

MIDWEST LAND GROUP PRESENTS

4.52 ACRES IN

TEXAS COUNTY MISSOURI

12038 HIGHWAY 137, LICKING, MO 65542



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

STUNNING RUSTIC HOME ON 4.52 +/- ACRES WITH A 40'X60' BARN

Here's your opportunity to own a stunning hobby farm just outside of the Licking city limits! This 1.5-story wood-sided home was built in 2006 and provides 3,307 square feet of livable space including 3 bedrooms (1 non-conforming) and 2 full baths in the main home with additional living space in the apartment. As you approach the home you will immediately notice the large covered front porch and will be greeted by a beautiful stone wood-burning fireplace in the living room. An additional eye-catcher is the rustic balcony paneling that leads up to a cozy sitting area just off the master bedroom. Included in the master bedroom are a nice walk-in closet and a full bath with wood accent walls.

Attached to this home through a breezeway is a massive garage that provides 4 separate garage doors, all of which are equipped with electronic openers. This garage can store many vehicles or equipment that

you may want to keep out of the elements. Above the garage is an apartment that is home to a very large living area, 1 bedroom, and 1 full bath. This is an excellent flex space for a game room or even housing guests, or renting for supplemental income if desired!

The features don't stop there. Sit on your back porch enjoying the sunrise lighting up the 4.52 +/- acres. In the field, you will find a 40'X60' barn that was built in 2015. This barn is equipped with electricity and two gable end sliding doors that make this the perfect hobby farm. An automatic waterer is also installed that can provide ample water to any livestock of your choice. The newly installed fence runs along the northern boundary of this property along with a boundary fence that is sure to keep your animals in. There is a lot packed into this home and acreage, all while being within a very short drive of the amenities Licking, Missouri has to offer. Schedule your private showing today!



PROPERTY FEATURES

PRICE: **\$299,800** | COUNTY: **TEXAS** | STATE: **MISSOURI** | ACRES: **4.52**

- 3 bedroom, 2 full bath home
- 3,307 livable sq. ft.
- Built in 2006
- Wood-burning fireplace
- 4-car garage w/ apartment
- 4.52 +/- acres
- 40'x60' barn built in 2015
- Automatic waterer
- Paved road frontage
- Licking School District



3 BEDROOM, 2 FULL BATH HOME

This 1.5-story wood-sided home was built in 2006 and provides 3,307 square feet of livable space including 3 bedrooms (1 non-conforming) and 2 full baths in the main home with additional living space in the apartment.



4-CAR GARAGE W/ APARTMENT



WOOD-BURNING FIREPLACE

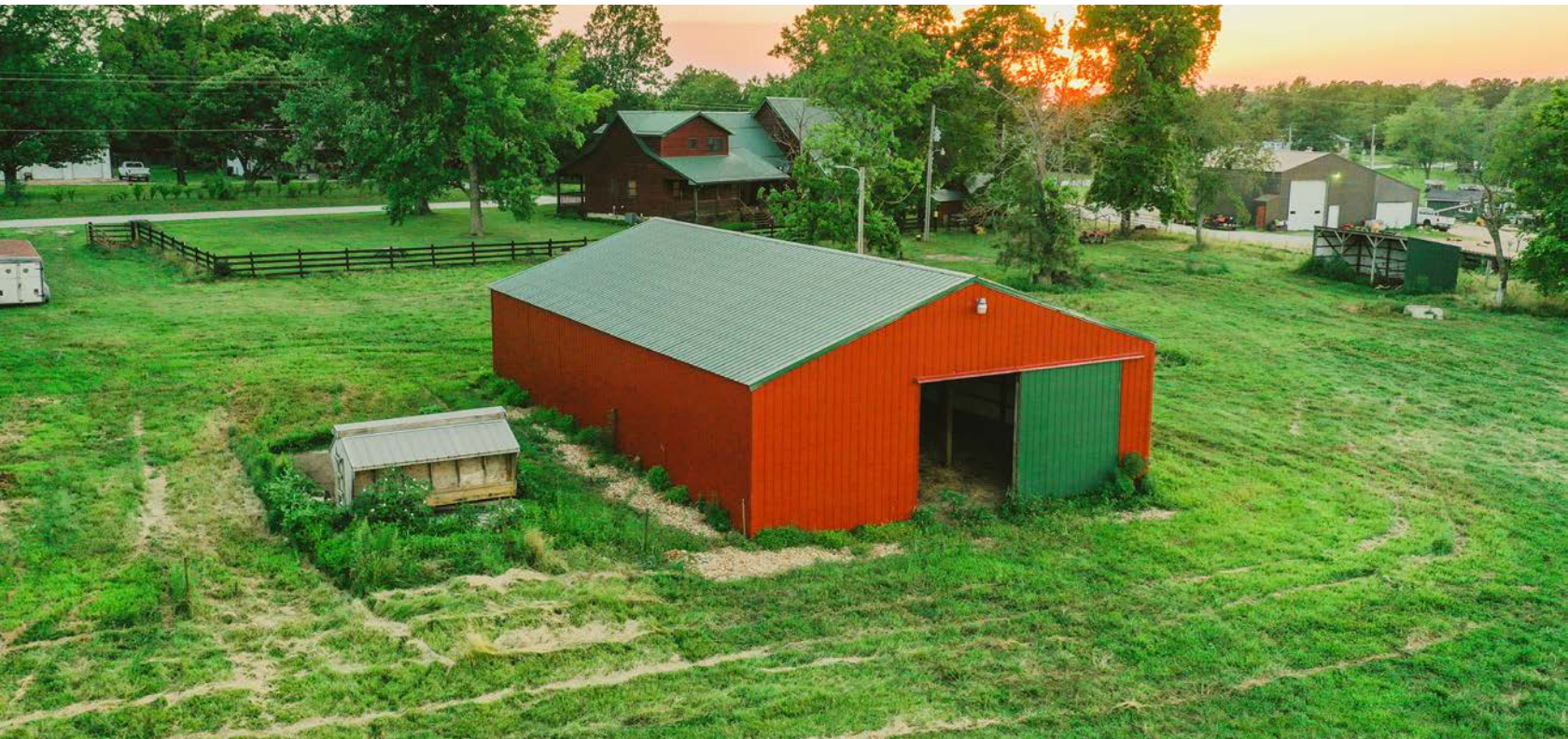


4.52 +/- ACRES



40'X60' BARN BUILT IN 2015

In the field, you will find a 40'X60' barn that was built in 2015. This barn is equipped with electricity and two gable end sliding doors that make this the perfect hobby farm.



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 5.0

Min: 1,321.1

Max: 1,339.4

Range: 18.3

Average: 1,330.8

Standard Deviation: 4.95 ft

0ft 211ft 422ft

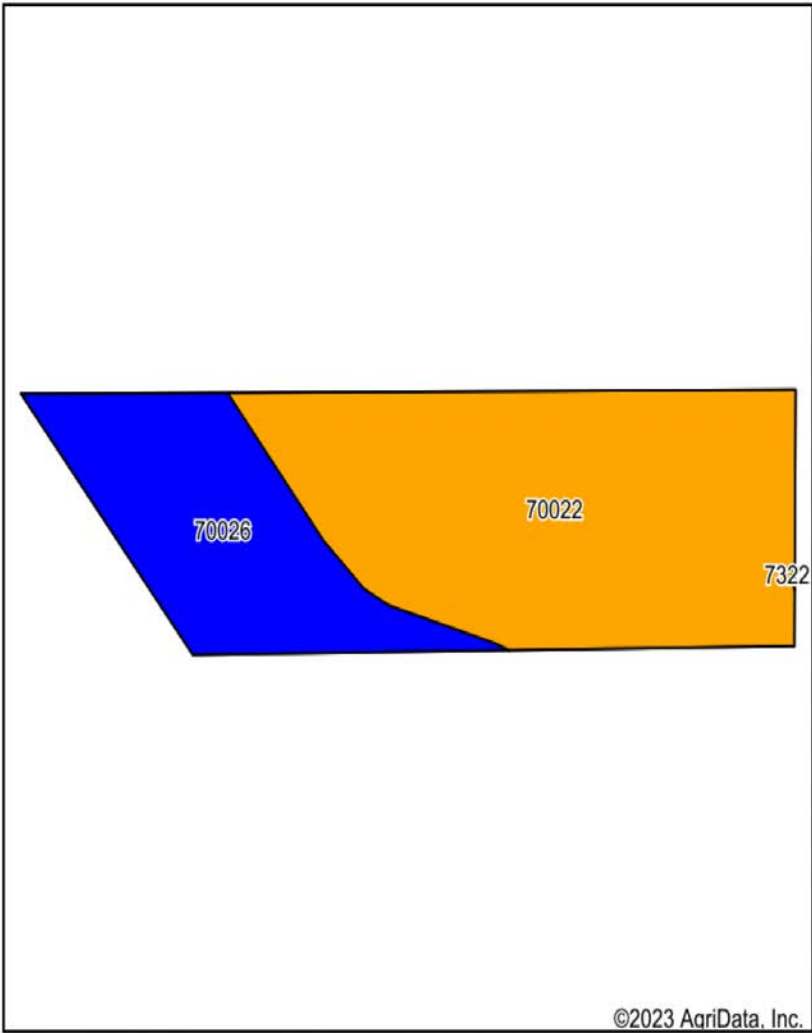


7/24/2023

7-32N-8W
Texas County
Missouri

Boundary Center: 37° 29' 3.3, -91° 51' 3.32

SOIL MAP



State: **Missouri**
County: **Texas**
Location: **7-32N-8W**
Township: **Sherrill**
Acres: **4.52**
Date: **7/24/2023**



Maps Provided By:



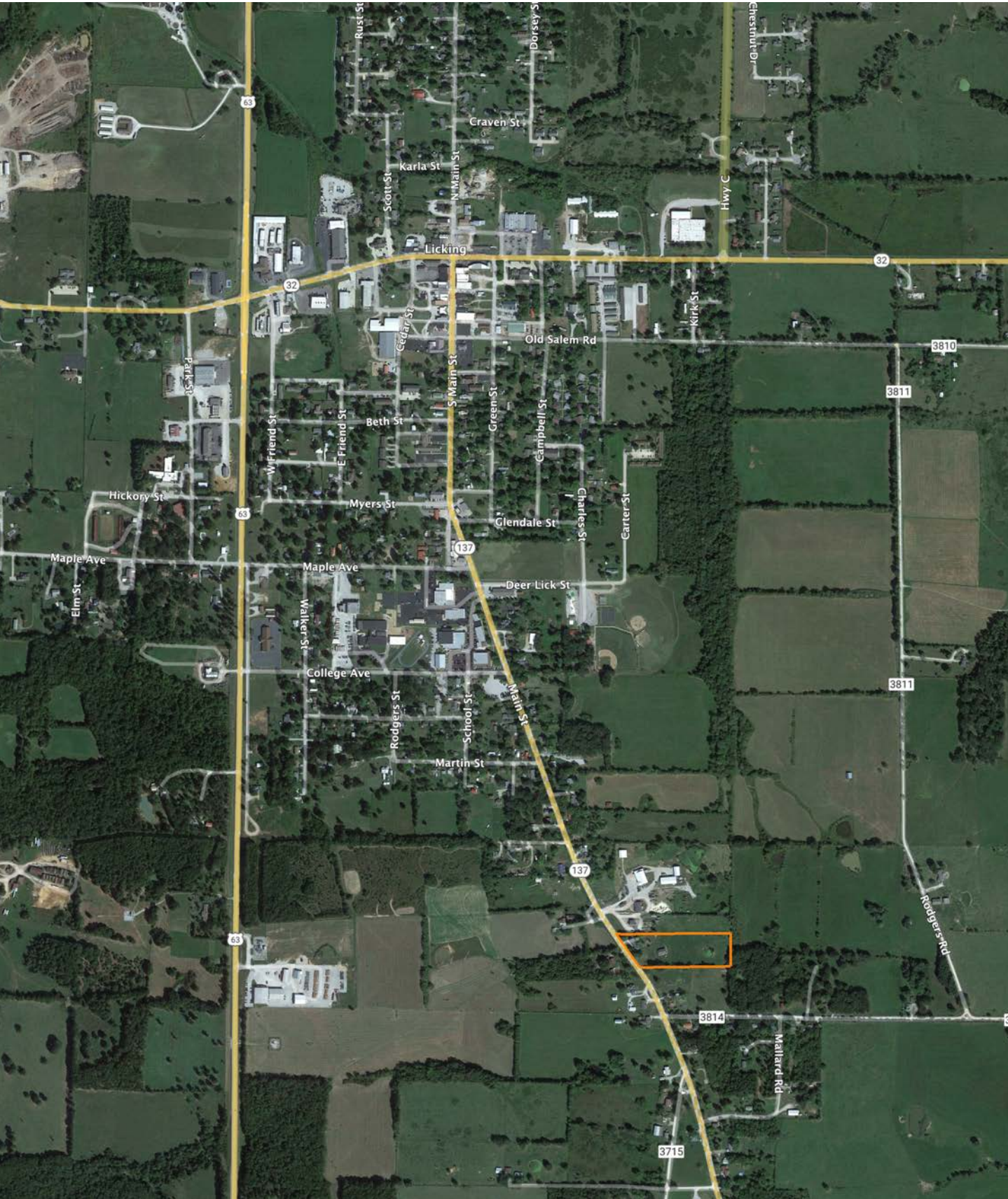
Area Symbol: MO215, Soil Area Version: 26								
Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Tall fescue AUM	Tall fescue red clover AUM	*n NCCPI Overall
70022	Tonti silt loam, 3 to 8 percent slopes	3.07	67.9%		IIIe			42
70026	Tonti silt loam, 1 to 3 percent slopes	1.45	32.1%		Ile	6		45
Weighted Average					2.68	1.9	*-	*n 43

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

To say that Buddy Hyde knows the outdoors would be an understatement. An avid outdoorsman, Buddy loves bow hunting, bass fishing, and waterfowl hunting. When he and his wife, Amanda, aren't tending to their small beef cattle farm in Marshfield, Missouri, you just might catch them as guest hosts on a hunting show on The Outdoor Channel. Their son, Easton, has also caught the outdoor bug ... so much so that his first youth hunt (in which he successfully harvested a great buck) can be seen on a film that placed second in the Badlands Film Festival. Buddy was born on a military base in Germany and attended Mountain Grove Missouri high school and Missouri State University, where he earned a Bachelor's of Science degree in Business Administration.

He began his career working for a nationwide agricultural seed company then transitioned into management roles within the transportation industry. But real estate kept calling his name. His father had owned a real estate brokerage company for 15 years, and it's something he always had an interest in. So, he decided to bring his passion for land, background in the agricultural business, and friendly personality to Midwest Land Group, where he can make a living connecting buyers and sellers with their dream properties, just like his father did. If you're looking for land in southwest Missouri and wish to work with a genuine, outgoing, hardworking agent, then look no further than Buddy Hyde. He'll do everything he can to ensure you're 100% pleased with your real estate transaction.



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