

**BB Back 40**  
**000 Highway BB**  
**Licking, MO 65542**

**\$199,000**  
**40.63± Acres**  
**Texas County**



**BB Back 40**  
**Licking, MO / Texas County**

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**SUMMARY**

**Address**

000 Highway BB

**City, State Zip**

Licking, MO 65542

**County**

Texas County

**Type**

Recreational Land, Hunting Land, Undeveloped Land

**Latitude / Longitude**

37.4641 / -91.8914

**Taxes (Annually)**

\$26

**Acreage**

40.63

**Price**

\$199,000

**Property Website**

<https://livingthedreamland.com/property/bb-back-40/texas/missouri/101465/>



**PROPERTY DESCRIPTION**

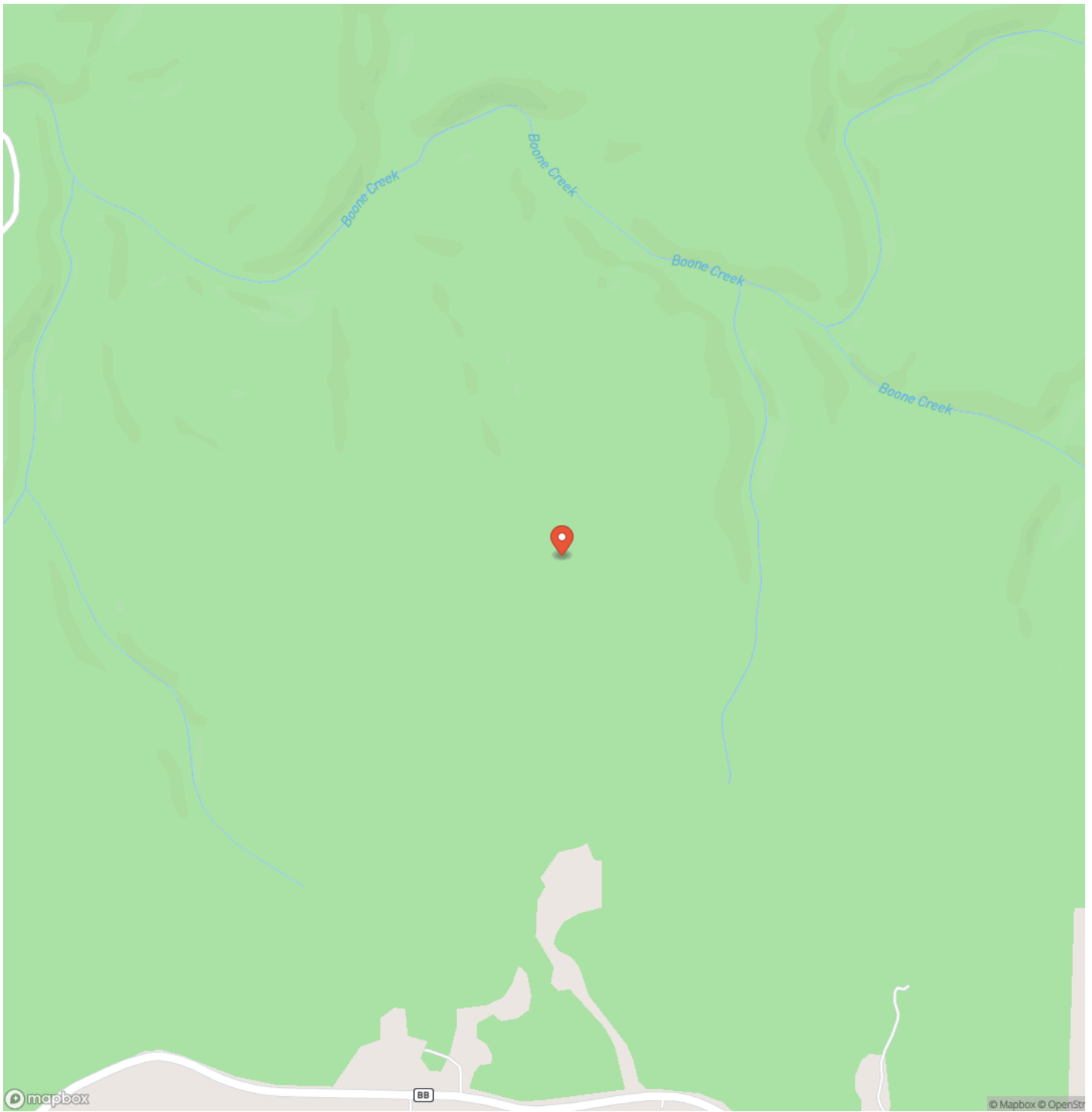
This beautiful 40.63 acre property is a secluded and mostly wooded tract, just south of Licking, MO. It features gently rolling terrain and mature, untouched timber. Loaded with wildlife including deer and turkey, it's an excellent recreational tract or hunting getaway. With potential build sites, it's also a great location for a dream home. A 24' x 32' shed is already in place for storage or a starting point for future improvements. Located just 1.5 miles off Hwy 63 and 40 minutes south of Rolla, MO, this property combines privacy, natural beauty, and versatility. With its great location, it makes it easy to enjoy Montauk Sate Park, the Big Piney River, and Mark Twain National Forrest, providing endless opportunities for hunting, fishing, floating, and hiking. Don't miss your chance to own a piece of the Ozarks!



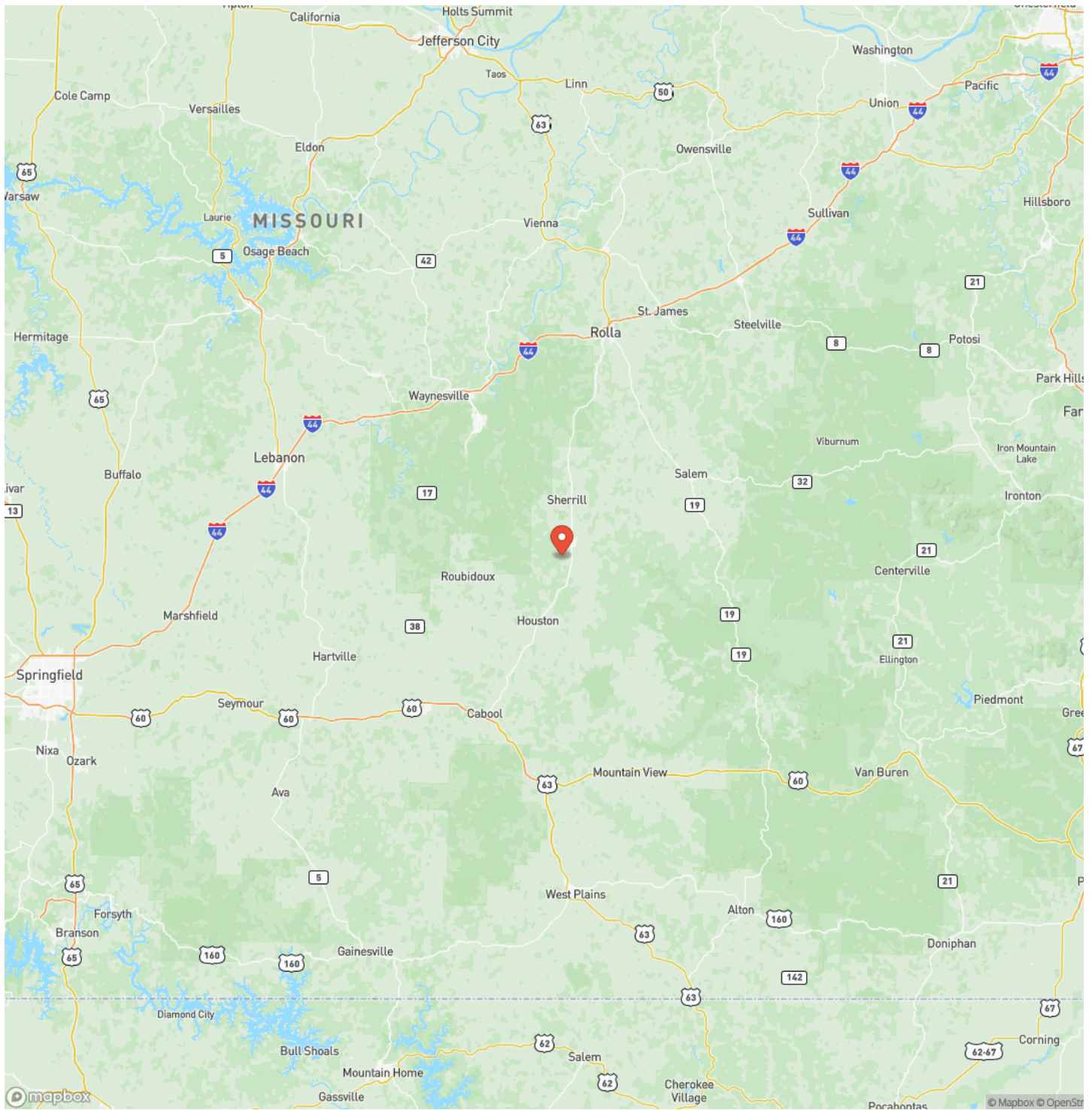
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## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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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.



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**Living The Dream Outdoor Properties**  
6484 North Service Rd.  
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<https://livingthedreamland.com/>

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