

MIDWEST LAND GROUP PRESENTS

15 ACRES IN

TEXAS COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

RURAL OASIS: STUNNING HOME, RIDING ARENA, AND BARN WITH STALLS AND APARTMENT

Nestled within the heart of Texas County just three miles away from the town of Licking, MO, this picturesque property unfolds across 15 sprawling acres of countryside beauty. A beautiful home built in 2018, the 2,016 square foot home boasts three bedrooms and two baths, offering comfort and contemporary living amidst a tranquil rural setting. Beyond the welcoming home lies a 32'x60' barn, a haven for equine enthusiasts, complete with four 10'x10' stalls featuring Priefert stall fronts. The barn also includes a 600 square foot apartment with a full bath and kitchen - a perfect retreat for guests or additional living space. Additionally, three 12'x16' outdoor stalls with an attached 40'x50' lot provide ample space for horses to roam and relax comfortably. Envisioned for

equine pursuits, a sprawling 120'x240' arena with a return alleyway and catch pens beckons horse trainers and riders alike. The 15 +/- acres, thoughtfully cross-fenced into four separate pastures, offer convenience and practicality for managing livestock. You can also be sure that your livestock will remain secure with heavy-duty fencing that's comprised of pipe posts and top rail, 5-strand smooth wire with cedar stays, and horse panels with cedar stays. The pastures are complemented by two automatic waterers and a pond. Moreover, with its proximity of just 12 miles from Houston, MO, this rural sanctuary seamlessly blends tranquility with accessibility, promising an idyllic countryside lifestyle within reach of essential amenities.



PROPERTY FEATURES

PRICE: **\$415,000** | COUNTY: **TEXAS** | STATE: **MISSOURI** | ACRES: **15**

- 15 +/- acres
- 2,016 sq. ft. home built in 2018 (3 bed, 2 bath)
- 32'x60' barn
- 600 sq. ft. apartment with full bath and kitchen
- 4 10'x10' stalls with Priefert stall fronts
- 3 12'x16' outdoor stalls with attached 40'x50' lot
- 70'x10' machine overhang/RV hookup
- 120'x240' arena with return alleyway and catch pens
- 15 +/- acres cross-fenced into 4 different pastures
- 2 automatic waterers and 1 pond
- 3 miles from Licking, MO
- 12 miles from Houston, MO



2,016 SQ. FT. HOME BUILT

A beautiful home built in 2018, the 2,016 square foot home boasts three bedrooms and two baths, offering comfort and contemporary living amidst a tranquil rural setting.



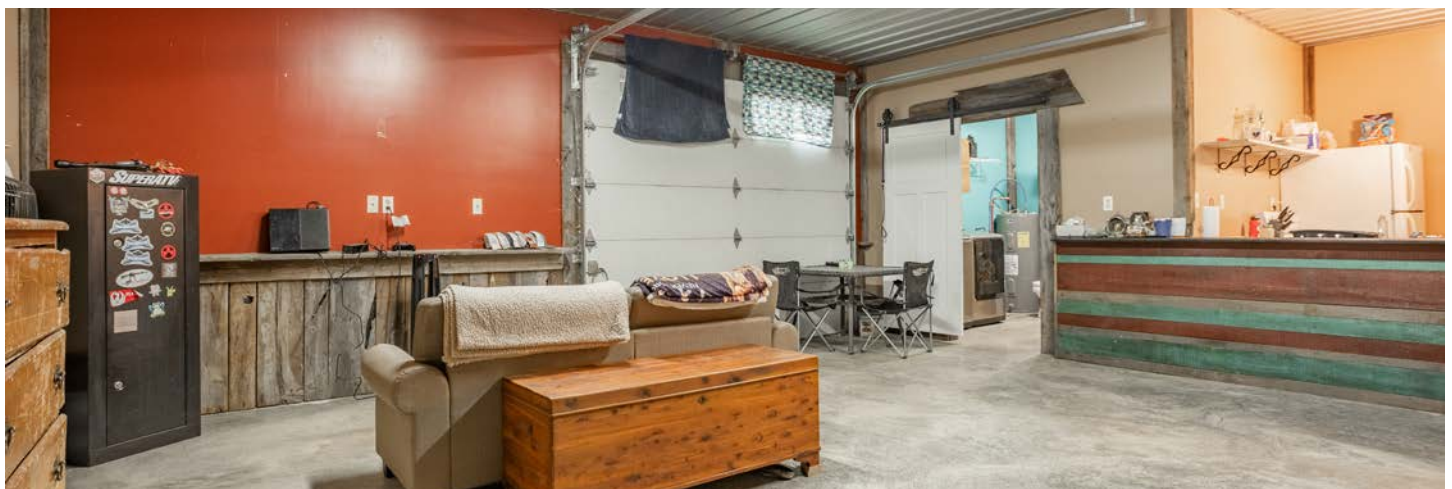
INDOOR & OUTDOOR STALLS



32'X60' BARN



600 SQ. FT. APARTMENT



120'X240' ARENA

Envisioned for equine pursuits, a sprawling 120'x240' arena with a return alleyway and catch pens beckons horse trainers and riders alike.



15 +/- ACRES CROSS-FENCED



TOPOGRAPHY MAP



Maps Provided By:



CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2023 www.AgriDataInc.com

Source: USGS 10 meter dem

Interval(ft): 20.0

Min: 1,252.5

Max: 1,285.2

Range: 32.7

Average: 1,270.4

Standard Deviation: 7.02 ft

0ft 266ft 531ft

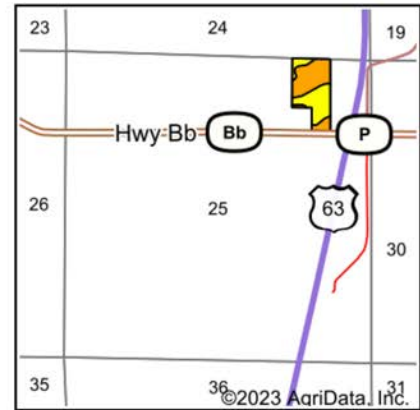
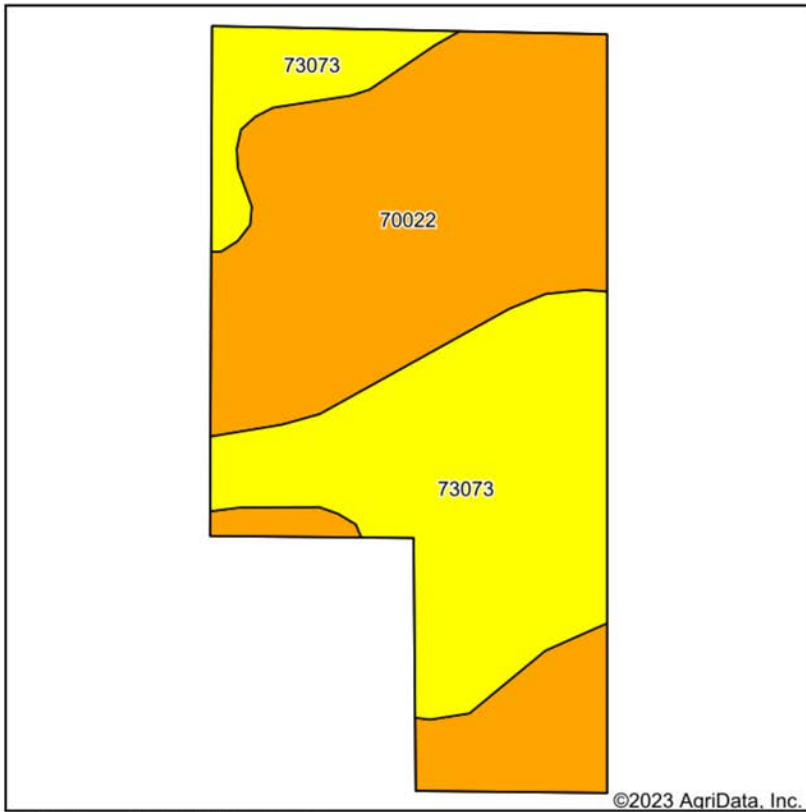


12/27/2023

25-32N-9W
Texas County
Missouri

Boundary Center: 37° 27' 8.75, -91° 51' 58.15

SOIL MAP



State: **Missouri**
 County: **Texas**
 Location: **25-32N-9W**
 Township: **Lynch**
 Acres: **15.89**
 Date: **12/27/2023**



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
 © AgriData, Inc. 2023 www.AgriDataInc.com



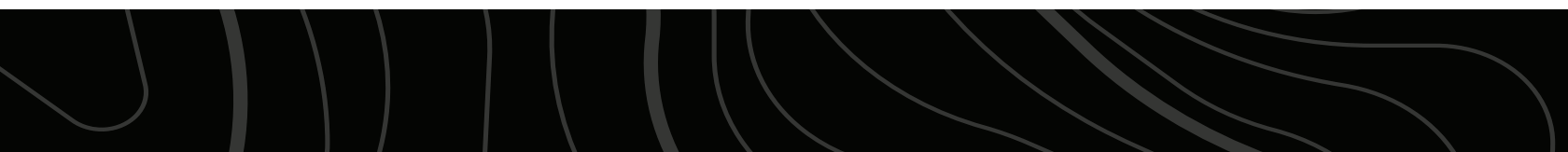
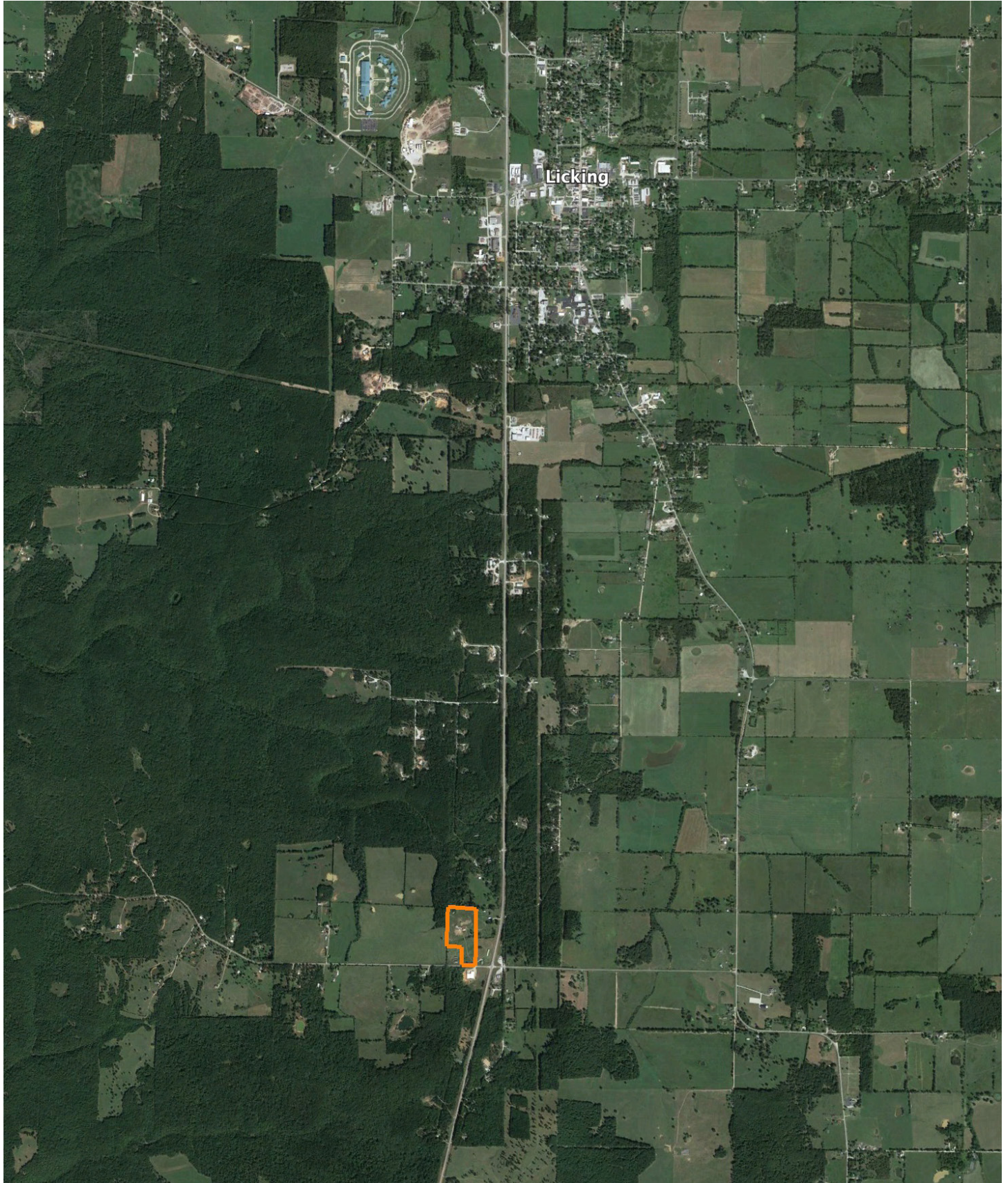
Soils data provided by USDA and NRCS.

Area Symbol: MO215, Soil Area Version: 27

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Alfalfa hay Tons	Caucasian bluestem Tons	Common bermudagrass Tons	Corn Bu	Grain sorghum Bu	Orchardgrass red clover Tons	Tall fescue AUM	Tall fescue Tons	Tall fescue seed Lbs	Warm season grasses Tons	
70022	Tonti silt loam, 3 to 8 percent slopes	8.81	55.4%		IIIc	3	5	4	1	2	5	5	5	6	6	
73073	Scholten-Poynor complex, 8 to 15 percent slopes	7.08	44.6%		IVs	3	5	3			4	4	4		5	
Weighted Average						3.45	3	5	3.6	0.6	1.1	4.6	4.6	4.6	3.3	5.6

*c: Using Capabilities Class Dominant Condition Aggregation Method
 Soils data provided by USDA and NRCS.

OVERVIEW MAP



AGENT CONTACT

When it comes to land agents, Beau Mantle understands and appreciates the hard work it takes to maintain a property. He understands it takes time, money, and dedication, and that buyers and sellers alike deserve a representative who's going to apply the same level of skill and care to that investment in order for them to get the results they deserve.

Born in Jefferson City, MO, Beau developed a passion for bowhunting at an early age, thanks to stories his grandfather would share. He attended high school in Rogersville, MO, and graduated from Missouri State University in Springfield, MO, with a B.S. in Animal Science. Throughout this time, his love for the outdoors never waned.

Beau's background includes serving as a manager of a sow farm operation for Seaboard Foods as well as an account manager for Capital Sand Company where he worked with general contractors, real estate developers, and golf course superintendents. At Midwest Land Group, he's able to take that management experience and incorporate it with his passion for the outdoors.

Beau enjoys hunting, shed hunting, camping, shooting sporting clays, and spending time outdoors with his family. Bowhunting is his favorite pastime and is something he and his father and brother do on their farm in Texas County. He enjoys working the property, doing his best to improve the habitat for the wildlife, and baling hay for neighbors and surrounding livestock producers. Beau resides in Springfield, MO, with his wife, Courtney, and son, Jackson.



BEAU MANTLE, LAND AGENT
417.883.5515

BMantle@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Arkansas, Illinois, Iowa, Kansas, Minnesota, Missouri, Nebraska, Oklahoma, South Dakota, and Wisconsin.