

**14646 U.S. 63**  
Licking, MO 65542



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MLS# SOM60321124



**\$369,000**

Income-Producing Property with Prime Location & Natural Beauty. Don't miss this incredible opportunity to own a versatile property that offers both immediate income and outstanding future potential. Ideally situated with state highway frontage, this property provides excellent visibility and easy access, just 5 miles from town. The land features a beautiful building site complete with well and electricity already in place, making it ready for your dream home or additional development. Mostly wooded, the property offers privacy, abundant wildlife, and a serene setting highlighted by a year-round creek. Outdoor enthusiasts will love the proximity to Mark Twain National Forest, Montauk State Park, and the scenic Big Piney River, offering endless opportunities for fishing, hiking, and recreation. Adding to its value, the property includes 42 storage units (only 2 years old), along with multiple covered areas ideal for RV and boat storage, and an office creating a strong, established income stream. Whether you're looking for an investment, a recreational retreat, or a place to build your forever home, this property truly has it all.



**Jerry D. Hunter**  
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Living The Dream, Inc.

For full listing details, please scan:

