

76.32± Acres of Outdoor Adventure Near Montauk State Park for Sale—Texas County

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PROPERTY ADDRESS:

20710 Highway VV
Licking, MO 65542

PRICE: \$485,400

ACRES: 76.32±

COUNTY: Texas

PROPERTY HIGHLIGHTS:

- 2-Bed, 1-Bath Cabin
- 2-Bed, 1.5-Bath Shouse
- County Water
- Electric
- 2 RV/Camper Pads w/Hook-ups
- 24'x23' Workshop
- Wet Weather Creeks
- Miles of Trail System
- Great Hunting
- Partially Perimeter-Fenced

PROPERTY DESCRIPTION:

Here's your chance to own an incredible 76.32± surveyed acre property in Texas County, less than 5 miles from beautiful Montauk State Park. This property truly checks every box for the outdoor enthusiast with a perfect mix of great timber, rolling topography, a few small clearings, and two seasonal creeks that meander through the landscape. Deer and turkey sign are scattered throughout, making it a proven hunting property ready to enjoy from day one.

An extensive interior trail system allows you to easily traverse the entire tract, providing excellent access for hunting or simply exploring your land. The property is complete with multiple living quarters, including a charming 2-bedroom, 1-bath rustic cabin with a loft, full kitchen, and wrap-around porch, plus a spacious 2-bedroom, 1.5-bath shouse that offers even more room for guests or family. There's also a handy outbuilding for equipment storage and two RV hookups with water and electricity in place.

Whether you're looking for a hunting camp, weekend retreat, or a rental income-producing getaway, this property has the versatility to fit all your needs. The property is on a hardtop road frontage not far from town, yet close to Montauk State Park, multiple crystal-clear rivers, streams, and countless acres of Mark Twain National Forest, providing endless opportunities for fishing, floating, hiking, and exploring the Ozarks outdoors.



PRESENTED BY:

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Broker does not guarantee the accuracy of sq. ft., lot size, or other information, buyer is advised to independently verify the accuracy of information through personal inspection and with appropriate professionals