

000 Highway 32
Licking, MO 65542



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MLS# SOM60321242



\$1,275,000

375 Acres m/l - A Once-in-a-Lifetime Ozark Property Rare opportunity to own 375 acres m/l of prime recreational land in the Missouri Ozarks, offering an incredible mix of hunting land, timberland, and investment property. This one-of-a-kind tract features at least 5 caves, 3 natural springs, and year-round Anderson Creek running through the center, providing abundant water sources and creating ideal conditions for wildlife habitat, whitetail deer hunting, and turkey hunting. The property boasts mature, marketable timber that has not been logged in well over 40 years, making it attractive for both timber investment and long-term land value appreciation. A newly constructed access road runs from the front of the property to the back, offering excellent usability for ATV riding, hunting access, and future development potential. An existing cabin provides the perfect setup for a hunting retreat, off-grid cabin, or recreational getaway. Located just 3 miles from the Big Piney River and Mark Twain National Forest, and less than 30 minutes from Current River, this property offers quick access to some of the best floating, fishing, hiking, and public land recreation the Ozarks have to offer. Sellers are willing to consider splitting the property into two parcels, creating added flexibility for buyers, investors, or those seeking a large private estate. This property checks every



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