

**Deer Valley View**  
**15570 Boiling Springs Road**  
**Licking, MO 65542**

**\$1,500,000**  
**105± Acres**  
**Texas County**





**Deer Valley View**  
**Licking, MO / Texas County**

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**SUMMARY**

**Address**

15570 Boiling Springs Road

**City, State Zip**

Licking, MO 65542

**County**

Texas County

**Type**

Farms, Hunting Land, Recreational Land, Residential Property

**Latitude / Longitude**

37.4501 / -91.998725

**Dwelling Square Feet**

3592

**Bedrooms / Bathrooms**

4 / 4

**Acreage**

105

**Price**

\$1,500,000

**Property Website**

<https://livingthedreamland.com/property/deer-valley-view-texas-missouri/52494/>



**PROPERTY DESCRIPTION**

Welcome to a picturesque haven where tranquility meets luxury. This stunning farm, nestled on 105 acres, offers a perfect blend of natural beauty and modern comfort. Situated less than a half mile from Big Piney River access, this 4-bedroom, 4-bathroom home built in 1998 promises an idyllic lifestyle for those seeking a retreat from the ordinary.

As you step into the residence, a world of possibilities unfolds. The main living area boasts a unique mother-in-law suite, complete with its own living room and kitchen, providing an independent and cozy space for guests or extended family. The full, finished walkout basement adds to the charm with an additional bedroom and bathroom, complemented by the warmth of a new Kuma wood stove, complete with triple wall stainless steel pipe.

The heart of this home beats in harmony with the surrounding nature, thanks to the newer Kohler 20,000-watt whole house generator that runs on propane from a 1000-gallon tank. An uninterrupted power supply ensures peace of mind in any weather.

A car enthusiast's dream, the property features a 4-car detached garage, offering ample space for vehicles and equipment. For those who appreciate self-sufficiency, the covered hen house with a 30x35-foot run, fully enclosed with protective fencing, ensures your laying hens are safe from wildlife.

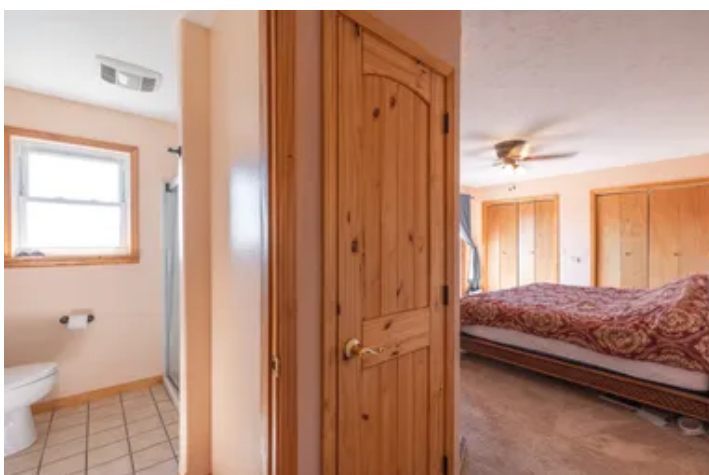
An angler's paradise awaits with a serene 1 and 1/2-acre lake complete with a 16x16 dock and windmill for aeration, teeming with large fish. The beauty of the land is further enhanced by a new covered corral, a 30x40 all-steel structure equipped with a squeeze chute for livestock management.

Hunters will appreciate the property's five covered deer stands, complete with tinted windows, carpet, and heat, providing a comfortable vantage point for wildlife observation. The entire property is fenced and crossed fenced, featuring three ponds in addition to the stocked lake.

The breathtaking views from the home complete the experience, making it a haven for those who appreciate the beauty of nature. Don't miss the chance to make this extraordinary farm your home. Contact us today to schedule a private tour and explore the unparalleled lifestyle that awaits you.



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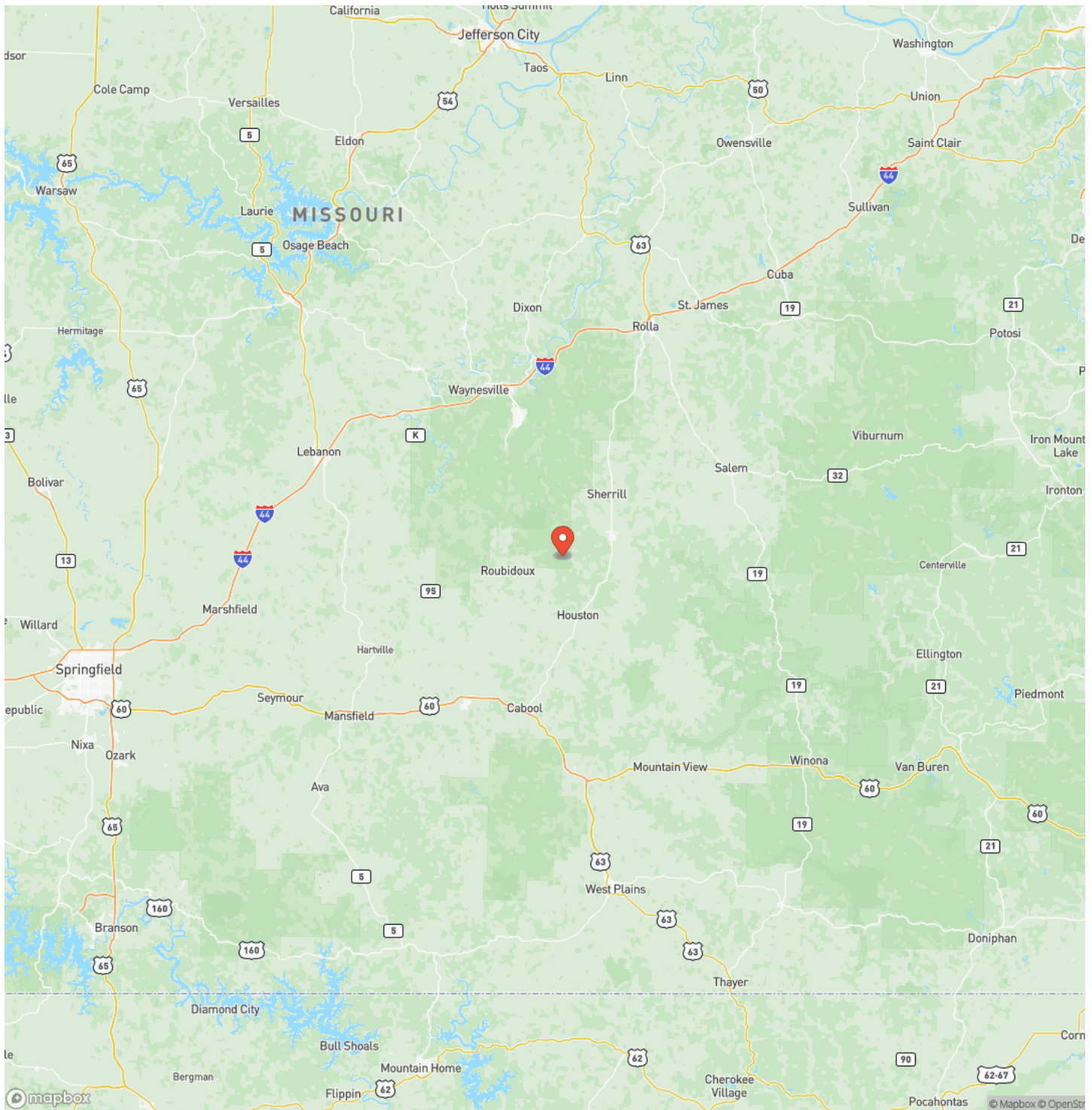


## Locator Map



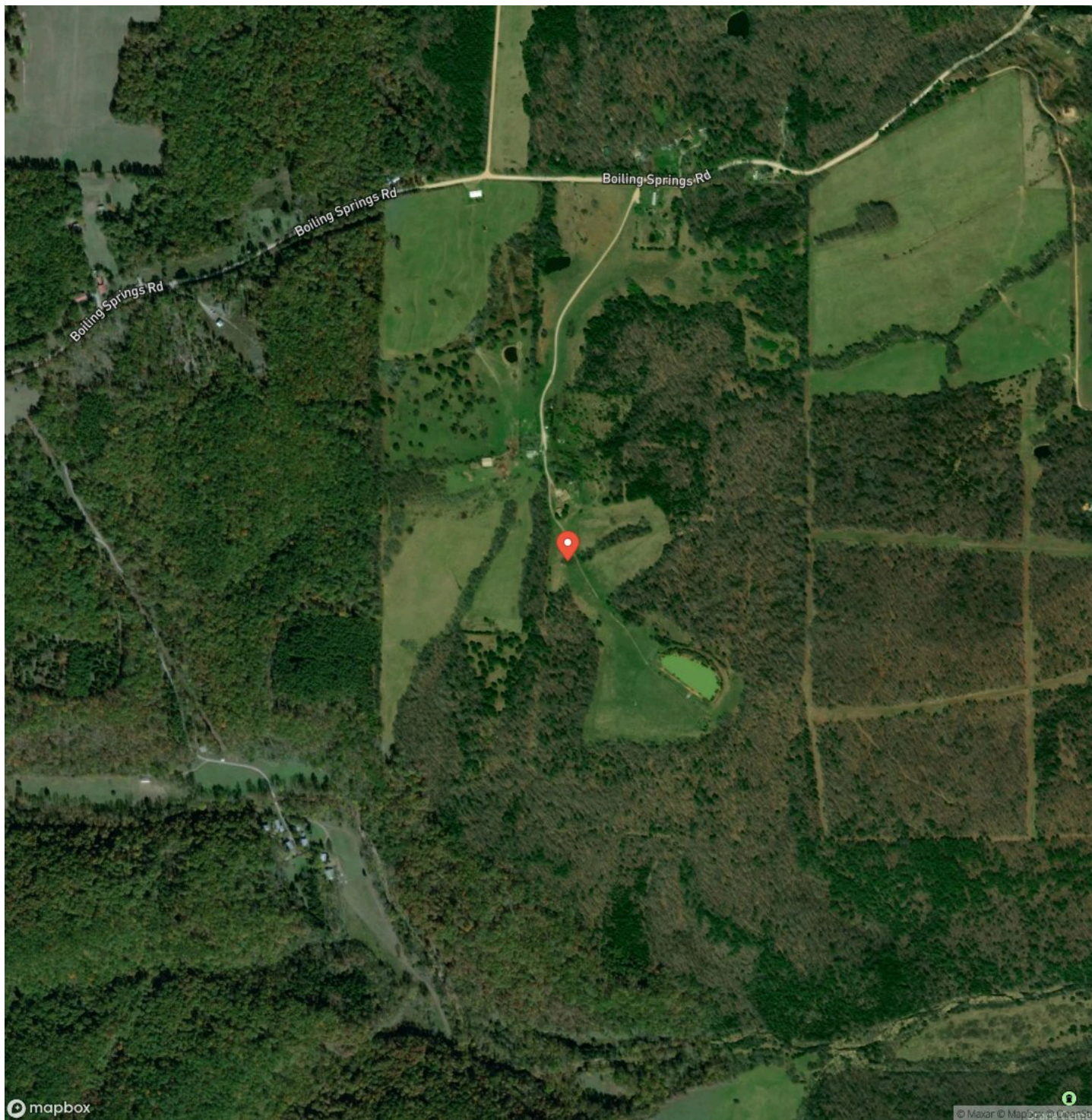


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Wes Campbell

## Mobile

(417) 818-1113

## Email

wes@livingthedreamland.com

## Address

120 West Main Street

## City / State / Zip

Houston, MO 65483

## NOTES

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

## **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.

Leasburg, MO 65535

(855) 289-3478

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