



Texas County Missouri Land for Sale at iAuction - Bueltmann Property

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PROPERTY ADDRESS:

20710 Hwy V V
Licking, MO 65542

ACRES: 76.32

COUNTY: Texas

AUCTION DETAILS:

Property Preview Saturday, August 5th 10AM to Noon.

Bidding Ends Thursday, August 17th at 10AM.

Welcome to your dream property nestled in the heart of Texas County near Licking, Missouri! This expansive and secluded 76.32± acre woodland retreat, located at 20710 Highway VV, offers a serene escape from the hustle and bustle of everyday life. With three separate structures, ample storage options, and convenient amenities, this property presents a unique opportunity for comfortable living, outdoor adventures, and endless possibilities.

The main structure is a charming 2-bedroom, 1.5 bathroom house, spanning approximately 28'x27'. Its cozy interior provides a welcoming atmosphere, while the 10' covered porch invites you to relax and soak in the tranquil surroundings. Additionally, there is a partially built cabin on the property, featuring a 24'x30' living space, perfect for a 1-bedroom, 1-bathroom setup. This cabin includes a covered deck that requires finishing touches, allowing you to personalize it to your taste.

Storage is never an issue with this property, as it boasts a 12'x30' garage and a 22'x22' workshop. Whether you need space for your vehicles, outdoor equipment, or hobbies, these structures provide ample room to accommodate your needs.



PRESENTED BY:

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Water convenience is paramount, and this property offers three separate water meters. Each house has its own dedicated water meter, ensuring reliable supply and ease of maintenance. Additionally, there is a designated area for RVs and campers, complete with its own water meter, providing a hassle-free experience for your guests or potential rental opportunities. There is also a lagoon that services all 3 areas.

Nature enthusiasts will revel in the proximity to Montauk State Park and the Current River. Located just minutes away, these natural wonders offer excellent trout fishing and opportunities for floating, allowing you to indulge in outdoor adventures right on your doorstep. The surrounding area provides abundant hunting opportunities, making it an ideal destination for outdoor enthusiasts seeking a variety of game. Furthermore, the property offers recreational therapy with ample space for hiking and ATV riding, allowing you to reconnect with nature and create lasting memories.

For more information or to schedule a viewing, don't hesitate to reach out to **Phil Brown (314) 753-7444**. This extraordinary property will be gone before you know it, so take the first step toward making this serene woodland retreat your own personal haven

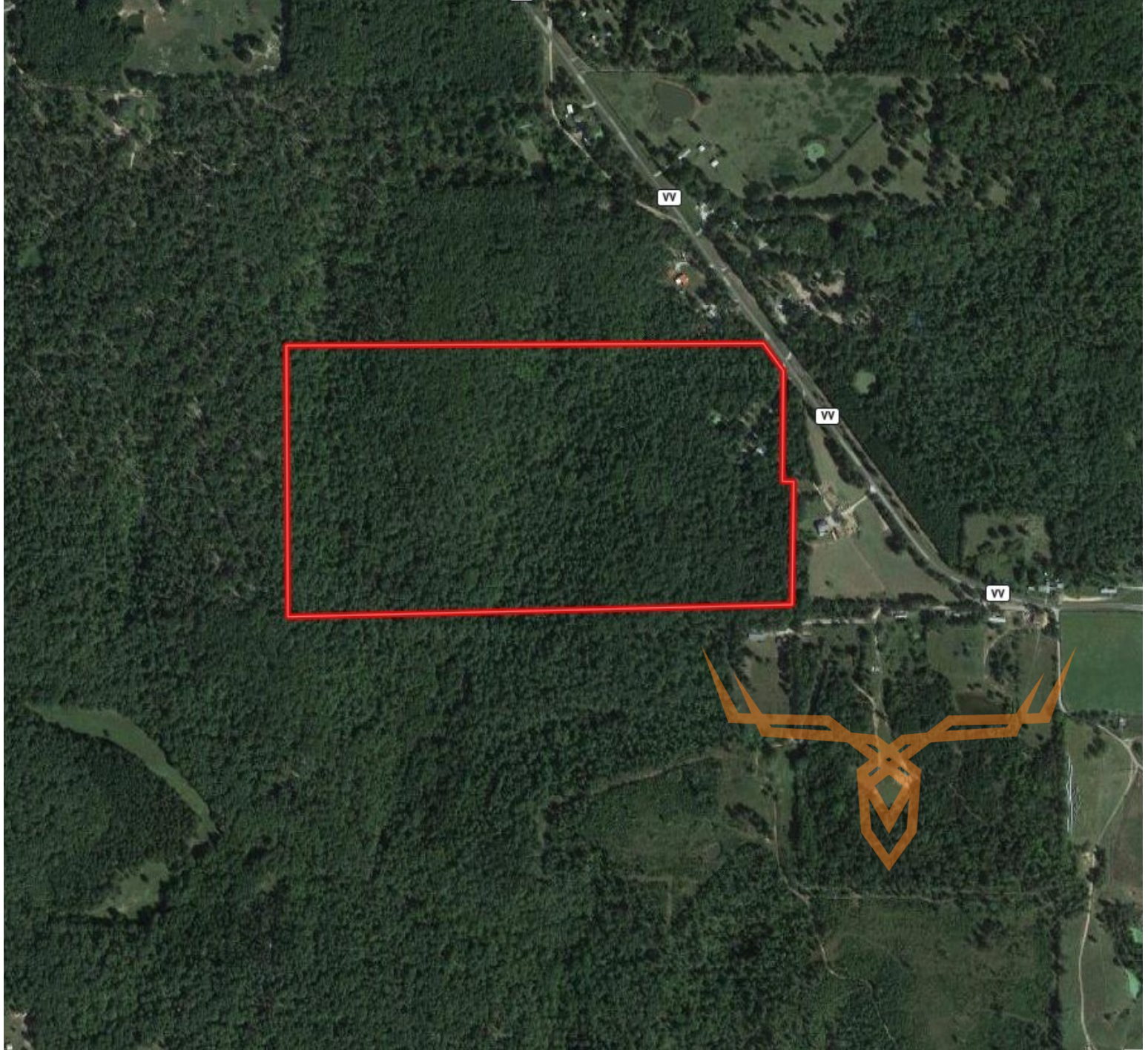


The information is believed to be accurate; however, no liability for its accuracy, errors or omissions is assumed. All lines are drawn on maps, photographs, etc. are approximate. Buyers should verify the information to their satisfaction. There are no expressed or implied warranties pertaining to this property. Both real estate (including all improvements, if any) is being sold As Is, Where Is with NO warranties expressed or implied. Please make all inspections and have financing arranged prior to the end of bidding.



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