

**Boiling Springs on Big Piney River**  
000 Decker Road  
Licking, MO 65542

**\$399,000**  
75± Acres  
Texas County





## Boiling Springs on Big Piney River Licking, MO / Texas County

### SUMMARY

#### Address

000 Decker Road

#### City, State Zip

Licking, MO 65542

#### County

Texas County

#### Type

Recreational Land, Riverfront, Hunting Land

#### Latitude / Longitude

37.4664 / -91.9845

#### Taxes (Annually)

642

#### Acreage

75

#### Price

\$399,000

#### Property Website

<https://livingthedreamland.com/property/boiling-springs-on-big-piney-river-texas-missouri/66149/>



**MORE INFO ONLINE:**

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



## **Boiling Springs on Big Piney River Licking, MO / Texas County**

---

### **PROPERTY DESCRIPTION**

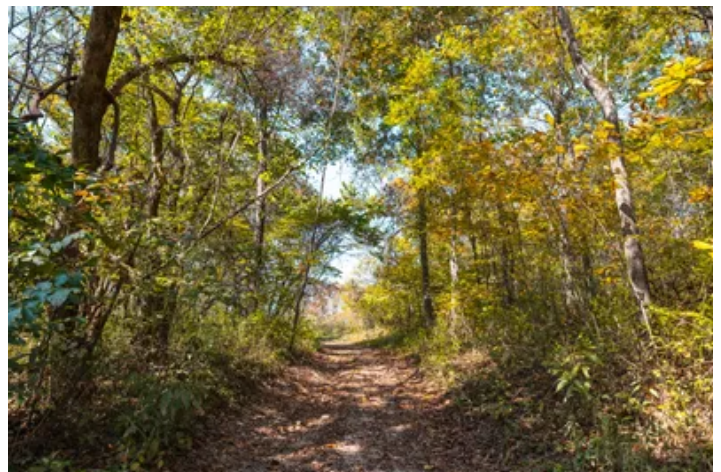
This stunning 75-acre property offers over half a mile of Big Piney River frontage, renowned for its excellent smallmouth bass Fishing. The land boasts beautiful rock formations, a spring-fed creek, and numerous ideal building sites. Perfect for outdoor enthusiasts the property provides county road frontage and is home to a well-maintained trail system, offering easy access throughout. A quarter-mile below Boiling Springs, which produces 12 million gallons of water daily, the property also features a half-mile long river bottom field, currently used for food plots but ideal for hay or pasture. The excellent hunting opportunities for deer and turkey make this land a dream for sportsmen and nature lovers alike.





**Boiling Springs on Big Piney River**  
**Licking, MO / Texas County**

---



**MORE INFO ONLINE:**

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

## Locator Map



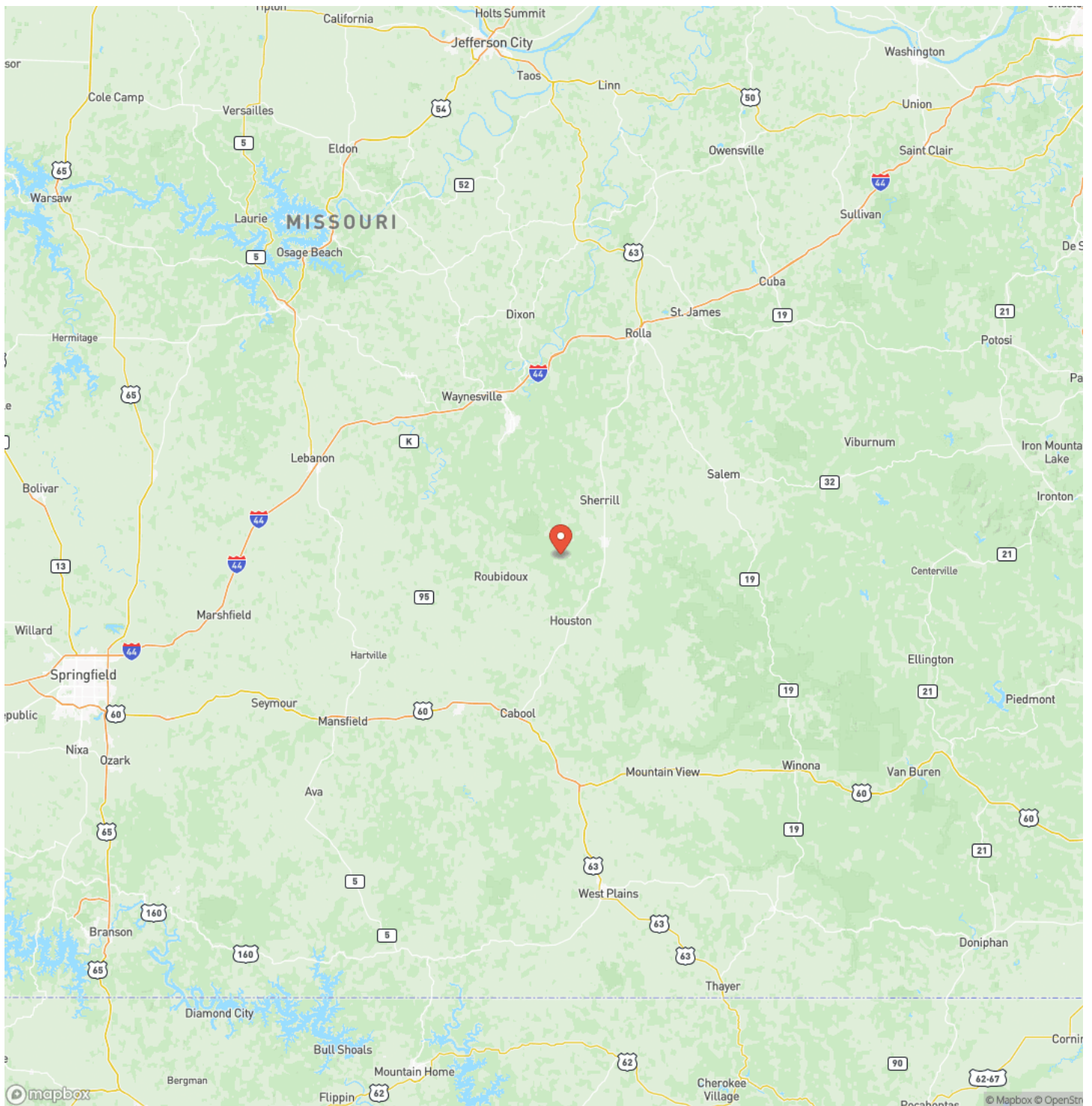
**MORE INFO ONLINE:**

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





## Locator Map





## Satellite Map



## Boiling Springs on Big Piney River Licking, MO / Texas County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Jerry Hunter

## Mobile

(573) 578-0717

## Email

yourlandhunter@gmail.com

**Address**

21475 State Route M

## City / State / Zip

Newburg, MO 65550

## NOTES



**MORE INFO ONLINE:**

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



[illegible]

## **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

<https://livingthedreamland.com/>

---

**MORE INFO ONLINE:**

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

