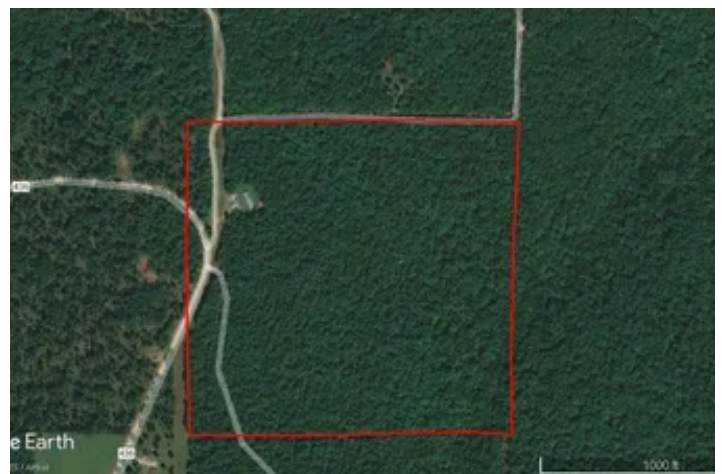


40+/- Acres with Manufactured Home in Butler County,
MO
6683 County Road 436
Poplar Bluff, MO 63901

\$184,500
40± Acres
Butler County



40+/- Acres with Manufactured Home in Butler County, MO
Poplar Bluff, MO / Butler County

SUMMARY

Address

6683 County Road 436

City, State Zip

Poplar Bluff, MO 63901

County

Butler County

Type

Residential Property, Recreational Land

Latitude / Longitude

36.819313 / -90.63387

Dwelling Square Feet

1350

Bedrooms / Bathrooms

3 / 2

Acreage

40

Price

\$184,500

Property Website

<https://www.mossyoakproperties.com/property/40-acres-with-manufactured-home-in-butler-county-mo-butler-missouri/46274/>



MORE INFO ONLINE:

MossyOakProperties.com



40+/- Acres with Manufactured Home in Butler County, MO

Poplar Bluff, MO / Butler County

PROPERTY DESCRIPTION

House and 40 ac +/- For Sale in Butler County, MO by Mark Twain National Forest. Located near the county line Northwest of Poplar Bluff and walking distance to 1,000's of acres in MTNF. Less than 20 minutes to the river and only a few short miles to the county hub with hospitals and shopping. This rural retreat is entirely wooded with traditional Ozark hardwoods not recently harvested, and a 3/2 mobile w/ CHA, all appliances and served by a private well. Nice little hideaway just off the beaten path. The region is well known for its abundant wildlife and scenic opportunities. Several notable trophy game ranches are within hiking distances. This unrestricted tract is awaiting not only the hunter, but the family to make memories.



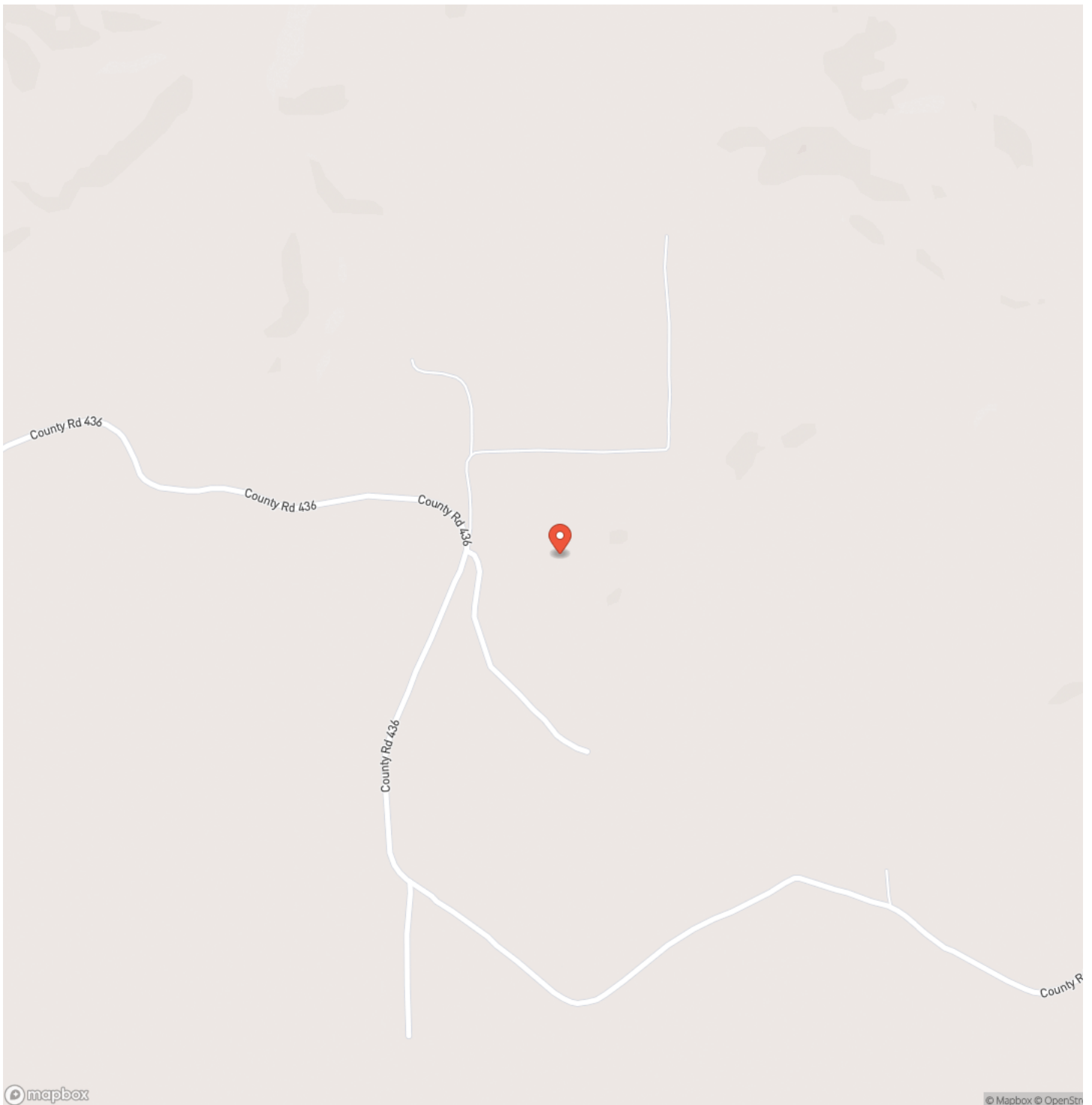
40+/- Acres with Manufactured Home in Butler County, MO
Poplar Bluff, MO / Butler County



MORE INFO ONLINE:

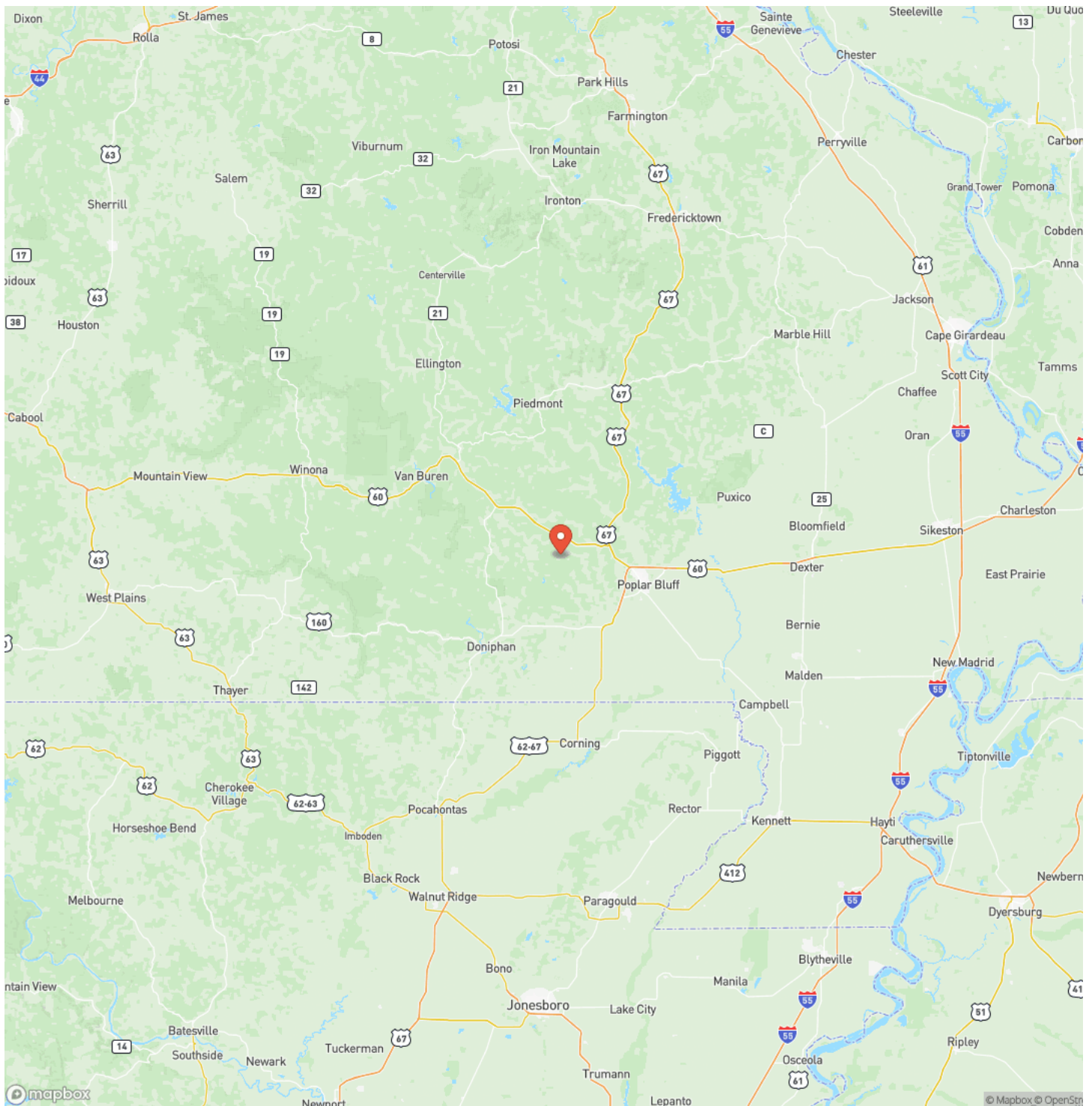
MossyOakProperties.com

Locator Map



40+/- Acres with Manufactured Home in Butler County, MO
Poplar Bluff, MO / Butler County

Locator Map



MORE INFO ONLINE:

MossyOakProperties.com



Satellite Map



MORE INFO ONLINE:

MossyOakProperties.com

**40+/- Acres with Manufactured Home in Butler County, MO
Poplar Bluff, MO / Butler County**

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Poplar Bluff, MO 63901

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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