

**Dixon Wooded Paradise**  
18973 Dixon Road  
Licking, MO 65542

**\$279,900**  
6.500± Acres  
Texas County



**Dixon Wooded Paradise**  
**Licking, MO / Texas County**

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**SUMMARY**

**Address**

18973 Dixon Road

**City, State Zip**

Licking, MO 65542

**County**

Texas County

**Type**

Residential Property, Recreational Land

**Latitude / Longitude**

37.424793 / -91.837804

**Taxes (Annually)**

945

**Dwelling Square Feet**

2946

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

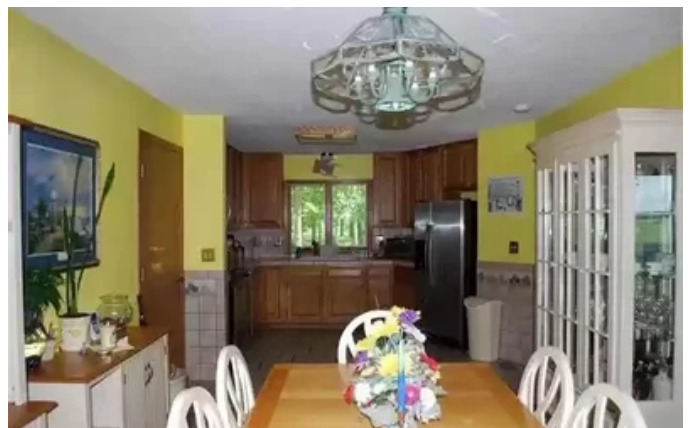
6.500

**Price**

\$279,900

**Property Website**

<https://livingthedreamland.com/property/dixon-wooded-paradise-texas-missouri/36949/>



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



## **PROPERTY DESCRIPTION**

Very nice cedar sided home on 6.5 acres m/l. Home features 3 bedrooms & 2 baths. It has a 2 car attached garage, large decks, scenic views and private setting. Located off of Dixon Rd and borders Hwy 137. Mostly fenced with a large fenced in area for dogs. Large 30x50 shop with 2 garage doors and finished interior.



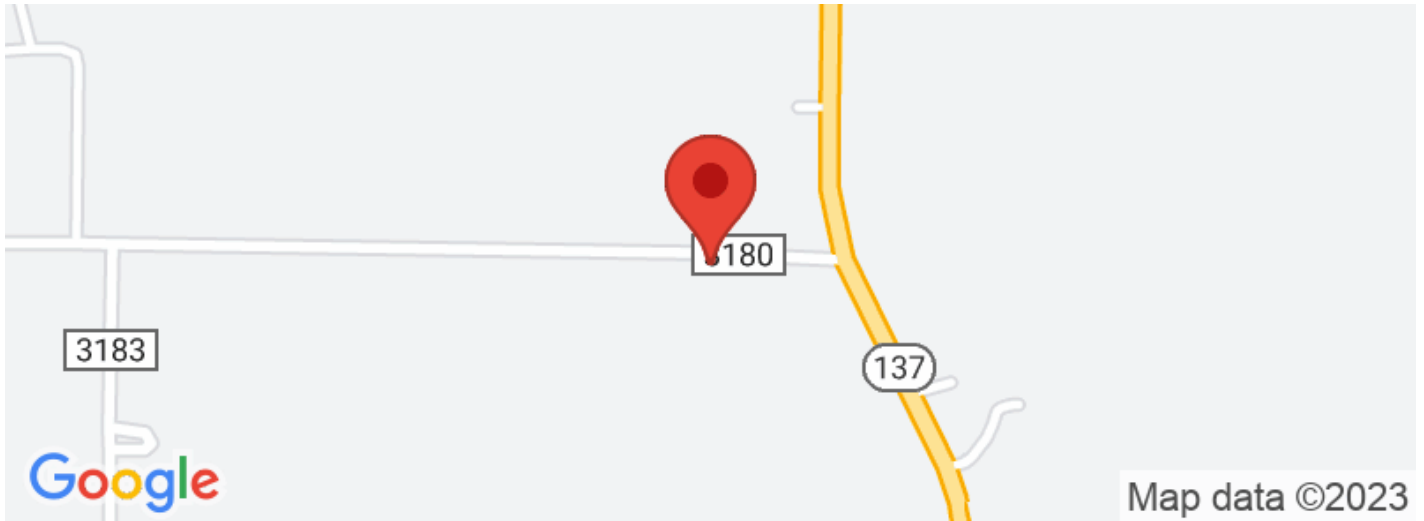


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## Locator Maps



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**

## Aerial Maps



## LISTING REPRESENTATIVE

For more information contact:



### Representative

Wes Campbell

### Mobile

(417) 818-1113

### Email

wes@livingthedreamland.com

### Address

8810 Highway E

### City / State / Zip

Houston, MO 65483

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## NOTES

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## NOTES

This image shows a full page of white paper with horizontal black lines, resembling notebook paper. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



## **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.



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**Living The Dream Outdoor Properties**

**515 S. Franklin St**

**Cuba, MO 65453**

**(855) 289-3478**

**<https://livingthedreamland.com/>**

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