

20799 Highway Vv
Licking, MO 65542



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MLS# SOM60323286



\$64,900

5.25+/- Acres Near Montauk State Park - Outdoor Lover's Dream This 5.25+/- acre property offers an excellent opportunity to experience the very best of the Missouri Ozarks. Whether you're searching for a recreational getaway, future homesite, or small investment property, this tract provides a versatile foundation to bring your vision to life. With utilities already on site, a pond, and a few older structures (given no value), much of the initial groundwork is in place, saving you time and expense as you plan your next move. Positioned less than 5 miles from Montauk State Park, this property sits in one of the most sought-after outdoor destinations in the region. Montauk is widely known for its crystal-clear waters, trophy trout fishing, and well-maintained park facilities, making it a year-round attraction for anglers and nature lovers alike. In addition, you're just minutes from the Current River, a spring-fed river famous for floating, kayaking, and scenic beauty. Outdoor opportunities extend even further with close proximity to Cedar Grove Conservation Area, Welch Spring, Akers Ferry, and Sunlands Conservation Area. For horseback riders and trail enthusiasts, Big Creek Trail Ride is just a short drive away, adding even more recreational appeal. The property's flexibility makes it ideal for a variety of uses. Build your dream cabin tucked away in the



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