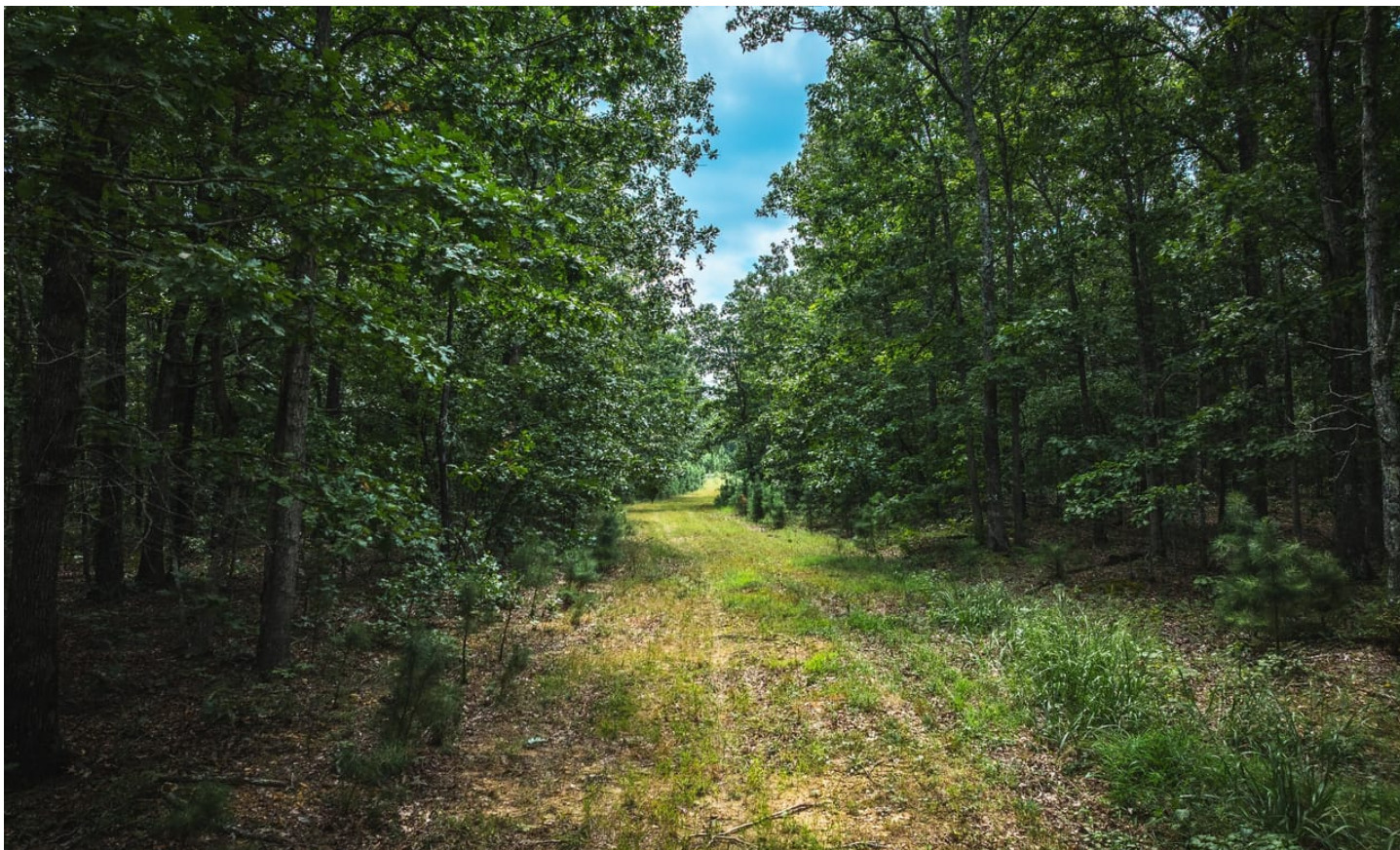


Black Bear Pines
00 State Highway Bb
Licking, MO 65542

\$75,600
16± Acres
Texas County



Black Bear Pines
Licking, MO / Texas County

SUMMARY

Address

00 State Highway Bb

City, State Zip

Licking, MO 65542

County

Texas County

Type

Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

37.4613 / -91.8913

Taxes (Annually)

11

Acreage

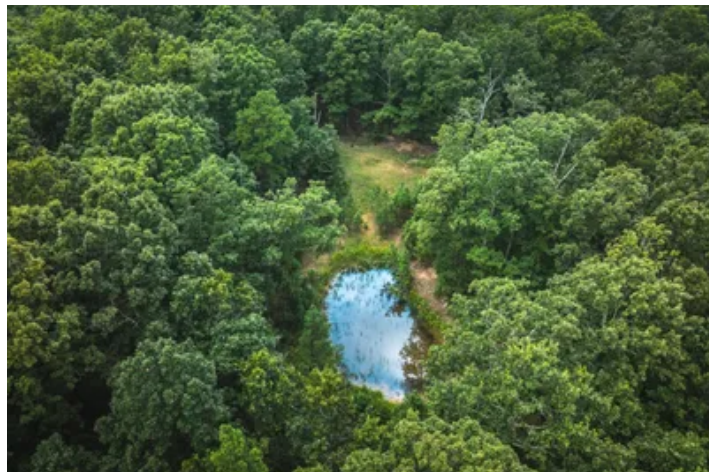
16

Price

\$75,600

Property Website

<https://livingthedreamland.com/property/black-bear-pines-texas-missouri/87347/>



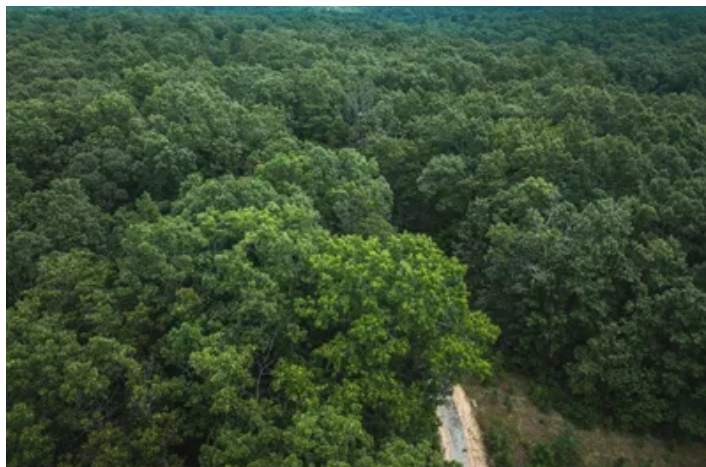
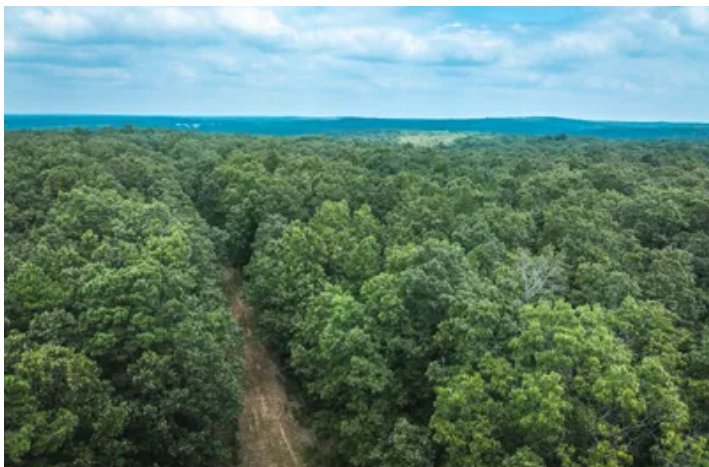
Black Bear Pines
Licking, MO / Texas County

PROPERTY DESCRIPTION

16 acre wooded tract located in Texas County. This beautiful 16 acre property, located in hardwoods and tall pines, a small pond, and gently rolling terrain- perfect for building your future home or getaway cabin. Located just 1.5 miles from Hwy 63 and outside Licking, Missouri, it's a short drive to Rolla or Fort Leonard Wood. With its great location it makes it easy to enjoy Montauk State Park, the Big Piney River, and Mark Twain National Forest, providing endless opportunities for hunting, fishing, floating, and hiking. Don't miss your chance to own a piece of the Ozarks!



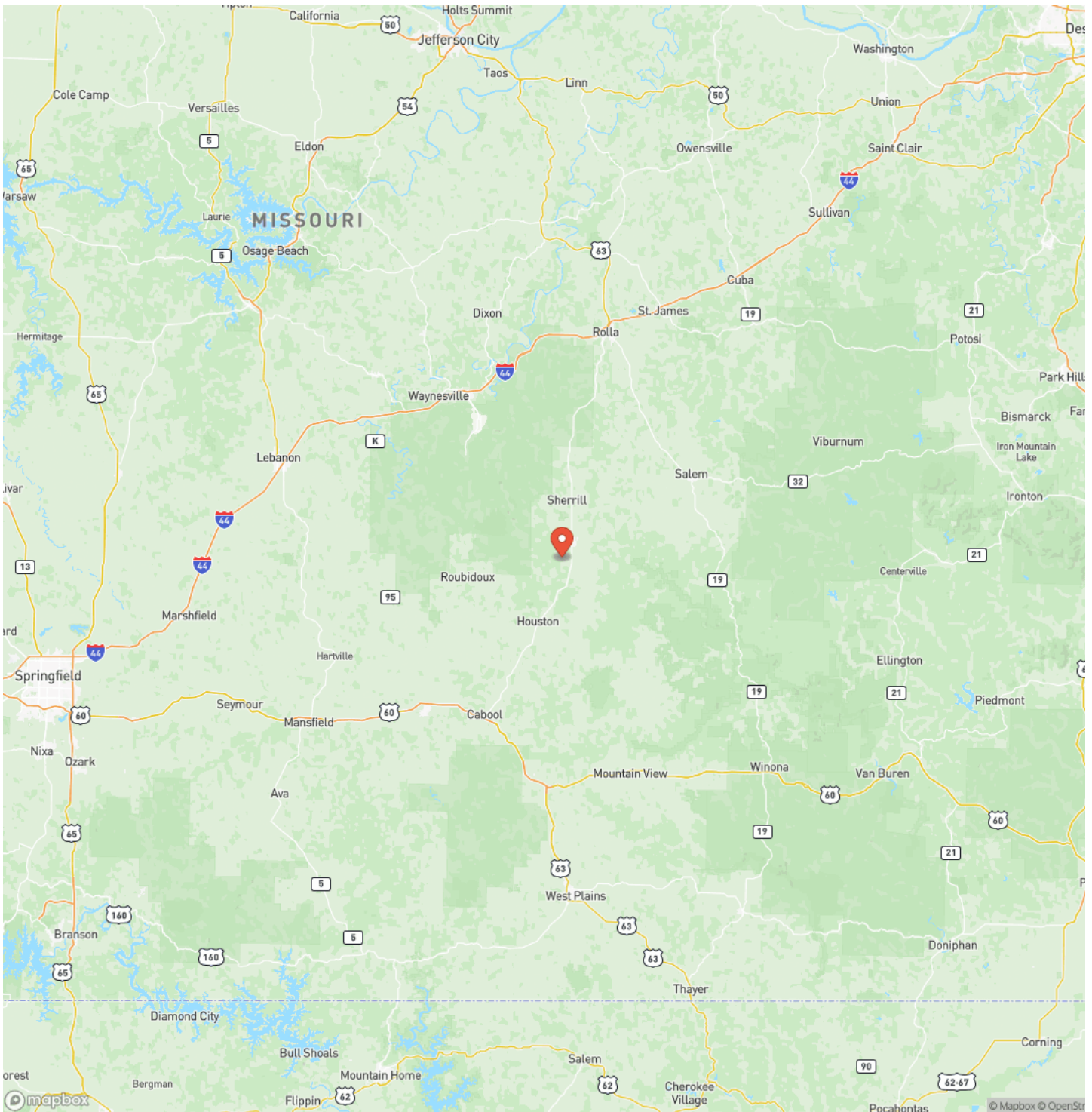
Black Bear Pines
Licking, MO / Texas County



Locator Map



Locator Map



Satellite Map



Black Bear Pines

Licking, MO / Texas County

LISTING REPRESENTATIVE

For more information contact:



Representative

Austin Loehner

Mobile

(573) 680-3119

Office

(855) 289-3478

Email

austin@livingthedreamland.com

Address

6485 N Service Road

City / State / Zip

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal 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.



MORE INFO ONLINE:

<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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