

38 Acres, Live Water, 6 Bed/4 1/2 Bath, Texas County  
19169 Cockrell Road  
Yukon, MO 65589

**\$574,700**  
38± Acres  
Texas County



**38 Acres, Live Water, 6 Bed/4 1/2 Bath, Texas County  
Yukon, MO / Texas County**

---

**SUMMARY**

**Address**

19169 Cockrell Road

**City, State Zip**

Yukon, MO 65589

**County**

Texas County

**Type**

Hunting Land, Single Family, Residential Property

**Latitude / Longitude**

37.233653 / -91.837339

**Dwelling Square Feet**

5200

**Bedrooms / Bathrooms**

6 / 4.5

**Acreage**

38

**Price**

\$574,700

**Property Website**

<https://mossyoakproperties.com/property/38-acres-live-water-6-bed-4-1-2-bath-texas-county-texas-missouri/87052/>





**38 Acres, Live Water, 6 Bed/4 1/2 Bath, Texas County  
Yukon, MO / Texas County**

---

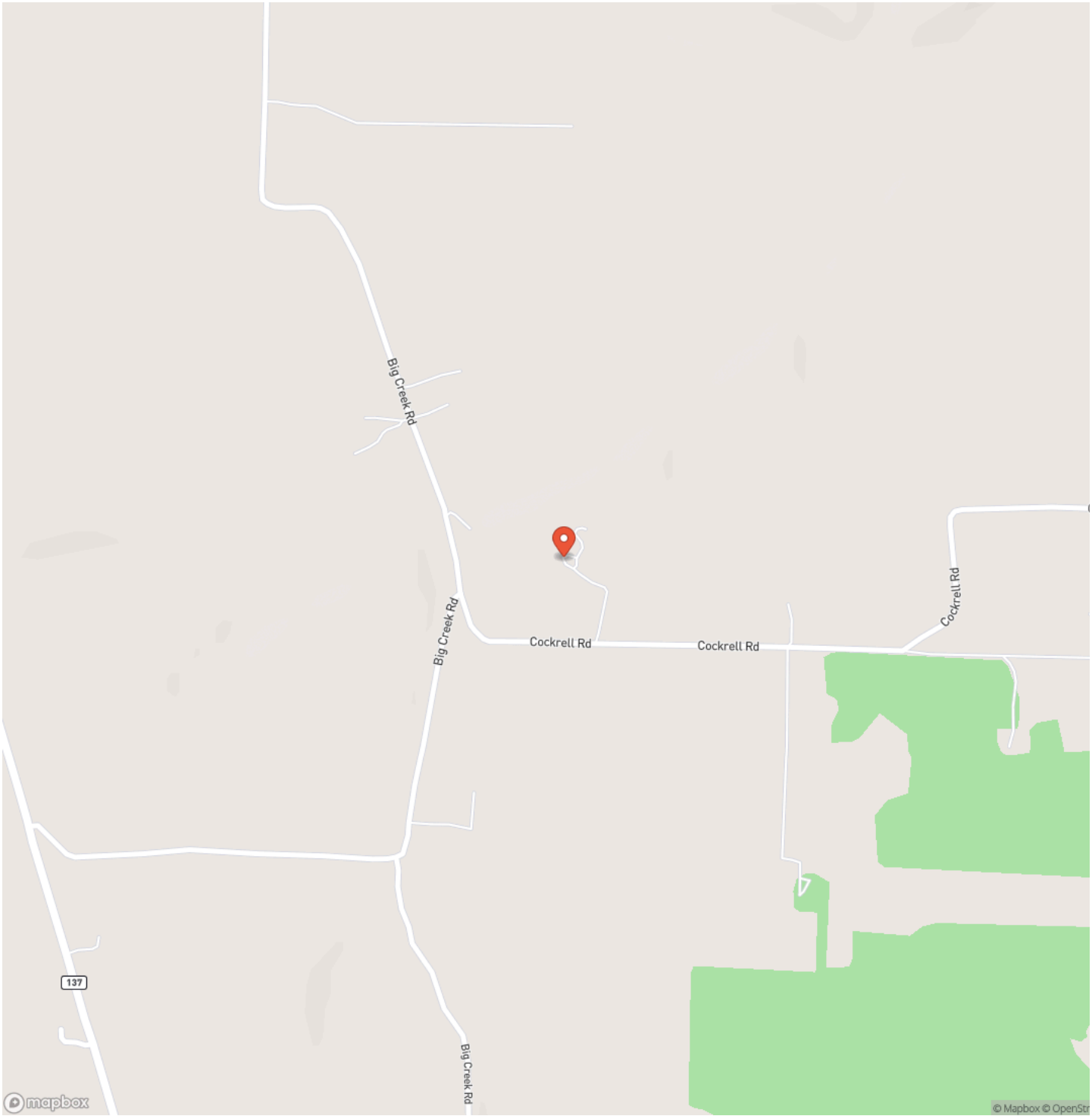
**PROPERTY DESCRIPTION**

This property has it all! Location, Live Water and a beautiful home and of peace and quiet! This 5,000 plus sq ft custom-built home with a large deck and covered front porch, sits on 38 acres with live water (Big Creek) that is packed with wildlife, with partial perimeter fencing, trails through-out the property it is ready for a hunting enthusiast. Home offers 2 separate living areas, the spacious home offers 6 plus bedrooms, 4 baths (1 with walk in tub). Main floor offers 3 bedrooms, 2 baths, kitchen, dining room, breakfast room, walk-in pantry, and office, upstairs has 2 bedrooms, full bath and family room. A Fully finished walk-out Basement offers a full kitchen, dining room, living room, family room, bedroom, safe room (could be a second bedroom in the basement). Big Creek runs through the property, 25X32 Pole barn with gravel floor, 16x16 building with concrete floor and electric, New Vinyl Luxury Plank flooring on main level, Wood stove in the basement, attached 2 car garage, large garden spot and young fruit trees. Close to State Parks, and 1000's of acres of National Forest Land.

38 Acres, Live Water, 6 Bed/4 1/2 Bath, Texas County  
Yukon, MO / Texas County

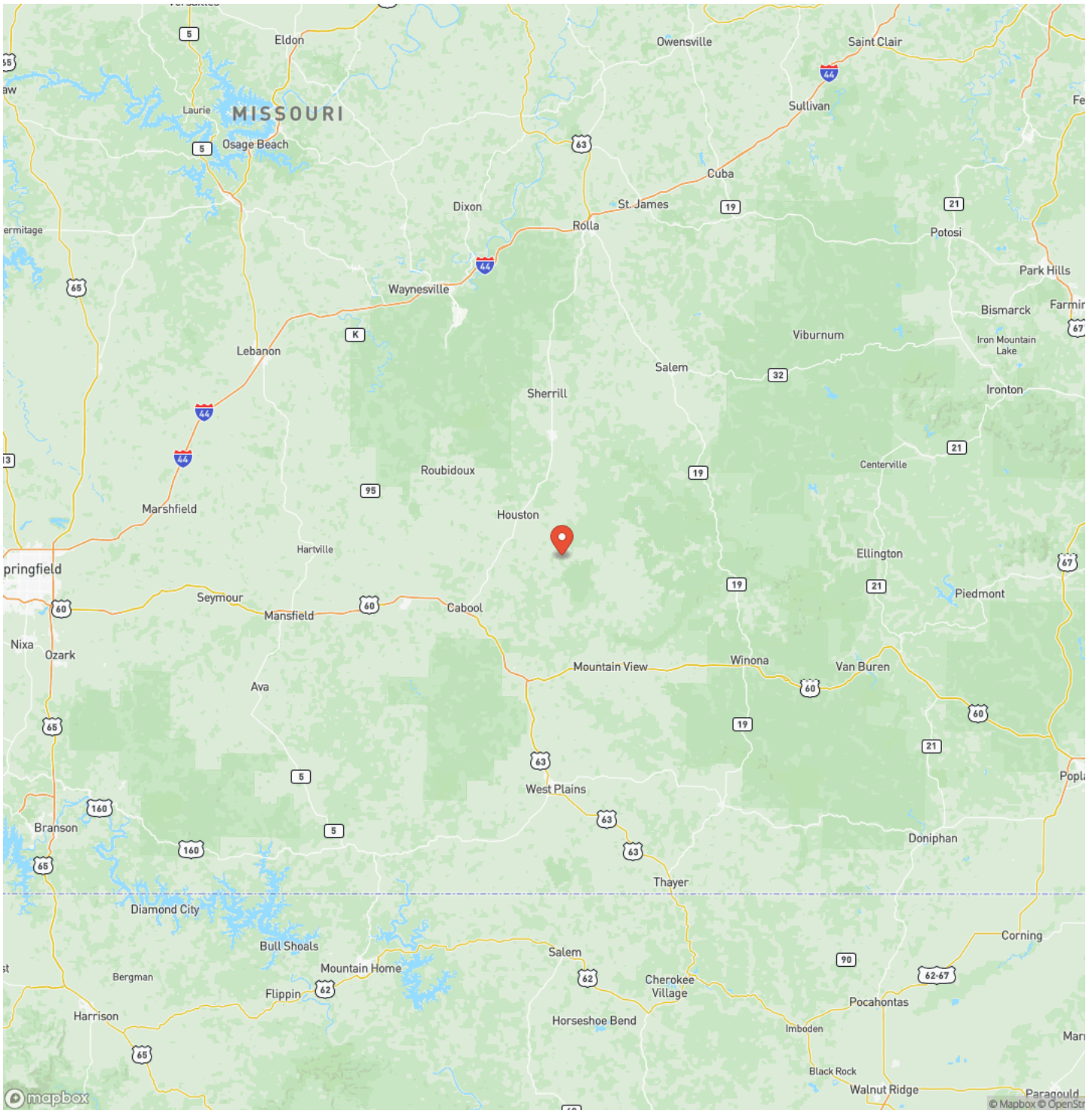


# Locator Map



## Yukon, MO / Texas County

## Locator Map

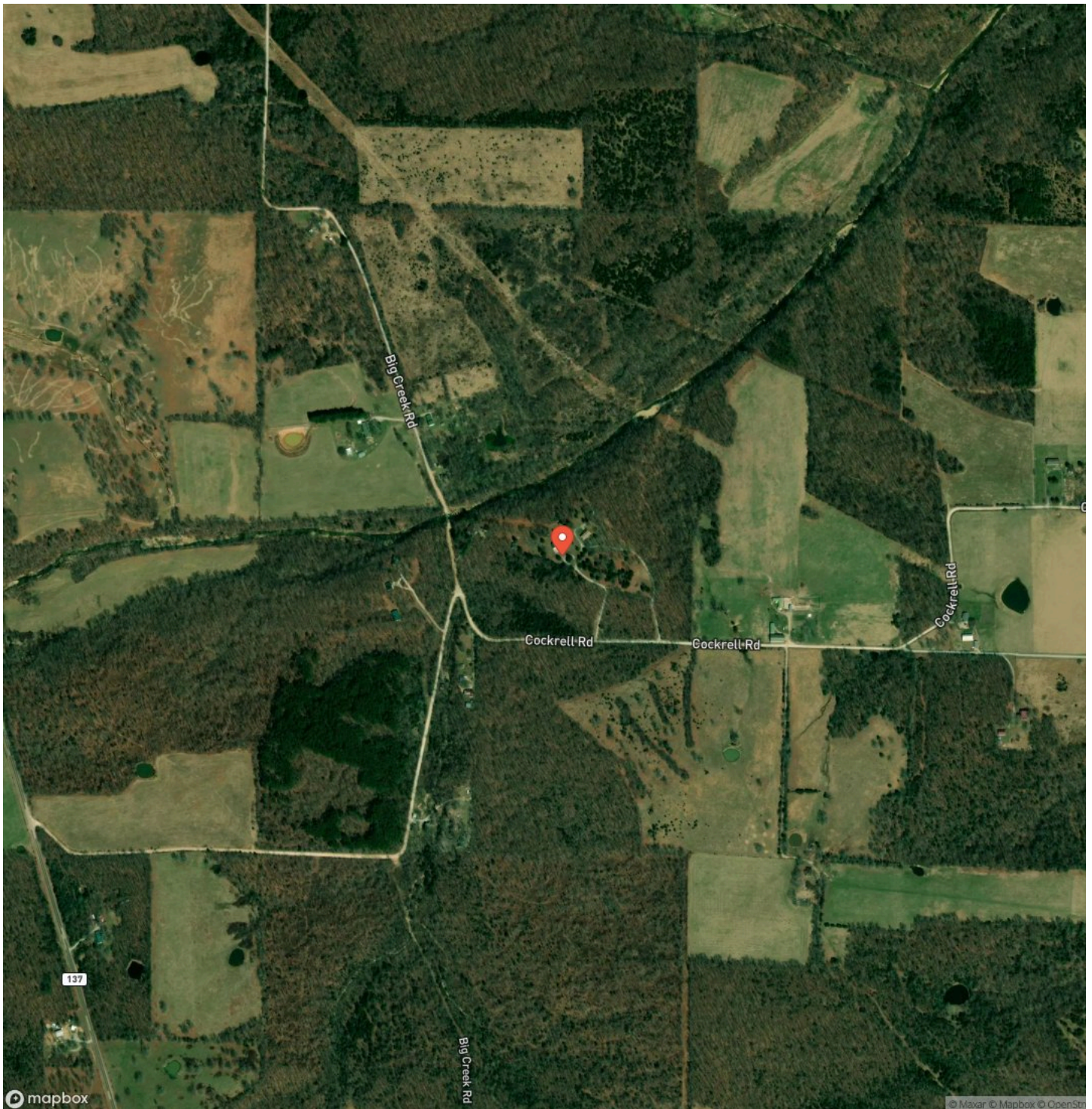




38 Acres, Live Water, 6 Bed/4 1/2 Bath, Texas County  
Yukon, MO / Texas County

---

## Satellite Map



38 Acres, Live Water, 6 Bed/4 1/2 Bath, Texas County  
Yukon, MO / Texas County

LISTING REPRESENTATIVE  
For more information contact:

**Representative**  
Linda Francis  
**Mobile**  
(417) 274-0142  
**Email**  
lfrancis@mossyoakproperties.com  
**Address**  
412 W US 60 Ste E  
**City / State / Zip**



NOTES

Notes section with multiple horizontal lines for text entry.



## This image shows a single 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.



**MossyOakProperties.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.

---

**Mossy Oak Properties Mozark Realty**

947 N. Westwood Blvd.

Poplar Bluff, MO 63901

(573) 712-2252

[MossyOakProperties.com](http://MossyOakProperties.com)

---