

Pigeon Creek Hollow
20063 Pigeon Creek Rd & 1498 County Road 6010
Licking, MO 65542

\$2,498,000
620± Acres
Texas County



Pigeon Creek Hollow
Licking, MO / Texas County

SUMMARY

Address

20063 Pigeon Creek Rd & 1498 County Road 6010

City, State Zip

Licking, MO 65542

County

Texas County

Type

Farms, Recreational Land, Residential Property, Single Family

Latitude / Longitude

37.5408 / -91.7887

Taxes (Annually)

1804

Dwelling Square Feet

2956

Bedrooms / Bathrooms

4 / 2.5

Acreage

620

Price

\$2,498,000

Property Website

<https://livingthedreamland.com/property/pigeon-creek-hollow-texas-missouri/66267/>



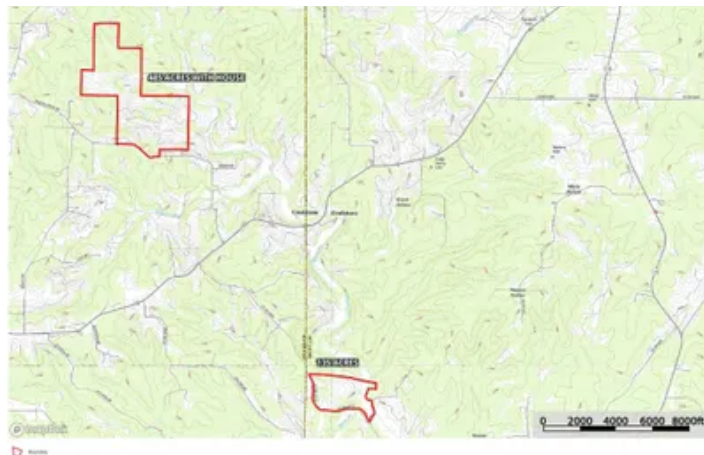
PROPERTY DESCRIPTION

Take a look at this 620 acre working cattle ranch, with over 300 acres of regularly fertilized pasture and hay ground that is fenced and cross fenced with Barbed wire, good gates, and automatic freeze proof waterers to maximize the number of cattle that can be ran on this Ranch. There are several pastures that are being used for Hay production, and a brand new 40'x120' Hoop Barn capable of holding 600 Round Bales. In addition there is a big set of working corrals and a fenced alleyway making it easy to work cattle. Big Grass Farms of this quality are becoming harder and Harder to find especially ones of this quality that is ready to go to work for you. This place has enough mature timber on it to make great habitat for wildlife, there are loads of Deer and Turkey, and enough Hunting space for all of your friends and Family. The nearly 3000 square foot Newly updated, Ranch House sits on a knoll with a sunroom and a huge Back deck with an awesome view of the valley overlooking a large part of the ranch. This is a well maintained home features 4 bedrooms 2 and a half bathrooms, an eat-in kitchen, A fireplace and whirlpool tub. Some of the updates include kitchen and Heat and air with heat pump. There is an outdoor wood furnace that can be used for heating the home. There is a 2 car attached garage plus a large concrete parking area. All of this and it is located in the Ozarks just a short drive from Rivers, Trout Streams, and Mark Twain National Forest.

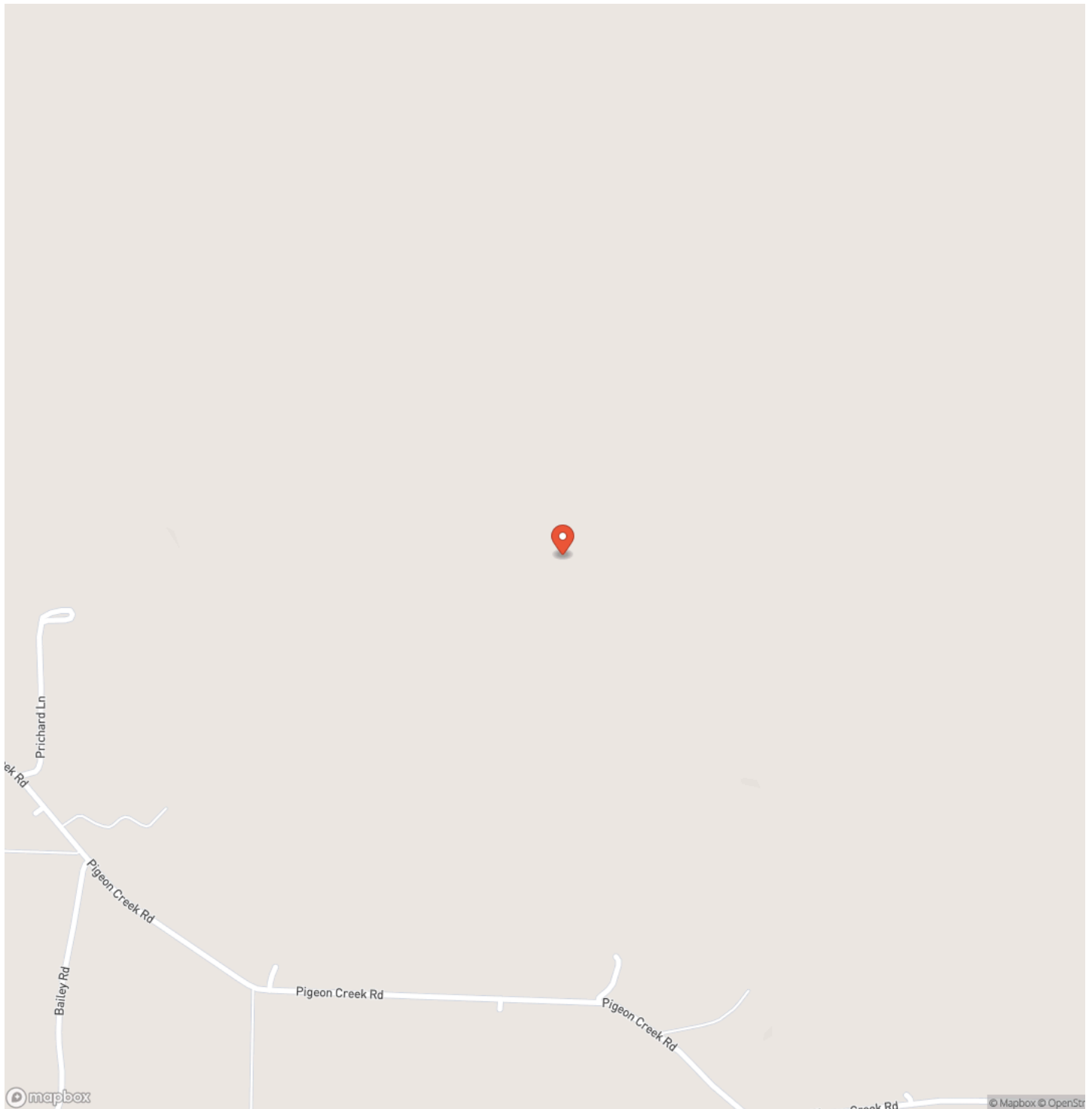
The 135 acres has just enough woods to make for great hunting and the deer and Turkey are plentiful. The seller keeps 28 pairs on this farm plus cuts hay off of the 20 acre creek bottom farm. In addition there is a well and electric already in place for your weekend cabin or dream home. great building sites and lots of County Road frontage. Just a mile and a half off of the highway and only 6 miles from town. Property is not Contiguous. 485 acres and the house are in Texas County and 135 acres are in Dent County. Both properties are in Licking MO.



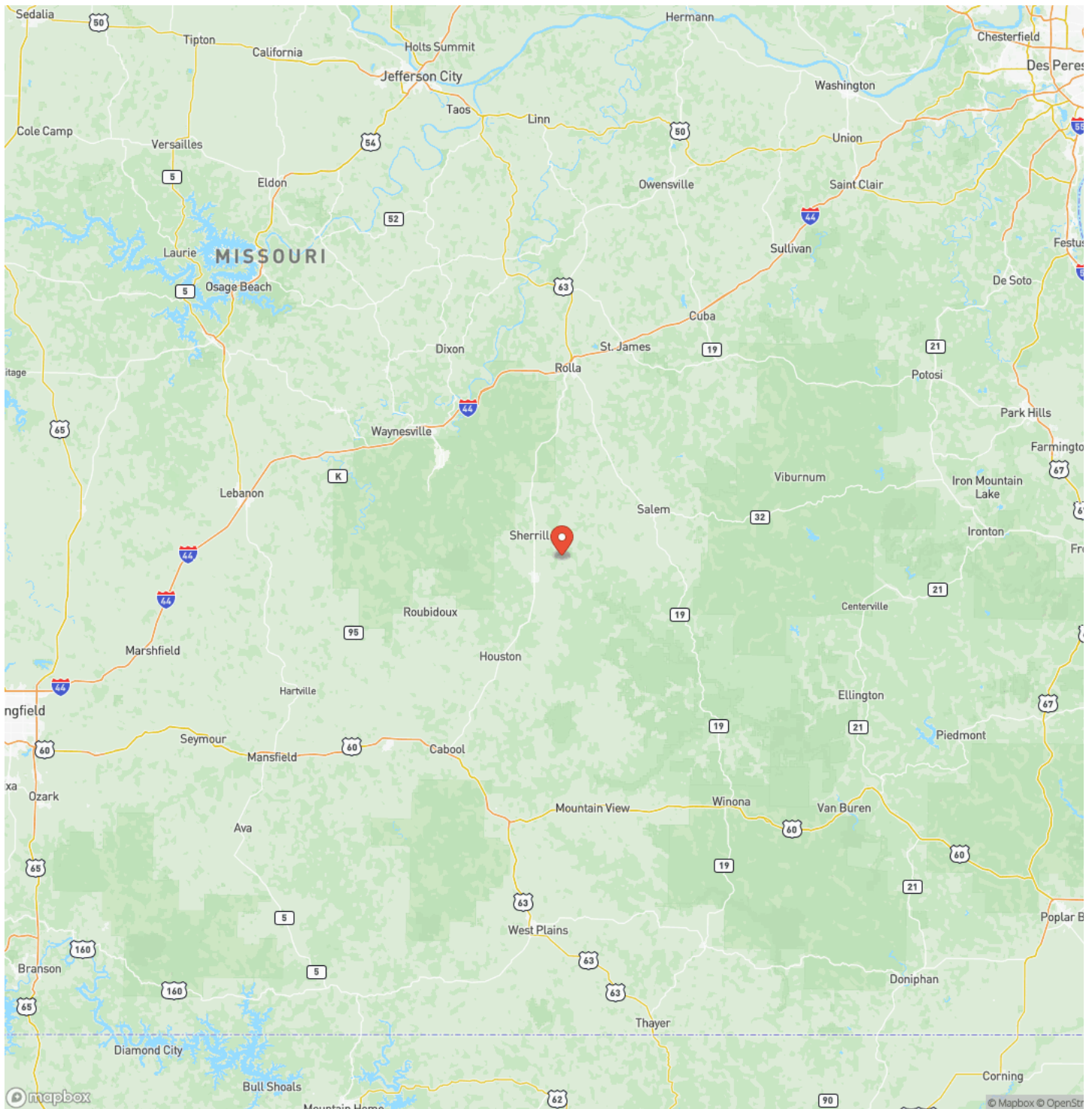
Pigeon Creek Hollow
Licking, MO / Texas County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Jerry Hunter

Mobile

(573) 578-0717

Email

yourlandhunter@gmail.com

Address

6485 N Service Rd

City / State / Zip

Leasburg, MO 65535

NOTES

[illegible]

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.



<https://livingthedreamland.com/>

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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