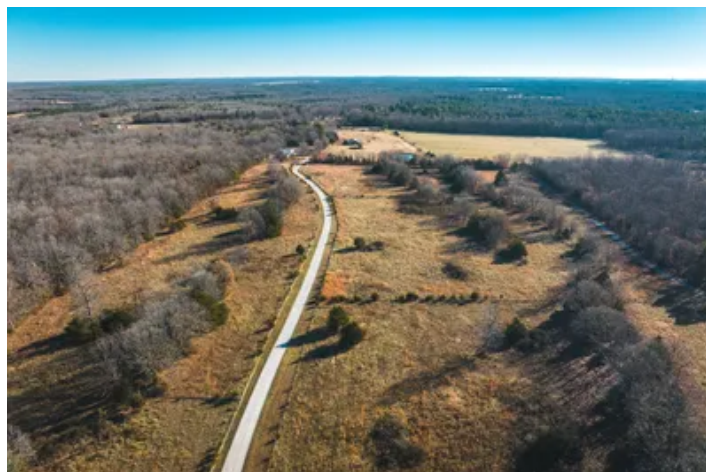
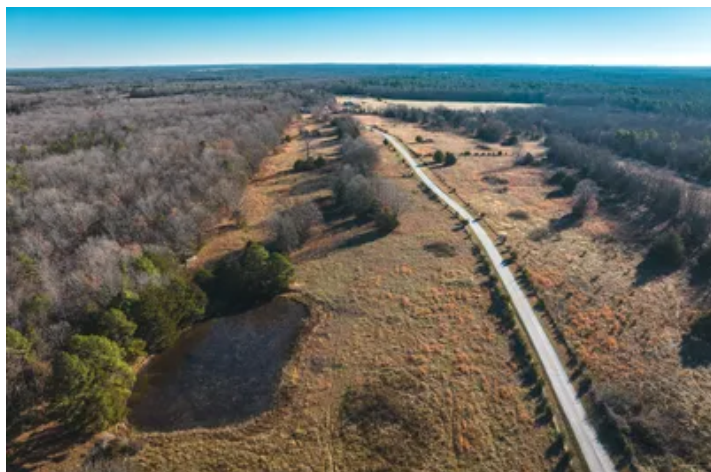


Quail Drive House & Acres
13542 Quail Drive
Licking, MO 65542

\$780,000
75± Acres
Texas County



Quail Drive House & Acres
Licking, MO / Texas County

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

37.546411 / -91.981655

Dwelling Square Feet

3800

Bedrooms / Bathrooms

6 / 4

Acreage

75

Price

\$780,000

Property Website

<https://livingthedreamland.com/property/quail-drive-house-acres-texas-missouri/48590/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Quail Drive House & Acres Licking, MO / Texas County

PROPERTY DESCRIPTION

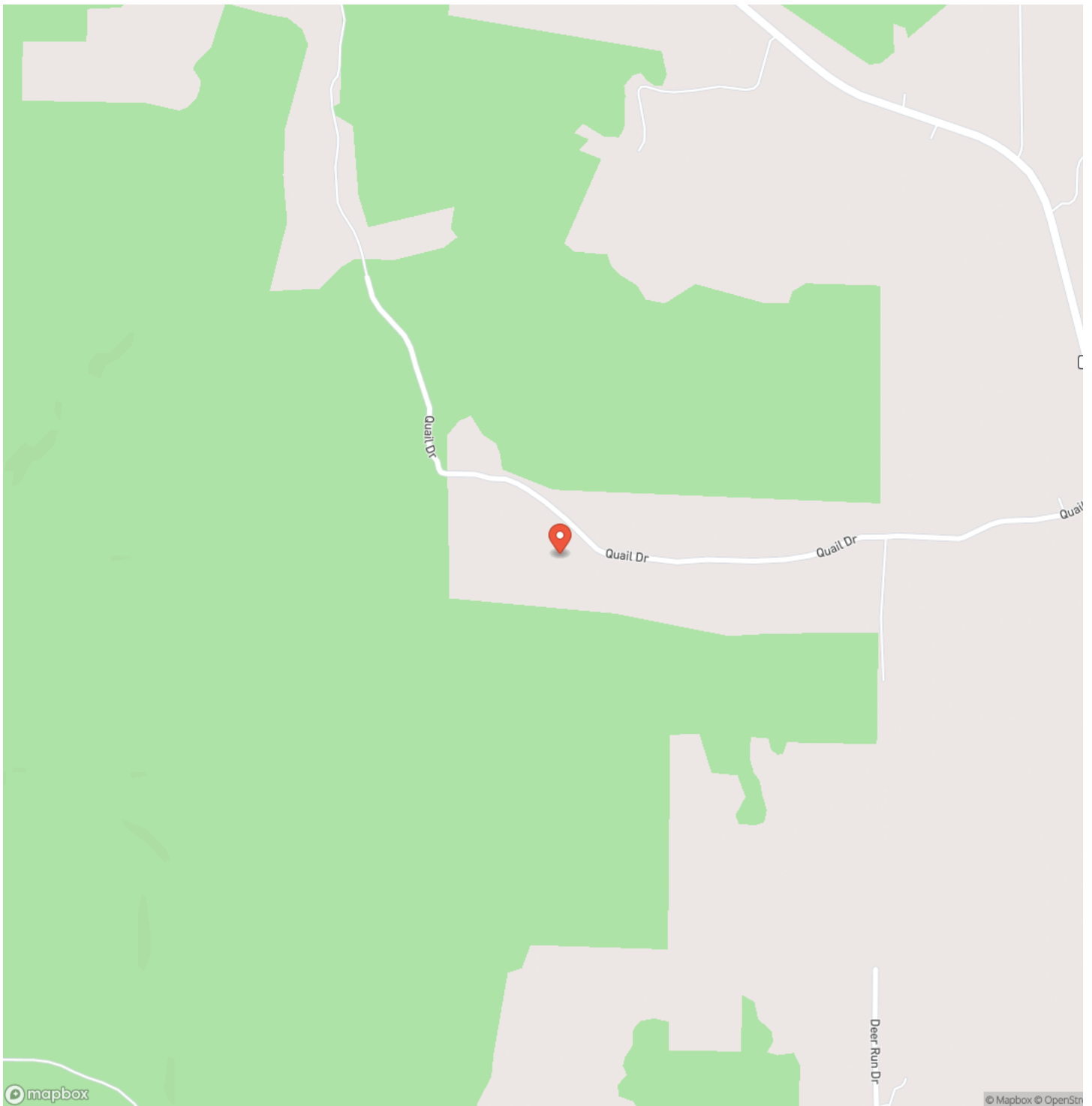
75 m/l acres with a spacious 6 bedroom 4 bath custom cedar sided home on a private dead-end drive. Enjoy the warmth of a cultured stone gas fireplace while admiring the custom cabinets and teak flooring. The large basement with additional rooms and attached garage provide ample space for all your storage 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. There is also a double wide trailer on the back of the property. Owners are making improvements to the trailer and pictures will be updated when they have been completed.



Quail Drive House & Acres
Licking, MO / Texas County



Locator Map

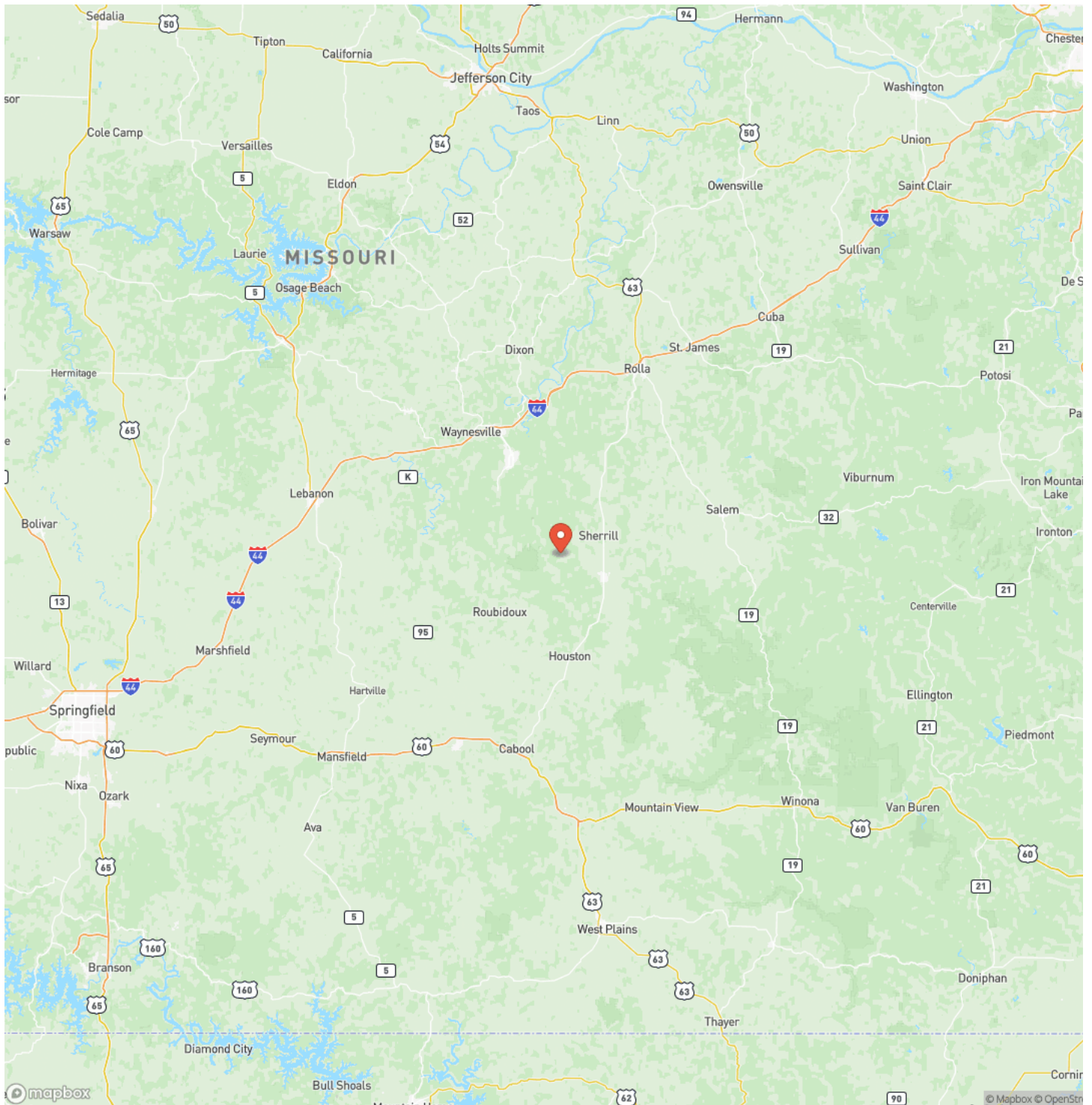


MORE INFO ONLINE:

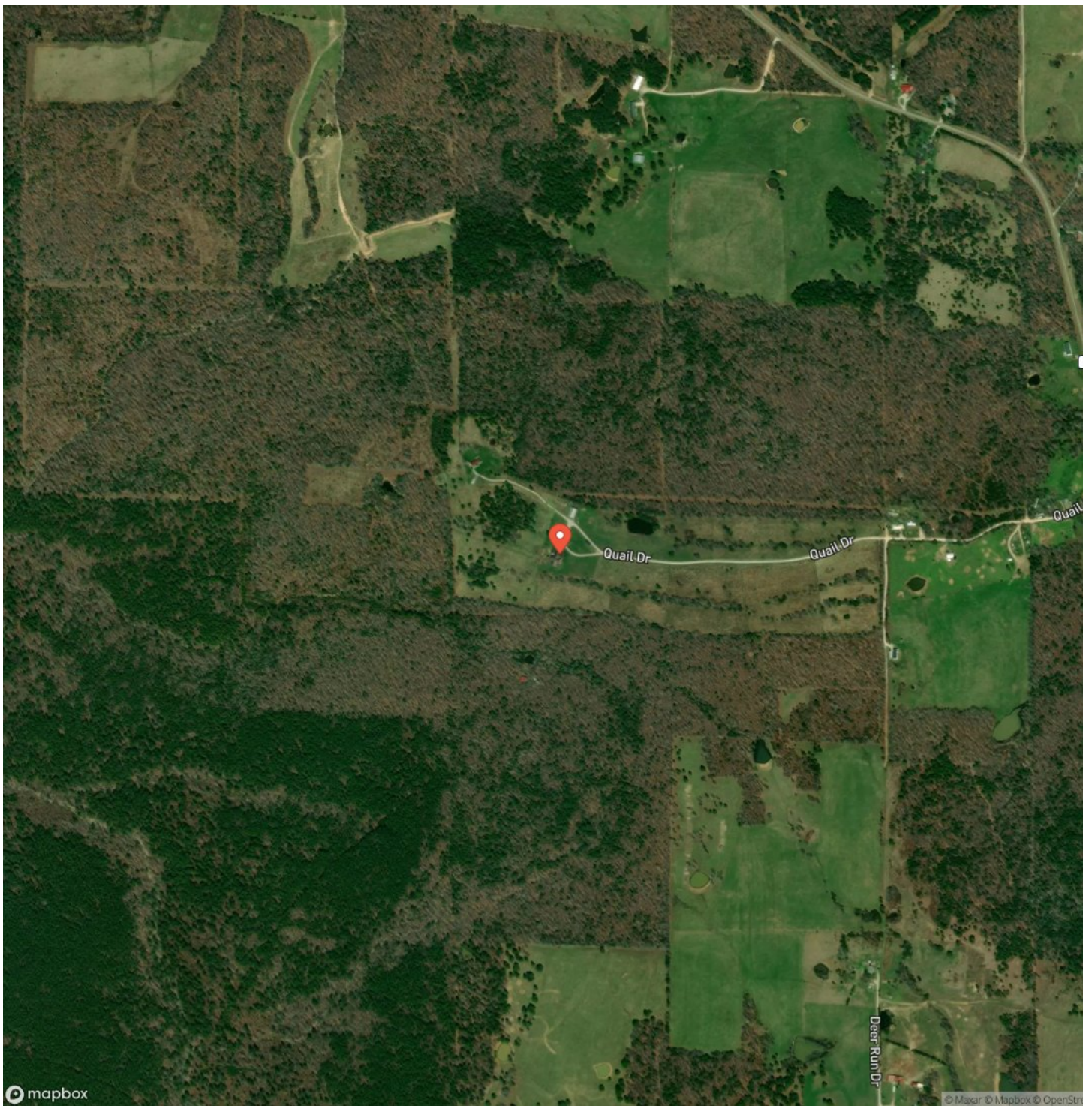
<https://livingthedreamland.com/>



Locator Map



Satellite Map



MORE INFO ONLINE:

<https://livingthedreamland.com/>

This image shows a single sheet of white paper with horizontal blue ruling lines. 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.



Living The Dream Outdoor Properties

6484 North Service Rd.

Leasburg, MO 65535

(855) 289-3478

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