

**3-Bed Brick Home on 4+/- AC in Poplar Bluff, MO**  
414 County Road 4414  
Poplar Bluff, MO 63901

**\$199,900**  
4.36± Acres  
Butler County



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Poplar Bluff, MO / Butler County**

**SUMMARY**

**Address**

414 County Road 4414

**City, State Zip**

Poplar Bluff, MO 63901

**County**

Butler County

**Type**

Residential Property, Single Family

**Latitude / Longitude**

36.780749 / -90.460753

**Dwelling Square Feet**

1,152

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

4.36

**Price**

\$199,900



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#### **PROPERTY DESCRIPTION**

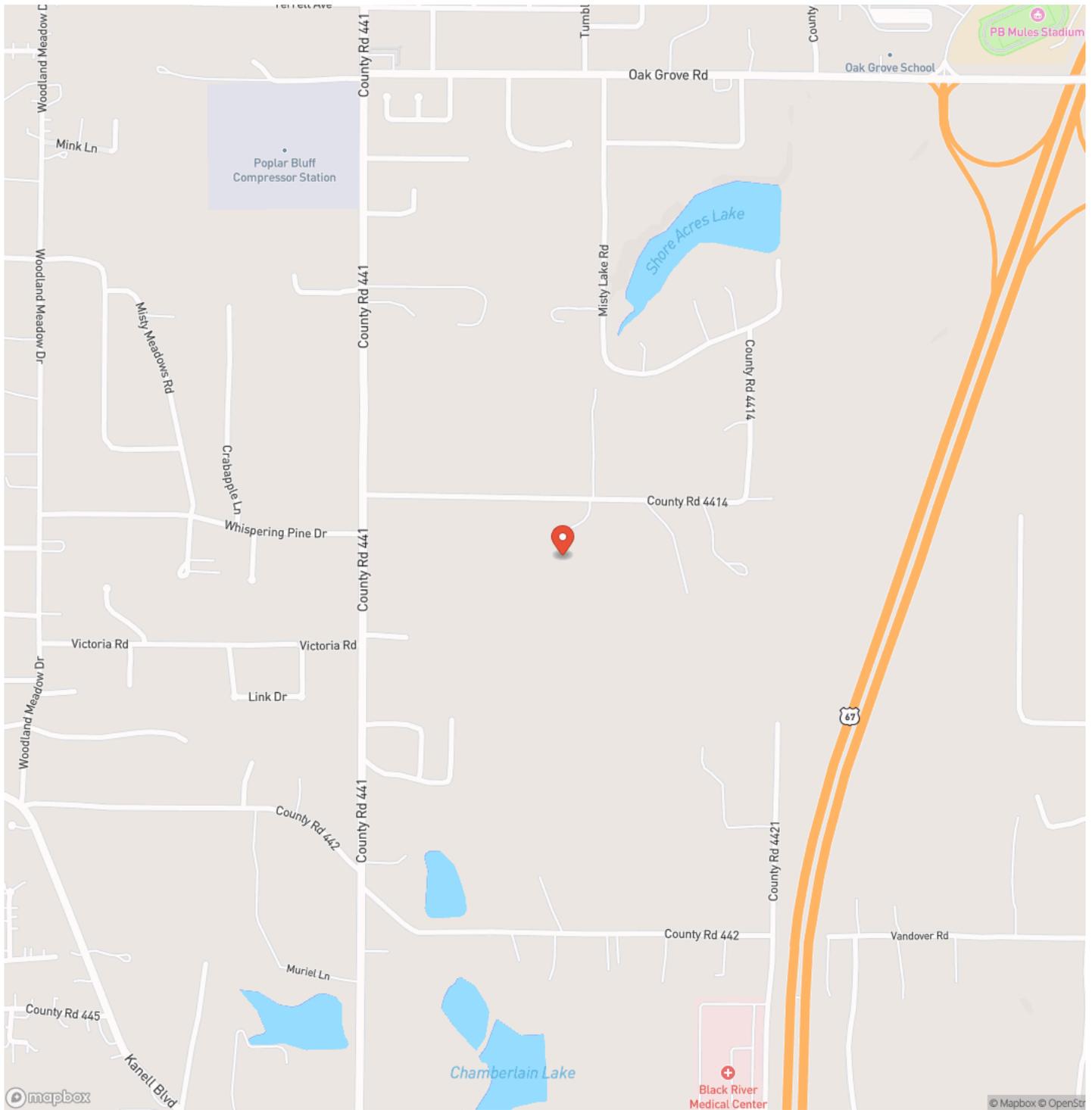
Location, Location, Location. 3 bedroom, brick home on 4.36+/- beautiful acres in highly desirable area. Open concept living/dining area has wonderful views of outside. The land lays beautifully with mature shade trees, scattered around the yard. The home does require some sweat equity but appears to be sound and has tons of potential. Repairs appear to be cosmetic in nature. The upstairs living room features a fireplace & tongue n groove ceiling & accent wall. The full walk out basement adds to the living space of the home ( approx 844 sq ft) With an attached garage, 2 car carport, and a single car detached storage/garage, parking is not an issue. Opportunity awaits. Roof and heat pump believed to be newer.

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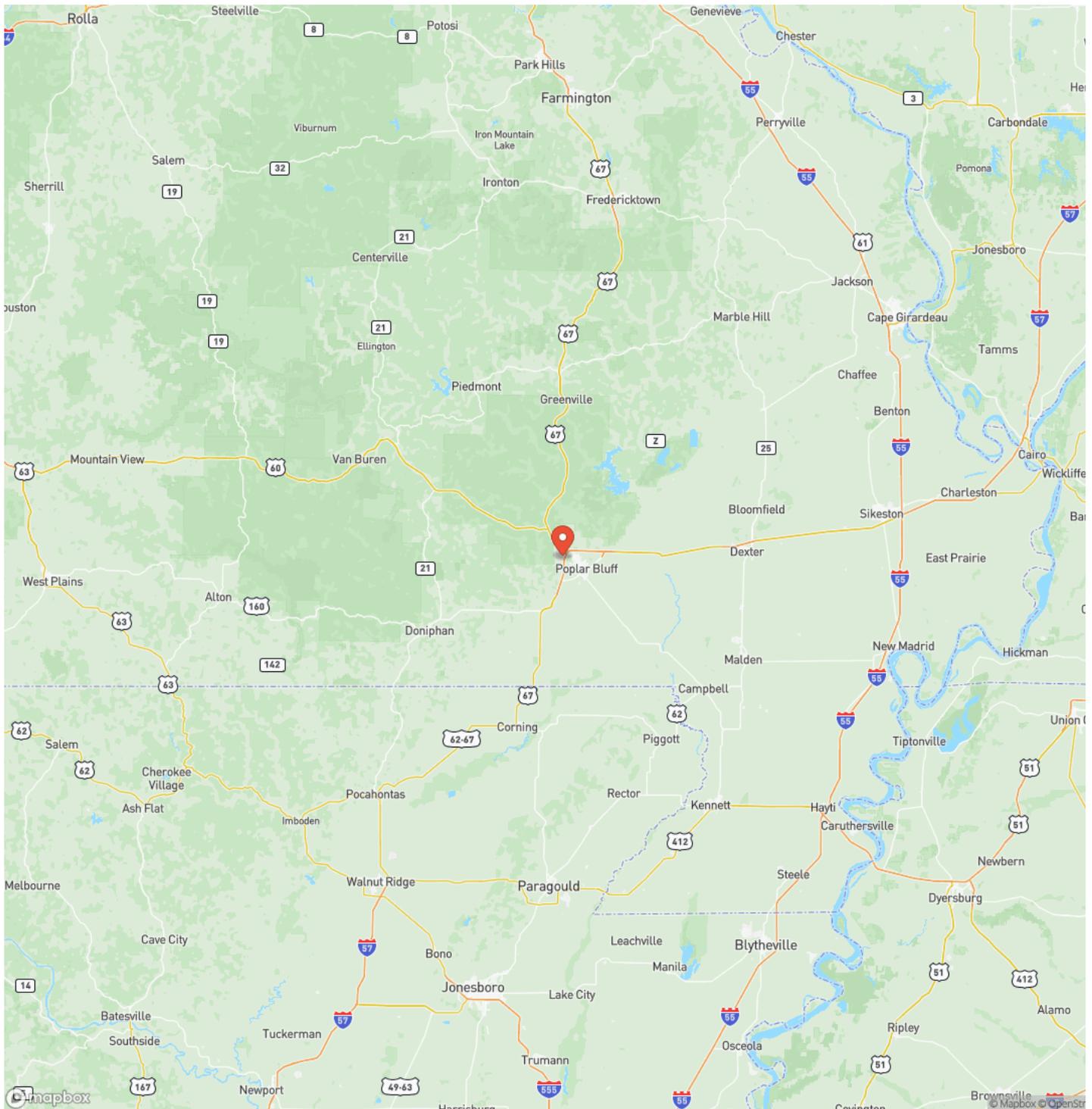
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## Locator Map



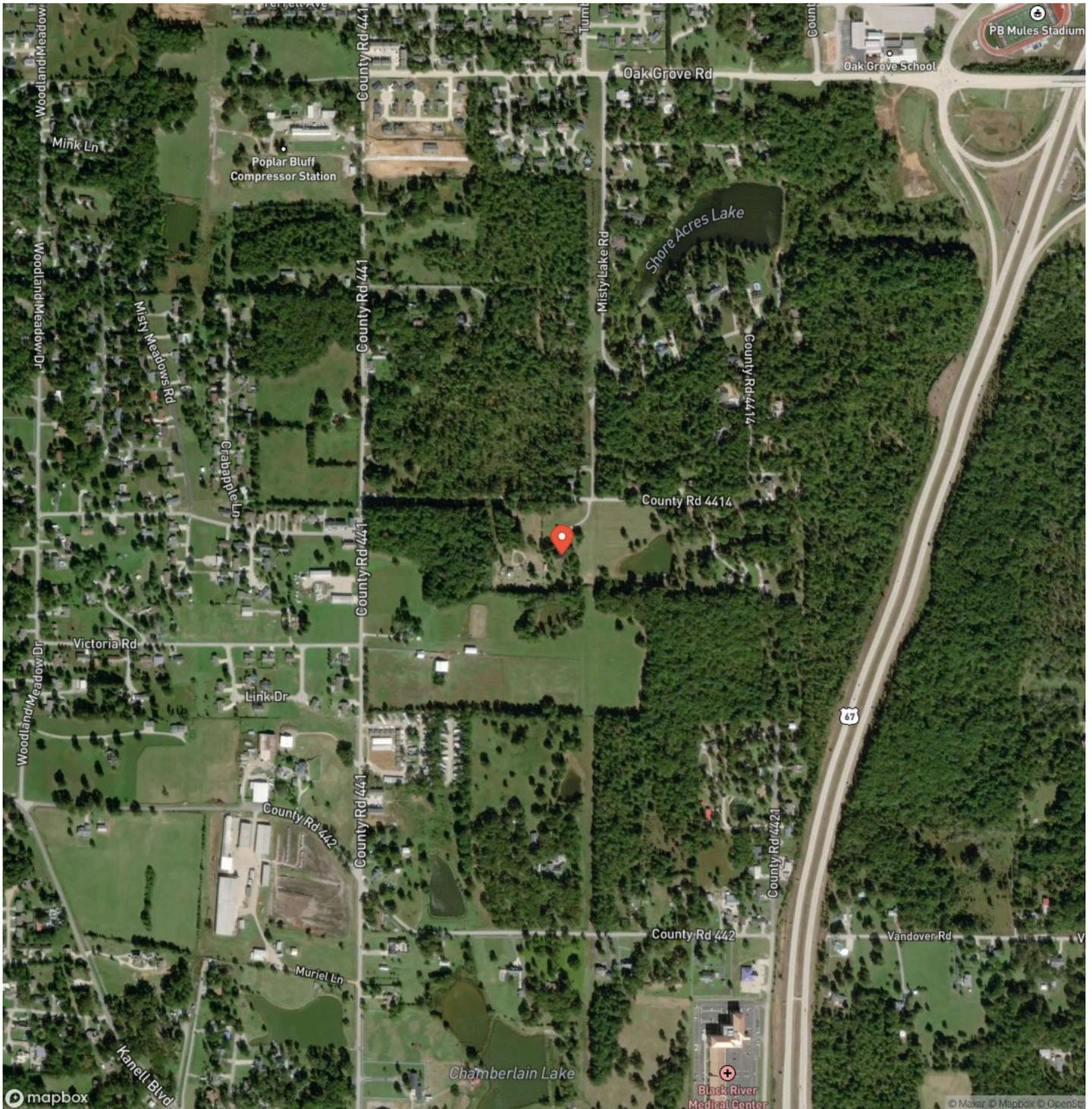
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# Locator Map



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## Satellite Map







## **DISCLAIMERS**

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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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