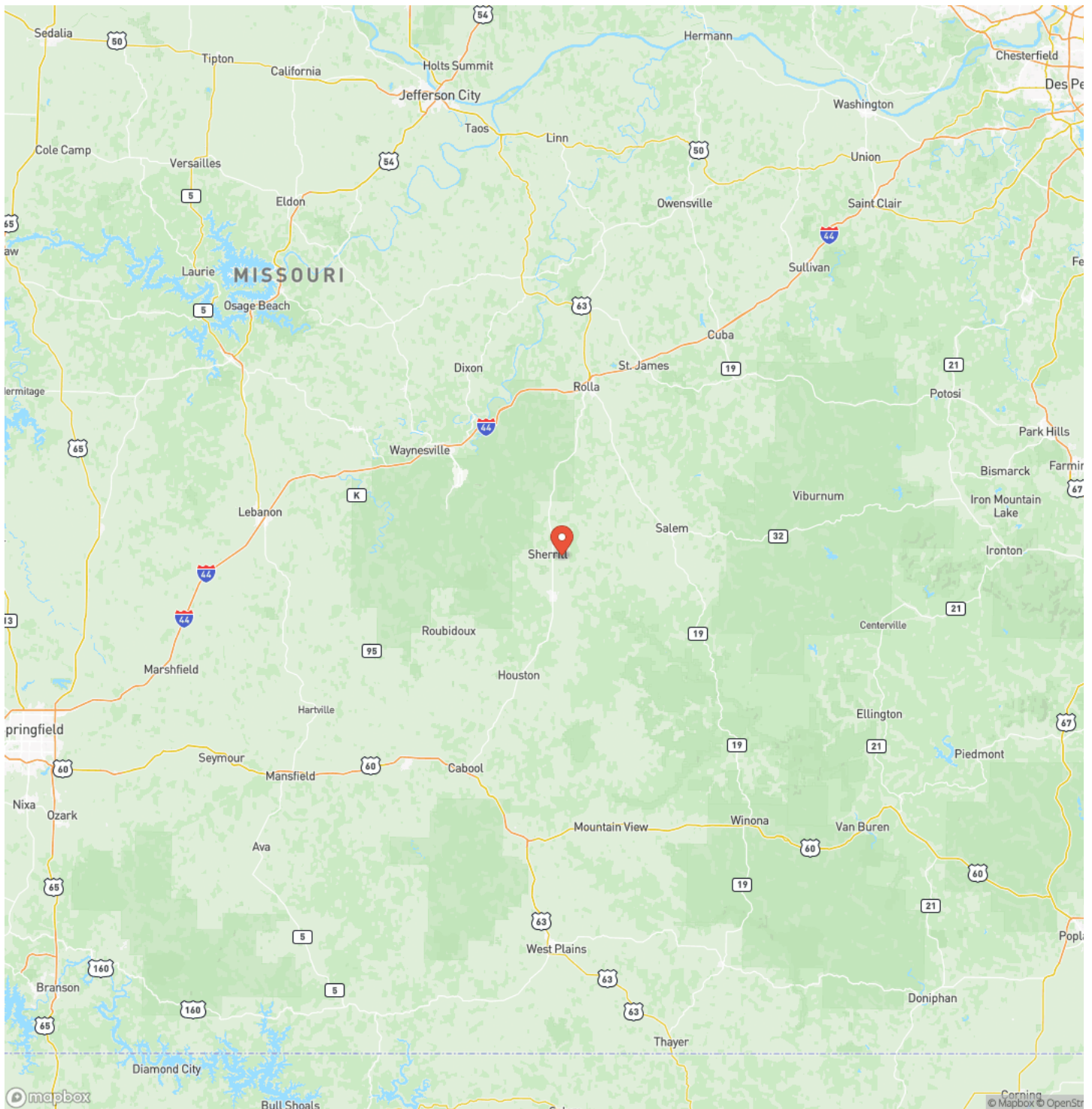
Kimble Glade
Licking, MO / Texas County



Locator Map



Locator Map



Satellite Map



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

[illegible]

[illegible]

<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

<https://livingthedreamland.com/>

