

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

**\$249,900**  
8.200± Acres  
Butler County



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

### SUMMARY

#### Address

7410 Highway M

#### City, State Zip

Poplar Bluff, MO 63901

#### County

Butler County

#### Type

Residential Property, Single Family

#### Latitude / Longitude

36.756999 / -90.392888

#### Dwelling Square Feet

2030

#### Bedrooms / Bathrooms

2 / 1

#### Acreage

8.200

#### Price

\$249,900

#### Property Website

<https://www.mossoakproperties.com/property/charming-home-on-8-ac-for-sale-in-poplar-bluff-butler-missouri/103441/>



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### **PROPERTY DESCRIPTION**

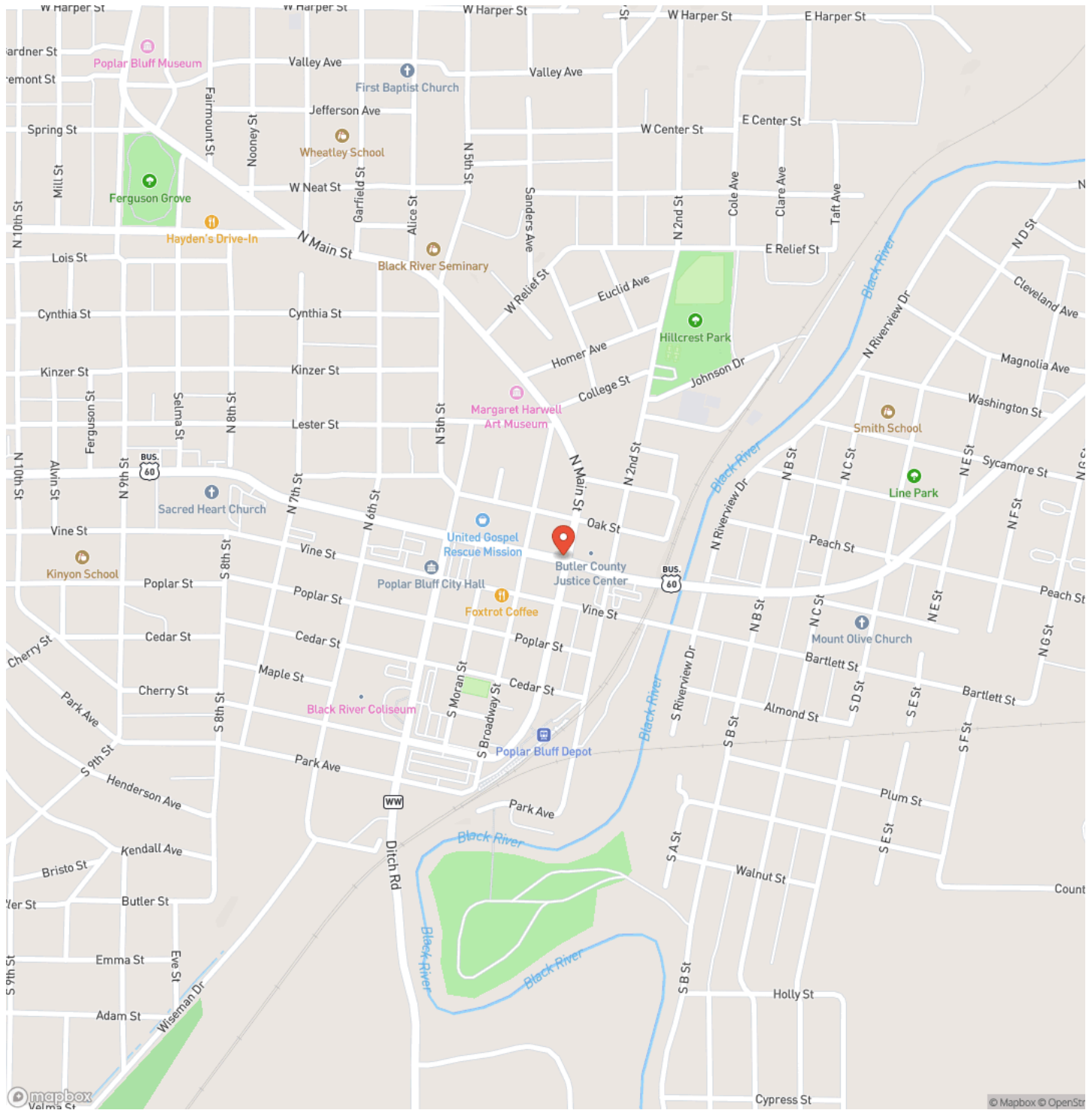
Adorable Country Escape: 8 Acres of Opportunity! Welcome to your slice of rural paradise! This charming home perfectly balances cozy living with massive potential, all set on a stunning 8 acres m/l of rolling land. Whether you're looking for a quiet homestead or a place to bring your hobbies to life, 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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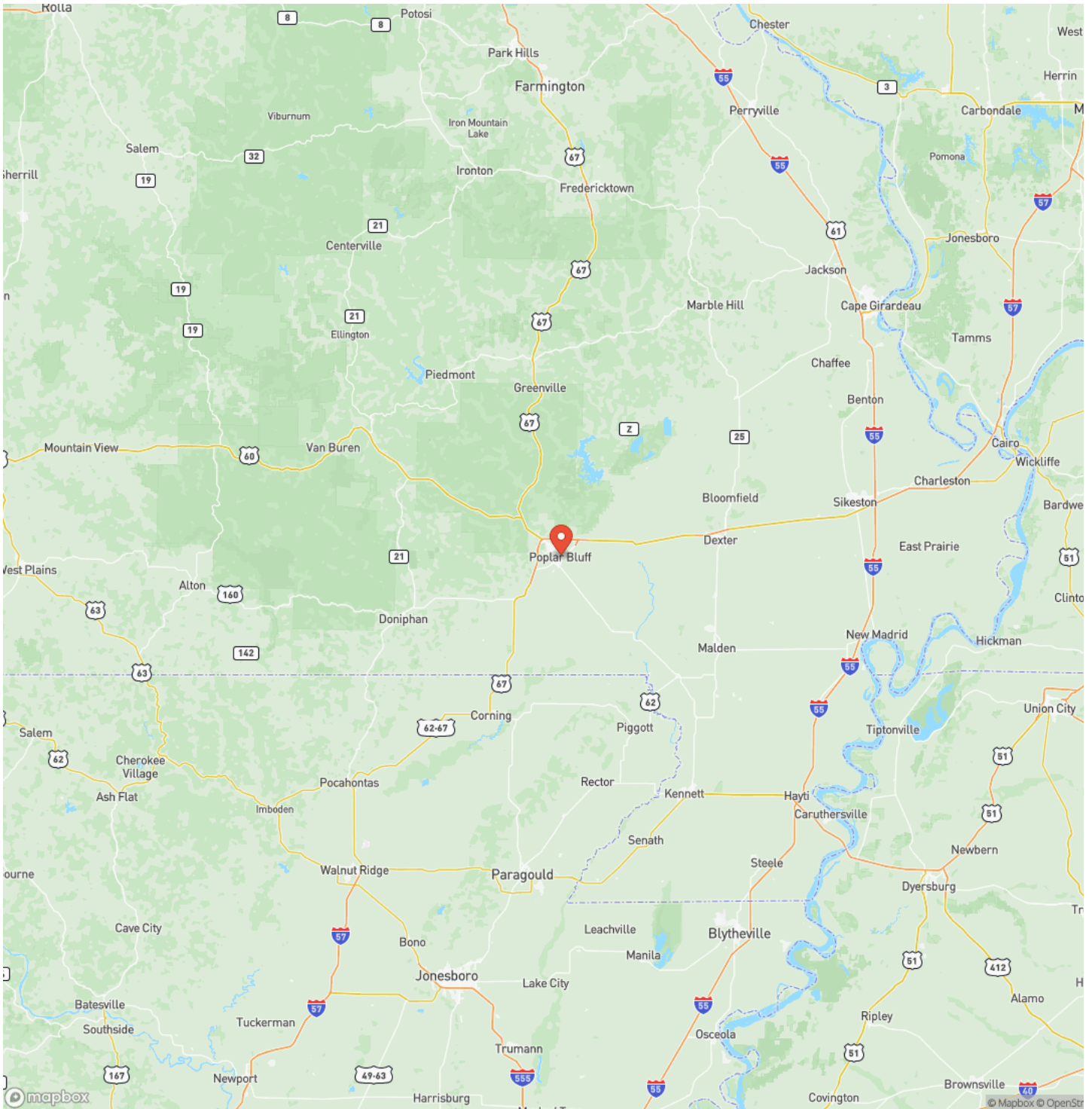
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Poplar Bluff, MO / Butler County

# Locator Map

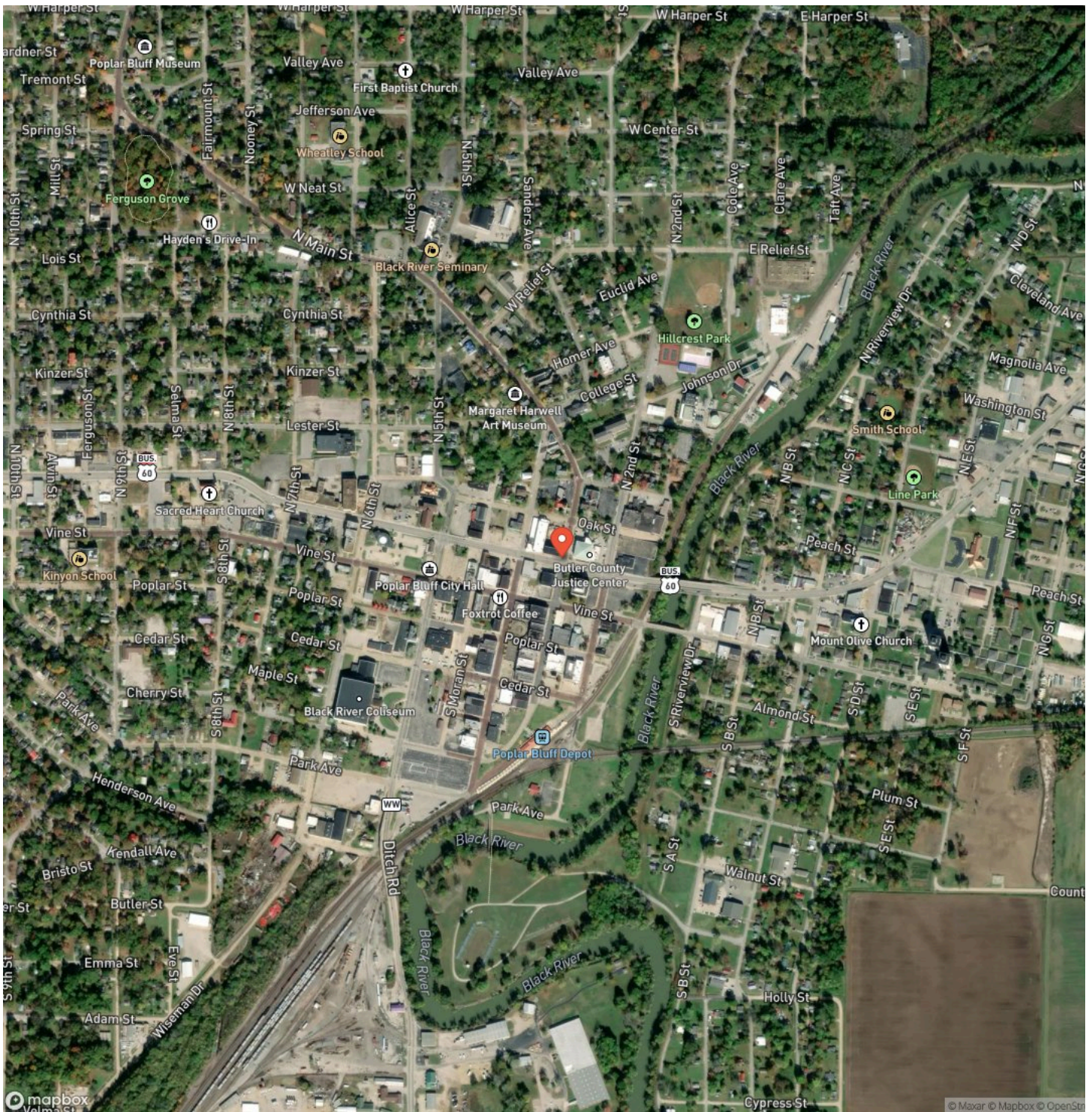


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# Locator Map



## 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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