

**Quail Drive House & Acres 35**  
13542 Quail Drive  
Licking, MO 65542

**\$630,650**  
35± Acres  
Texas County



**MORE INFO ONLINE:**

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



**Quail Drive House & Acres 35**  
**Licking, MO / Texas County**

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**SUMMARY**

**Address**

13542 Quail Drive

**City, State Zip**

Licking, MO 65542

**County**

Texas County

**Type**

Farms, Hunting Land, Ranches, Recreational Land, Residential Property

**Latitude / Longitude**

37.546344 / -91.981677

**Dwelling Square Feet**

3800

**Bedrooms / Bathrooms**

6 / 4

**Acreage**

35

**Price**

\$630,650

**Property Website**

<https://livingthedreamland.com/property/quail-drive-house-acres-35-texas-missouri/48597/>



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**PROPERTY DESCRIPTION**

35 m/l acres with a spacious 6 bedroom 4 bath custom cedar home on a private dead-end drive. Enjoy the warmth of a gas fireplace while admiring the custom cabinets and teak flooring. The large basement with additional rooms and attached garage provide ample space for all your storage or living needs. Relax in the large master suite with a custom shower and tub. The property also features open pastures with rotational grazing and a barn for a possible cattle setup or extra storage. This home offers a perfect blend of comfort and calm country setting. Texas County is also known for its great deer and turkey hunting making this ideal for all the hunters.

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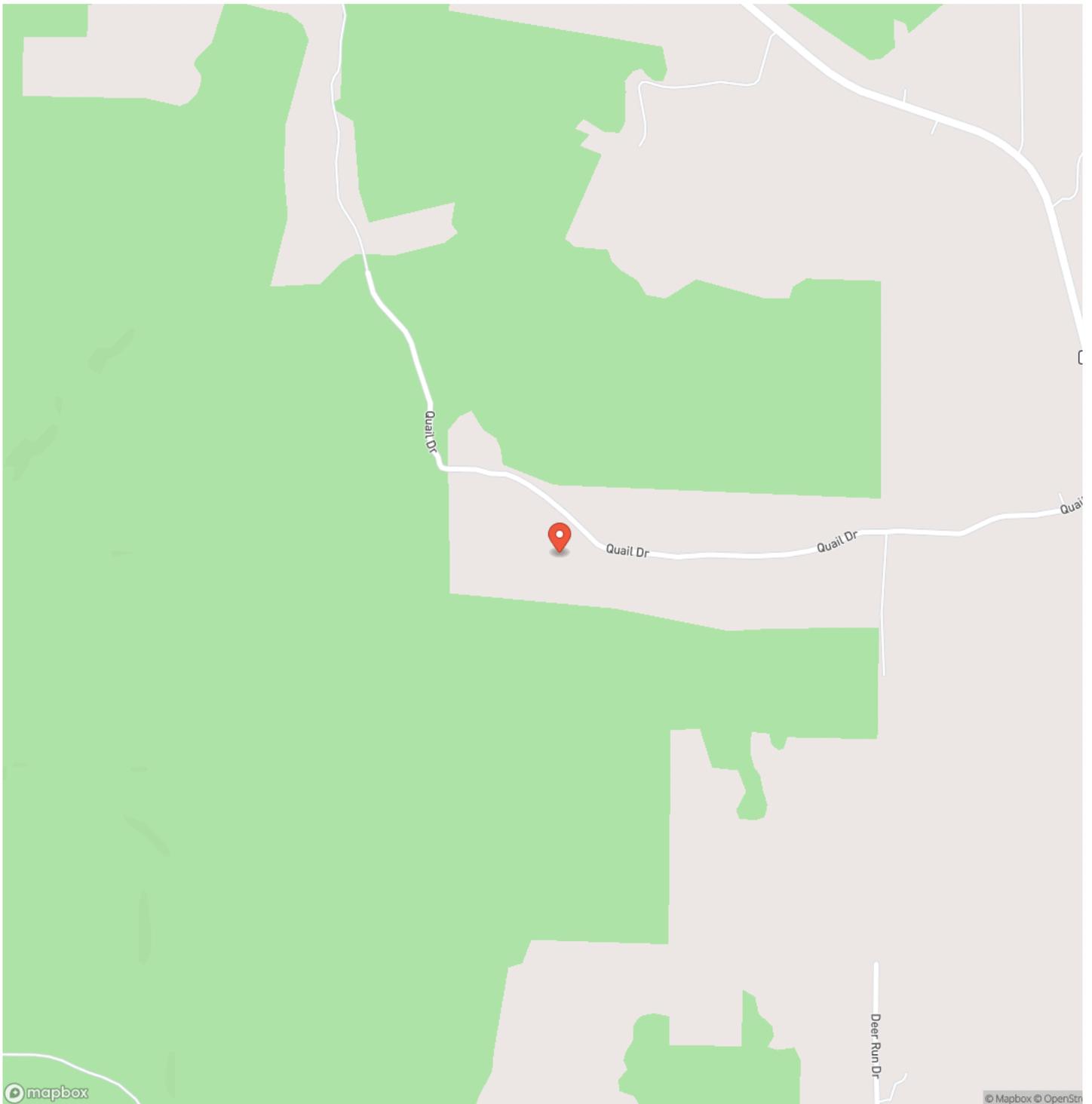


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## Locator Map

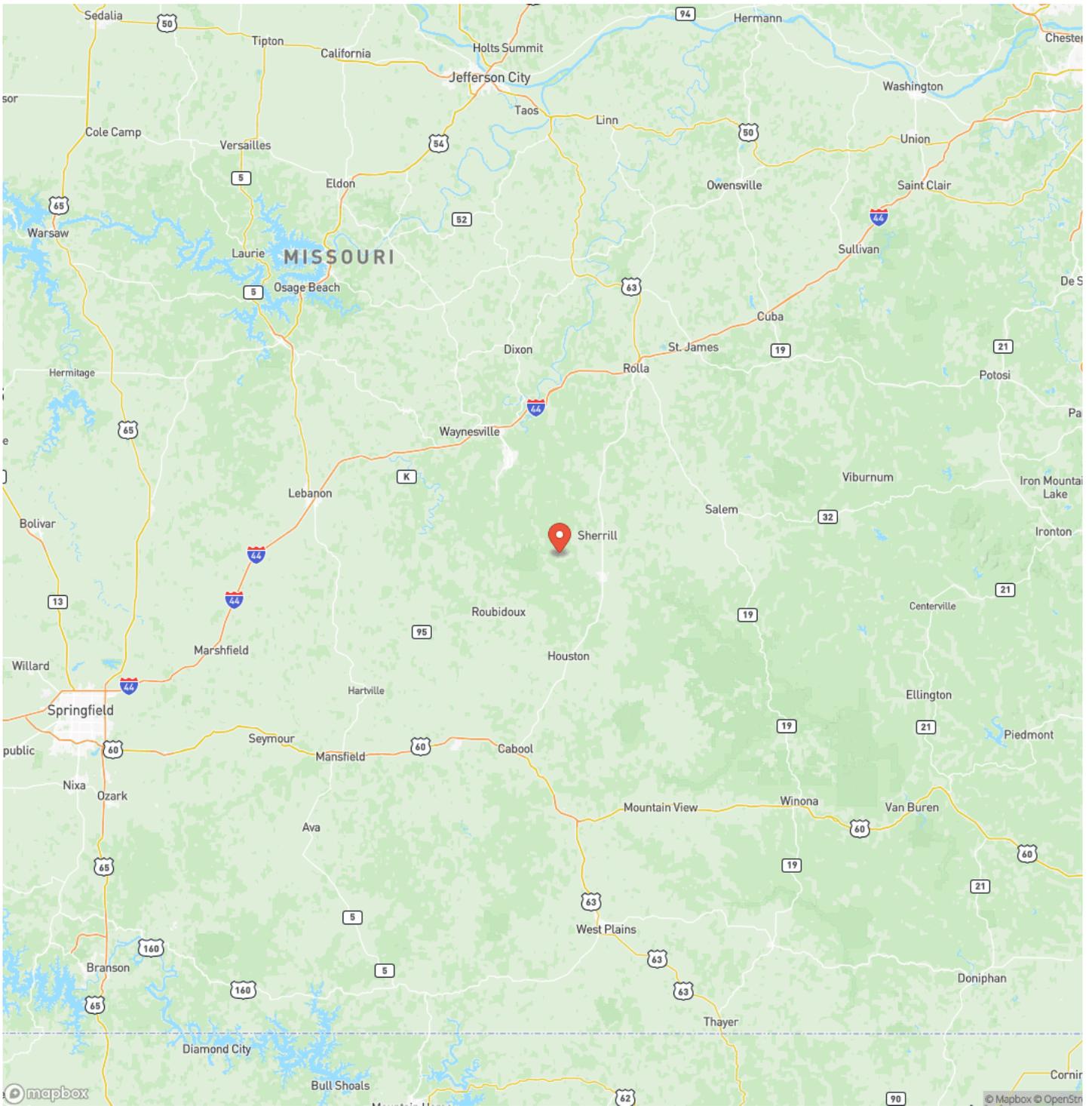


**MORE INFO ONLINE:**

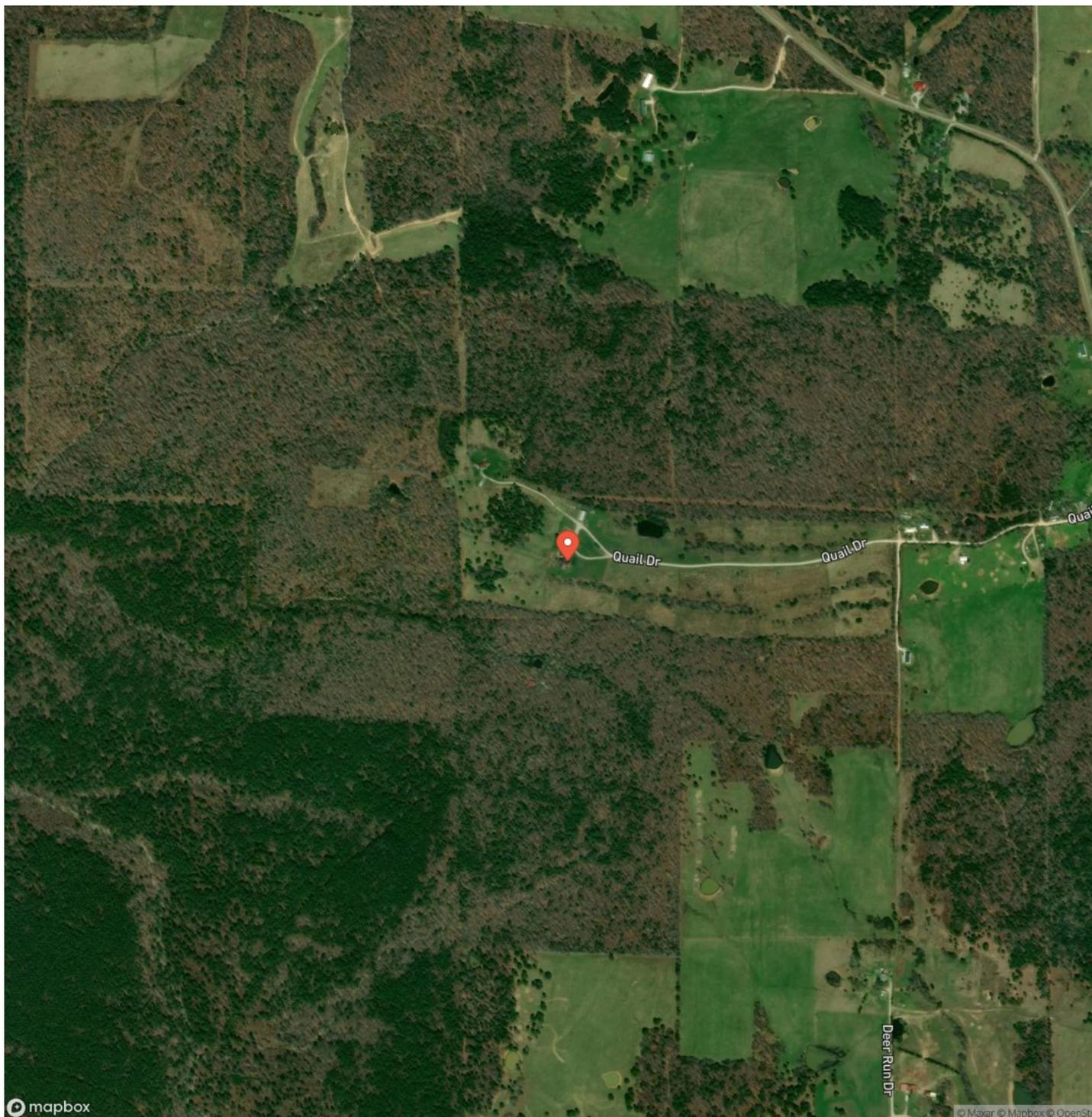
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# Locator Map



## Satellite Map







## **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**  
6484 North Service Rd.  
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