

**Piney Valley Estates-Tract 4**  
**TBD Boiling Springs Road-Tract 4**  
**Licking, MO 65542**

**\$54,400**  
**3.200± Acres**  
**Texas County**



**MORE INFO ONLINE:**

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



**Piney Valley Estates-Tract 4**  
**Licking, MO / Texas County**

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**SUMMARY**

**Address**

TBD Boiling Springs Road-Tract 4

**City, State Zip**

Licking, MO 65542

**County**

Texas County

**Type**

Farms, Hunting Land, Recreational Land, Riverfront

**Latitude / Longitude**

37.455363 / -91.977184

**Acreage**

3.200

**Price**

\$54,400

**Property Website**

<https://livingthedreamland.com/property/piney-valley-estates-tract-4-texas-missouri/47041/>



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**PROPERTY DESCRIPTION**

3.20 m/l Acres on the Big Piney River! This river property is a great opportunity for recreational or potential residential land. This is a great property to fish, float and has plenty of room to host for camping or family events in the summer! There is rural water access and electric already on the property. Close proximity to the Boiling Springs Campground and close to the Mark Twain National Forrest for great deer and turkey hunting. Restrictions are as follows: No mobile/ modular homes, No full time campers (camping is fine it just cannot be the permanent residence), No living out of storage containers, No purple paint (no trespassing signs are fine), No junk cars/ school busses), No lagoons/ Septic only.

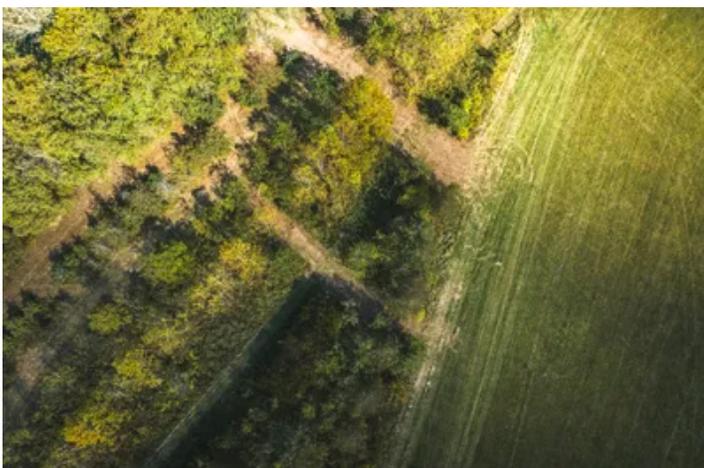
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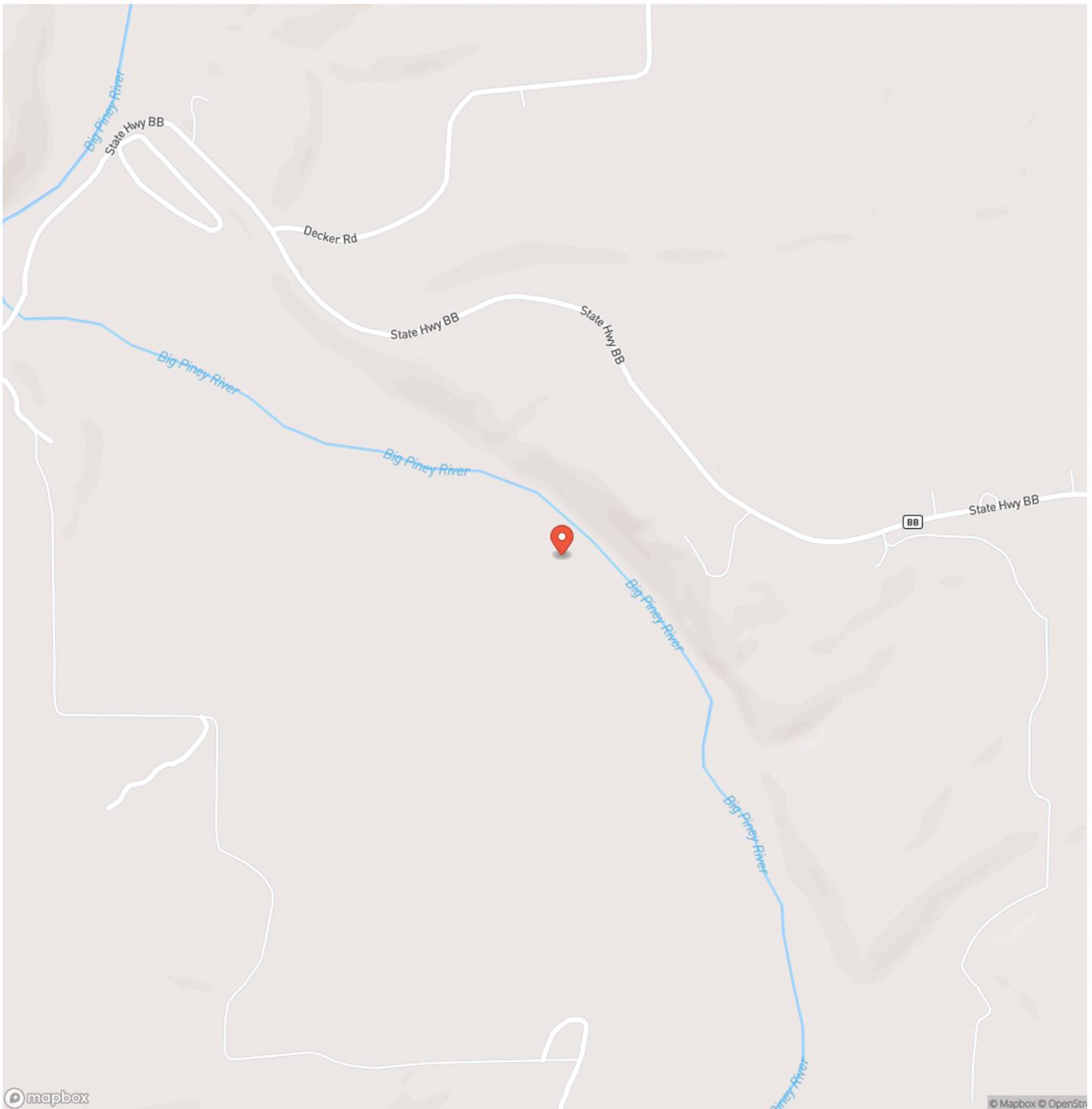


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## Locator Map

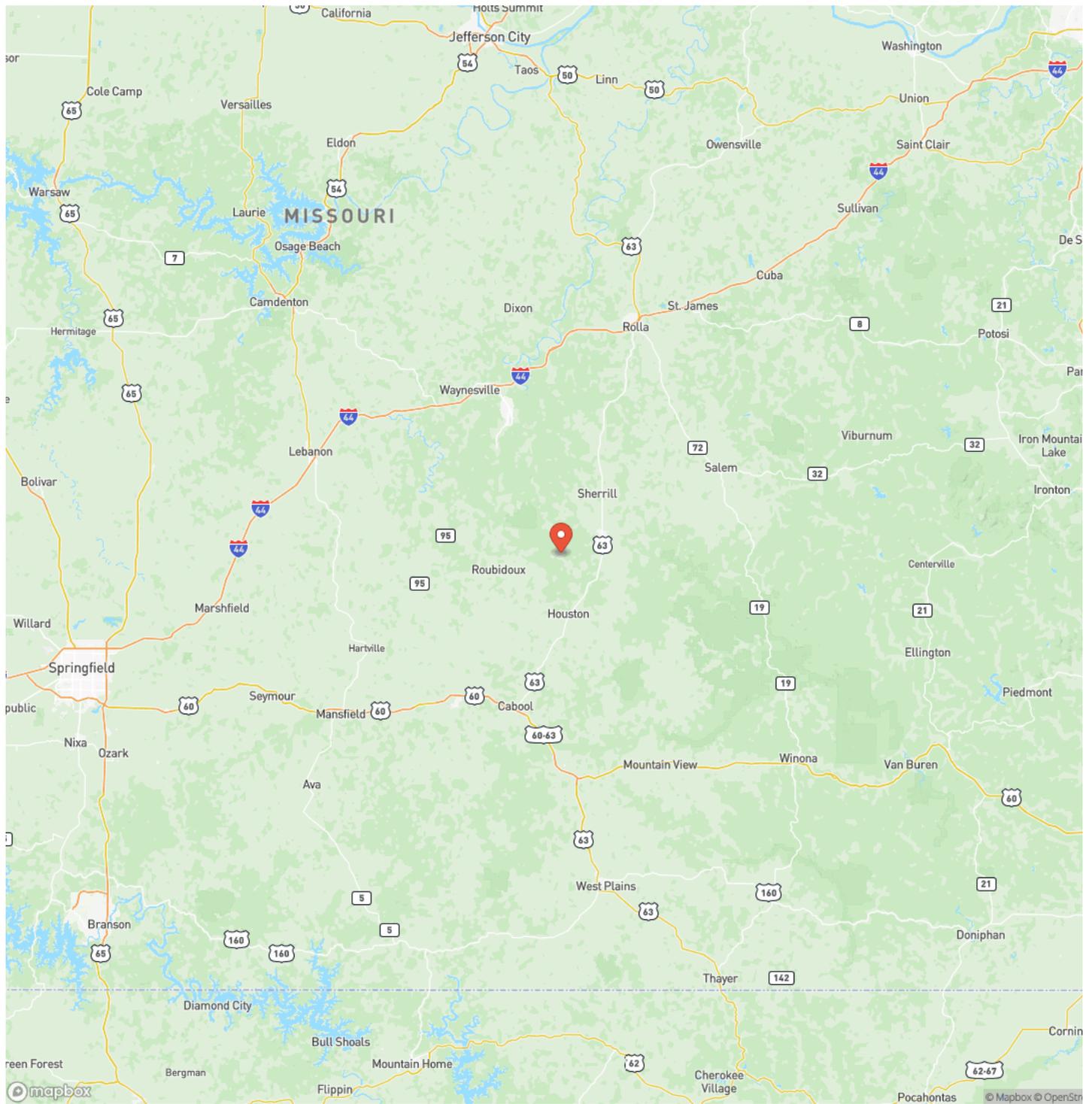


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# Locator Map

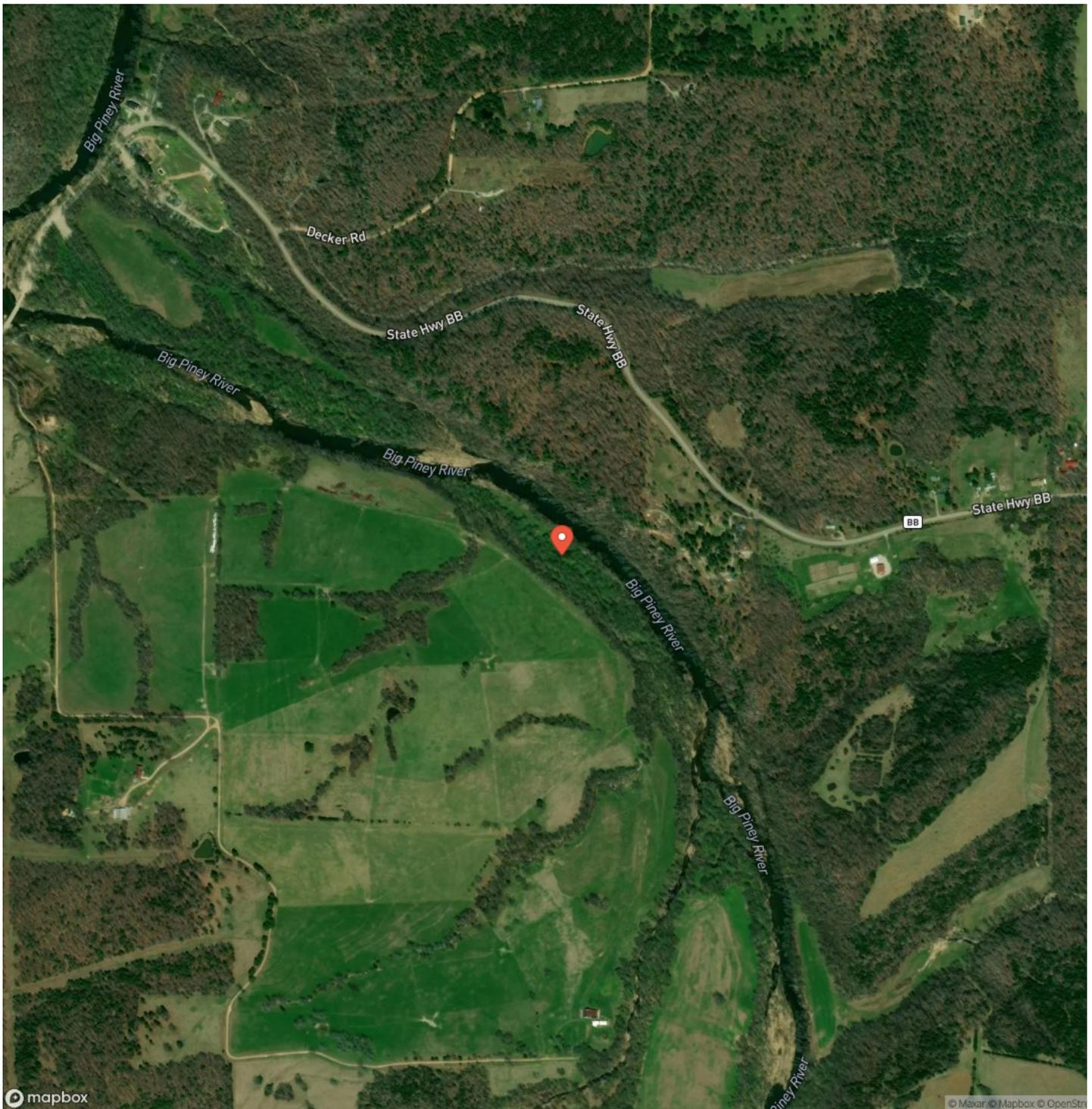


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## Satellite Map



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## **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**  
100 Chesterfield Parkway  
Chesterfield, MO 63005  
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