

Licking 80  
000 Moloney Drive  
Licking, MO 65542

**\$248,000**  
80± Acres  
Texas County



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>





**Licking 80**  
**Licking, MO / Texas County**

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**SUMMARY**

**Address**

000 Moloney Drive

**City, State Zip**

Licking, MO 65542

**County**

Texas County

**Type**

Lot, Hunting Land

**Latitude / Longitude**

37.5649 / -91.7859

**Taxes (Annually)**

29

**Acreage**

80

**Price**

\$248,000

**Property Website**

<https://livingthedreamland.com/property/licking-80-texas-missouri/61423/>



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**PROPERTY DESCRIPTION**

Licking 80 offers 80 +/- acres of continuous woodlands tucked off a private road that dead ends just past the property. It promises seclusion while being only 10 minutes from the amenities of Licking. You will be met with a beautiful canopy of hardwoods as you enter through the gated entrance. A base camp with a small hunting shack and outhouse is centrally located, allowing for quick access to your hunting spots. Additionally, with a few thickets and lots of young growth, the deer sign and other wildlife are plentiful. With Deer season quickly approaching, two wooden box blinds stand ready for opening day. The gently rolling topography allows for easy travel across this timbered land. Wet weather creeks weave through the landscape adding to the allure of this property. A large flat not far off the private road is perfectly suited to build your dream home or cabin. If you are in the market for a wooded tract, this one may just be for you!

**MORE INFO ONLINE:**

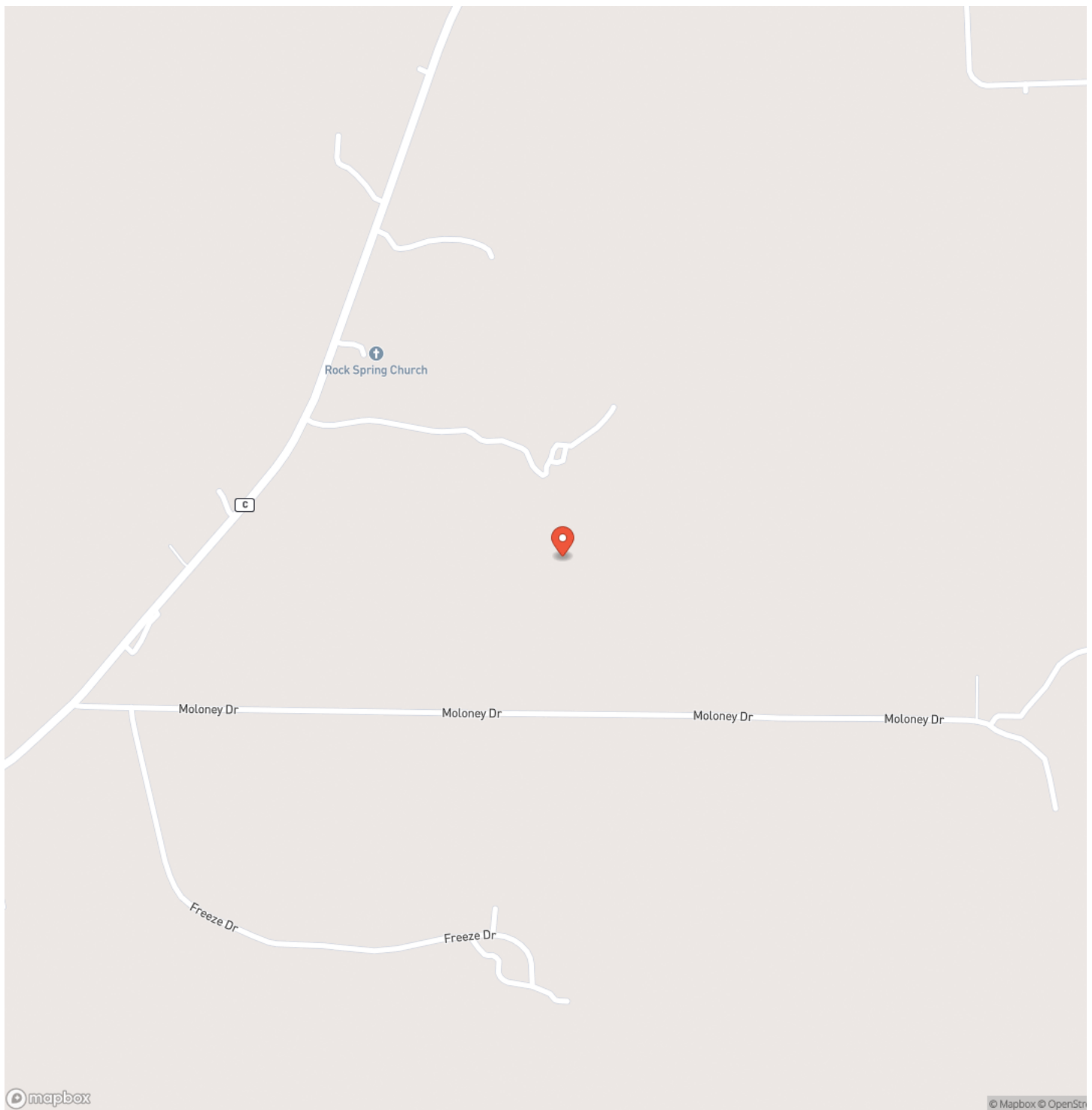
**<https://livingthedreamland.com/>**







## Locator Map



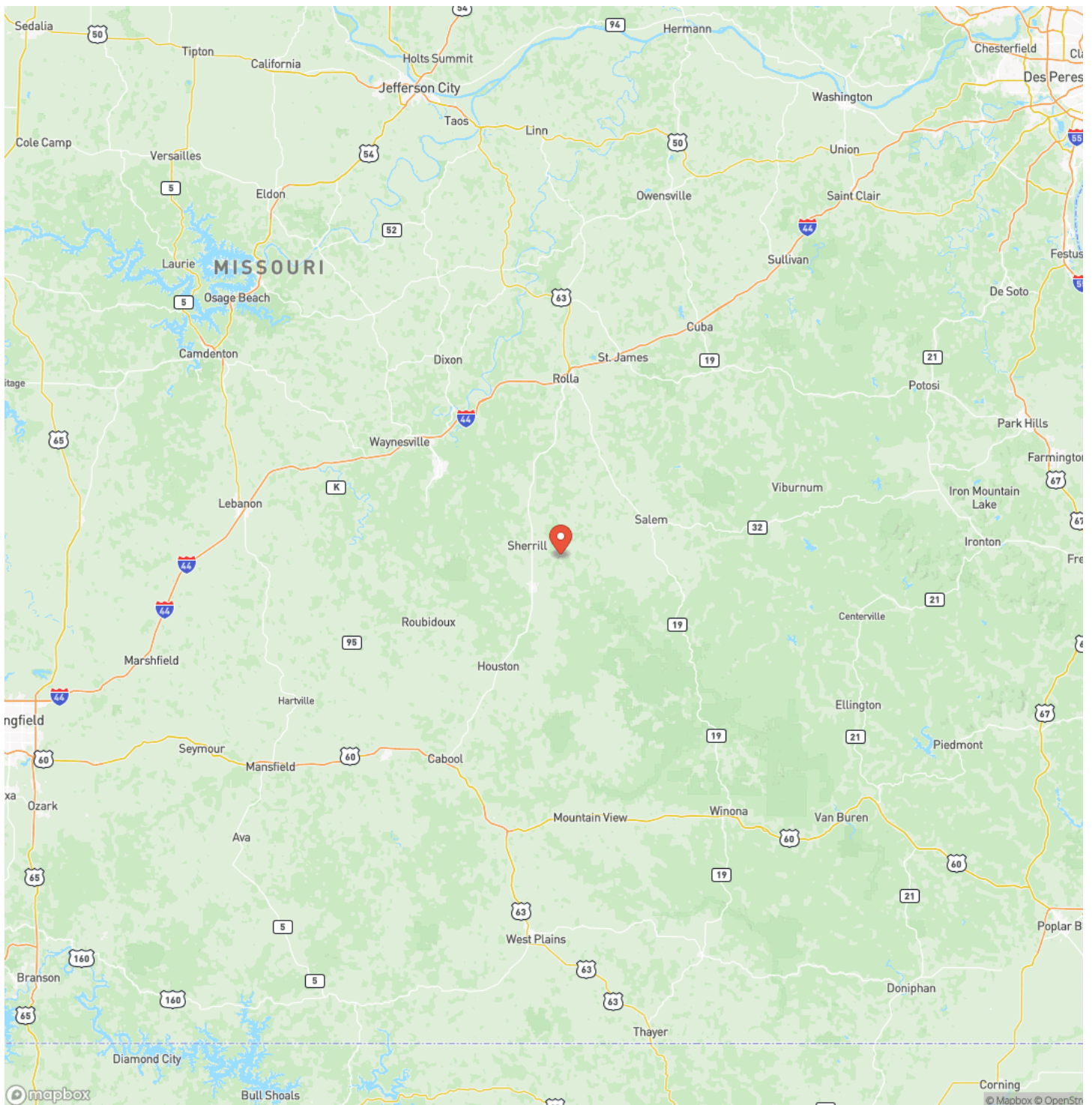
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## Locator Map



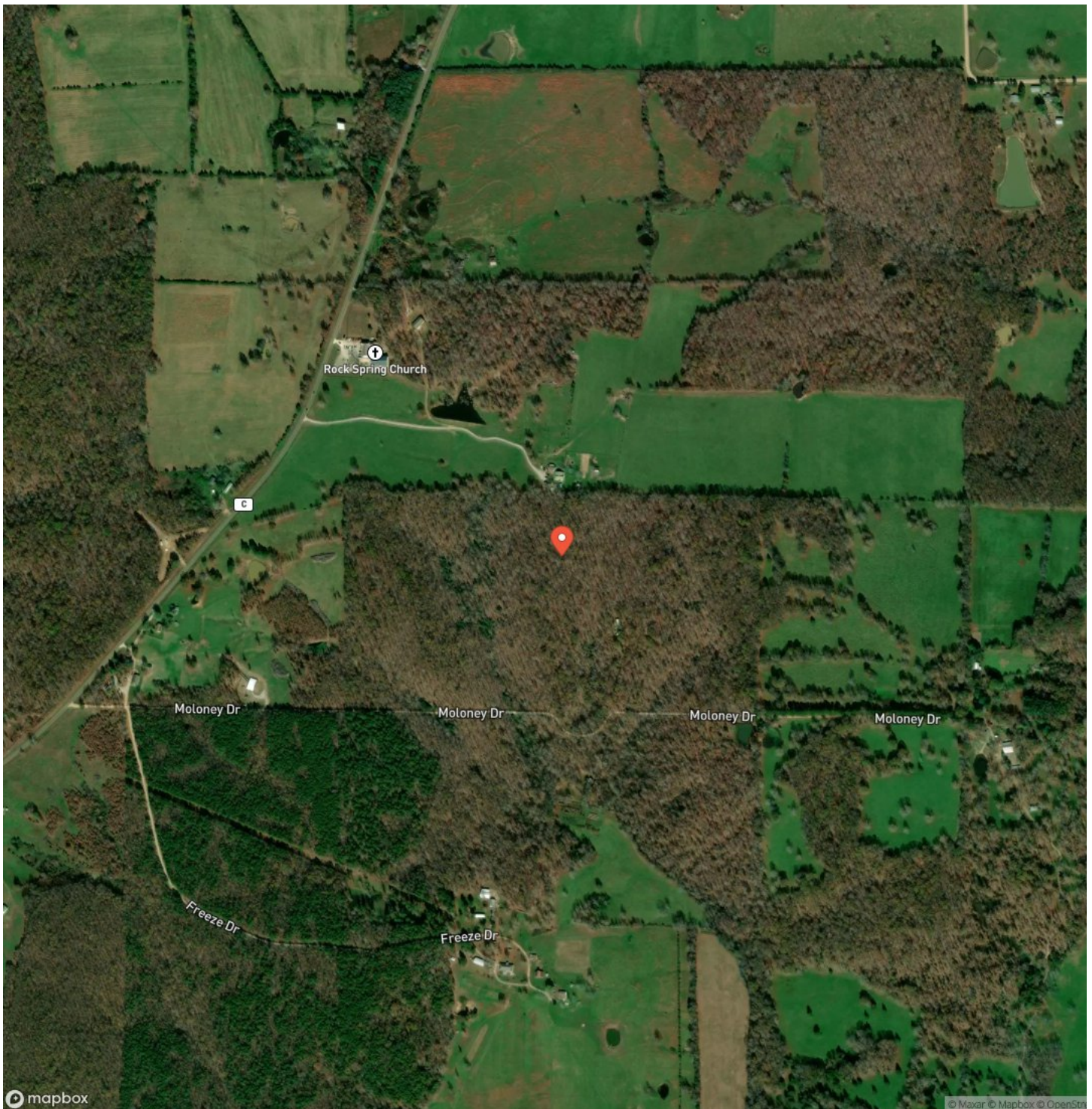
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## Satellite Map



**Licking 80**  
**Licking, MO / Texas County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Joey Kidwell

## Mobile

(573) 202-4068

## Email

joey@livingthedreamland.com

**Address**

515 S. Franklin St.

## City / State / Zip

Cuba, MO 65453

## NOTES

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## 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**

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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**  
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Leasburg, MO 65535  
(855) 289-3478  
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