

Charming Home on 8+/-AC For Sale in Poplar Bluff
7410 Highway M
Poplar Bluff, MO 63901

\$240,000
8.2± Acres
Butler County



Charming Home on 8+/-AC For Sale in Poplar Bluff Poplar Bluff, MO / Butler County

SUMMARY

Address

7410 Highway M null

City, State Zip

Poplar Bluff, MO 63901

County

Butler County

Type

Residential Property, Single Family

Latitude / Longitude

36.756999 / -90.392888

Dwelling Square Feet

2,030

Bedrooms / Bathrooms

2 / 1

Acreage

8.2

Price

\$240,000

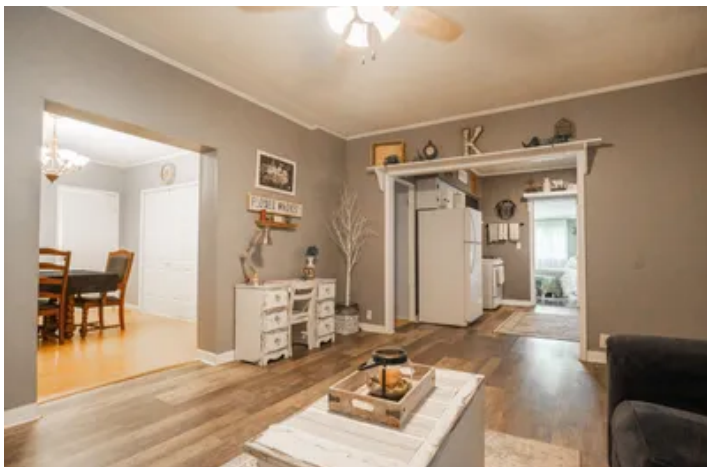


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PROPERTY DESCRIPTION

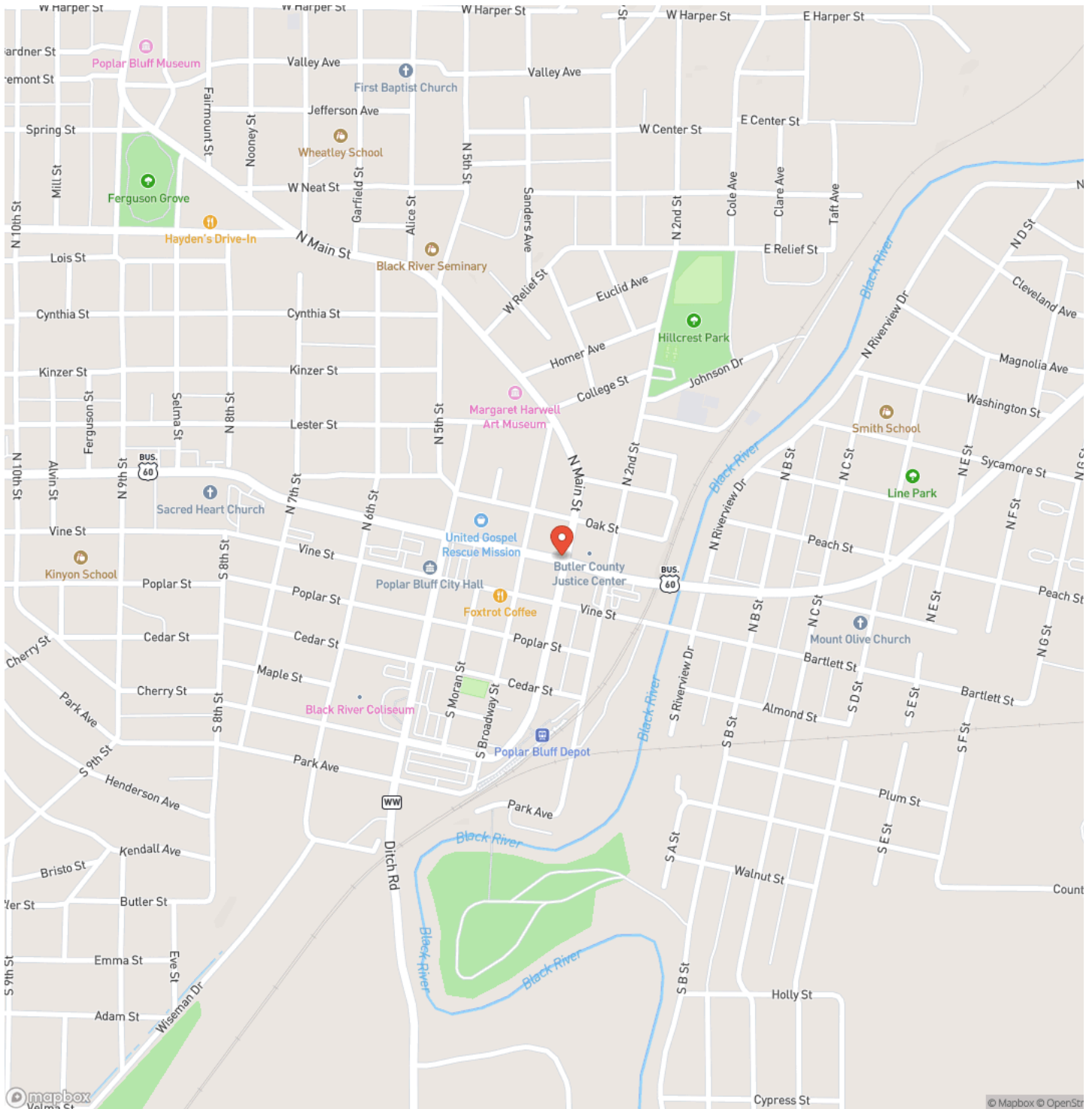
Adorable Country Escape: 8 Acres of Opportunity! Welcome to your slice of rural paradise! This charming home perfectly balances cozy living with massive potential, all set on a stunning 8 acres m/l of rolling land. Whether you're looking for a quiet homestead or a place to bring your hobbies to life, this property delivers. This "adorable" layout is far more spacious than it looks. Currently configured as a comfortable 2-bedroom, 1-bath home, the floor plan offers incredible flexibility: The Bonus Space: Easily convert the existing layout into a 3-bedroom home to suit your growing needs. Expansion Potential: There is a clear path to adding a primary ensuite, turning the main bedroom into a true private retreat. The Great Room: Enjoy the massive family room addition, featuring plenty of natural light and enough square footage to host the largest holiday gatherings or create a dream entertainment hub. For the maker, the mechanic, or the hobbyist, the 18 x 30 detached shop is the star of the show. This isn't just a shed-it's a fully functional workspace featuring: Poured concrete flooring, Full insulation for year-round comfort, and dedicated electric for all your tools and projects. Step outside to 8 acres m/l of beautiful property. With plenty of room for a garden, a few head of livestock, or just enjoying the sunset in total privacy, this acreage provides the peace and quiet you've been searching for while remaining accessible.

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Poplar Bluff, MO / Butler County



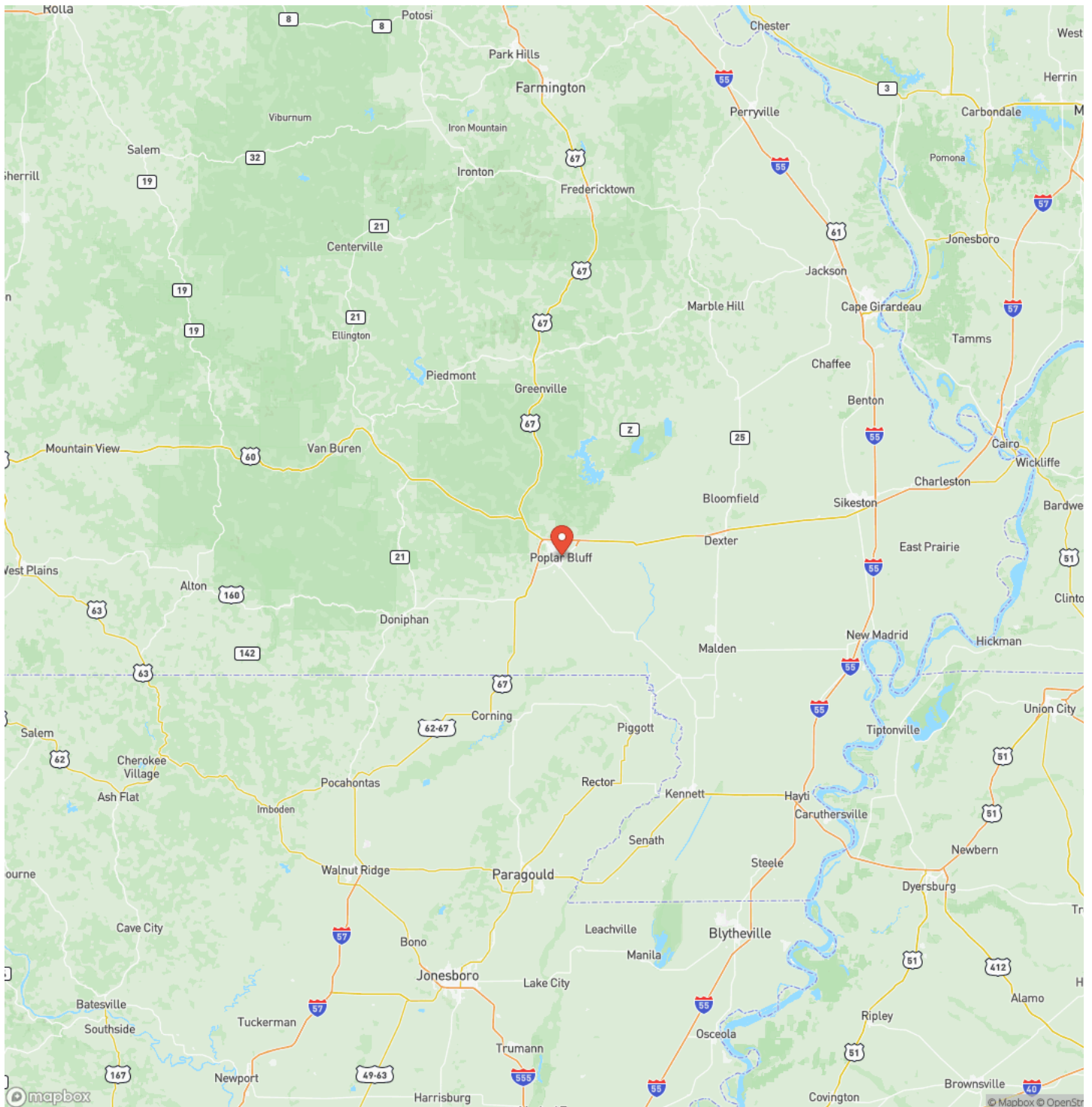
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Poplar Bluff, MO / Butler County

Locator Map



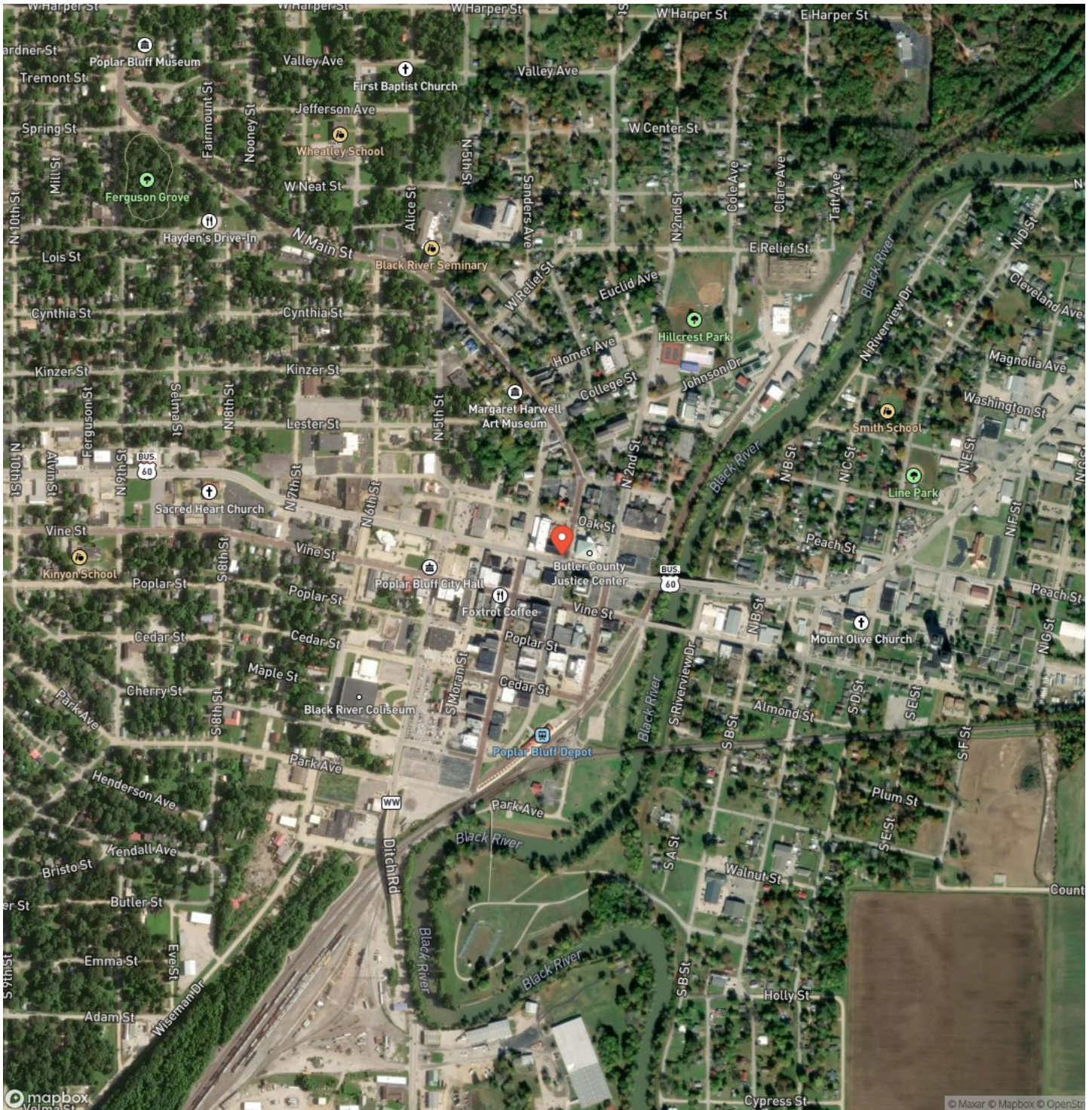
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Locator Map



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Satellite Map



MORE INFO ONLINE:

<https://mossyoakproperties.com/>

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LISTING REPRESENTATIVE

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City / State / Zip

Poplar Bluff, MO 63901

NOTES



This image shows a single 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.



<https://mossyoakproperties.com/>

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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