

**Butler County Hilltop Farm**  
1103 Highway T  
Poplar Bluff, MO 63901

**\$550,000**  
40± Acres  
Butler County



**Butler County Hilltop Farm**  
**Poplar Bluff, MO / Butler County**

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**SUMMARY**

**Address**

1103 Highway T

**City, State Zip**

Poplar Bluff, MO 63901

**County**

Butler County

**Type**

Farms, Ranches

**Latitude / Longitude**

36.810900 / -90.331600

**Bedrooms / Bathrooms**

5 / 3

**Acreage**

40

**Price**

\$550,000

**Property Website**

<https://livingthedreamland.com/property/butler-county-hilltop-farm-butler-missouri/29249/>



## **PROPERTY DESCRIPTION**

This property has it all! A very nice house, shop buildings, a barn, fenced pasture, and plenty of woods for hunting. The house is 3,111 sqft with 4 bedrooms, 3 bathrooms and a 21x12 screened-in porch. The house had a new roof installed in June of 2022 with a new generator and AC unit installed in 2021. There are multiple outbuildings that include 2 shops, a large well house and 2 barns. There is 2+/- acres of fenced pasture, and a half acre stocked pond. Not only does the 40+/- acres have great hunting, but it borders almost 400 acres of conservation ground and 1,300 acres of the Mark Twain National Forest which makes for unlimited hunting potential. Check out today!



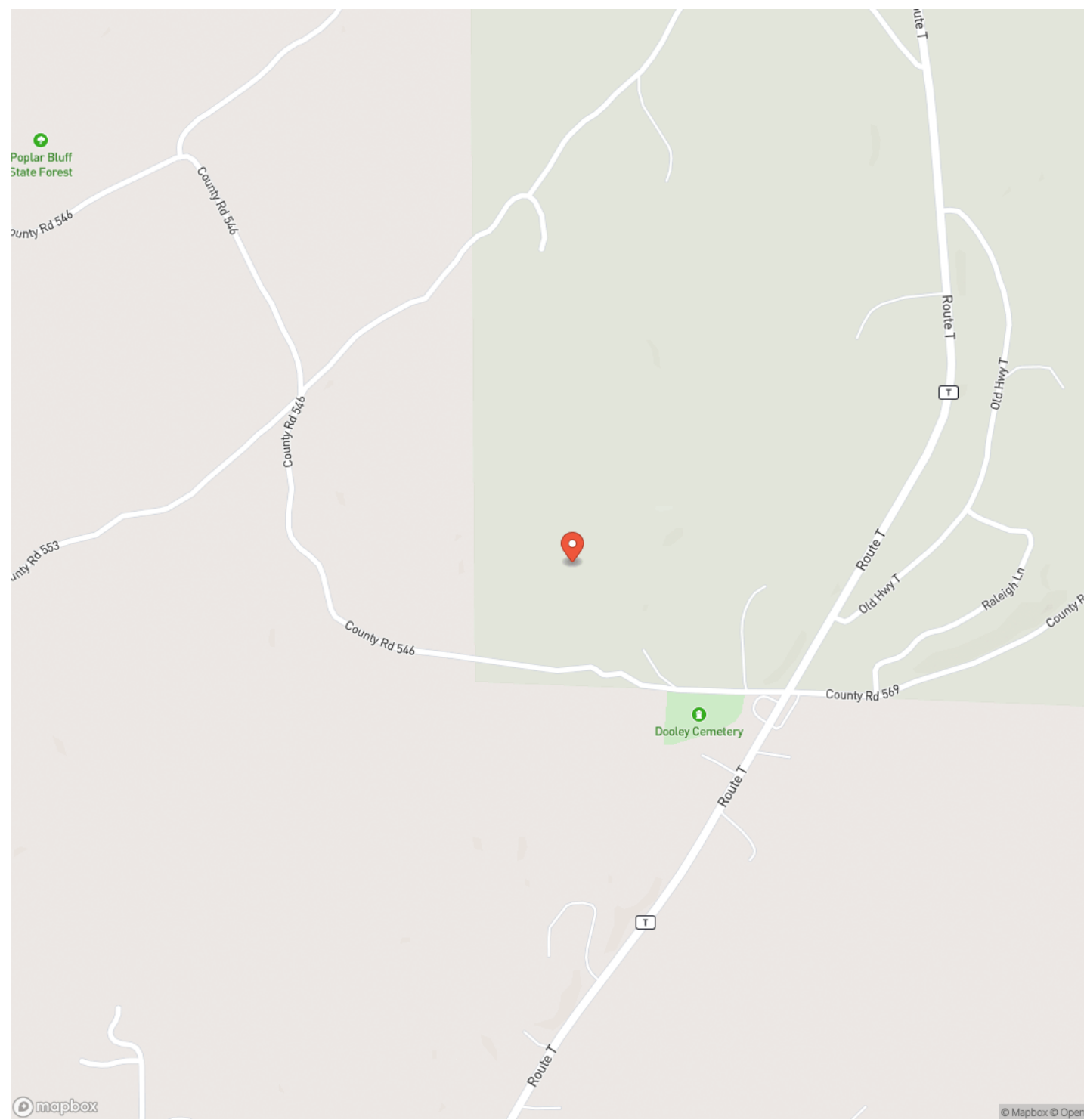


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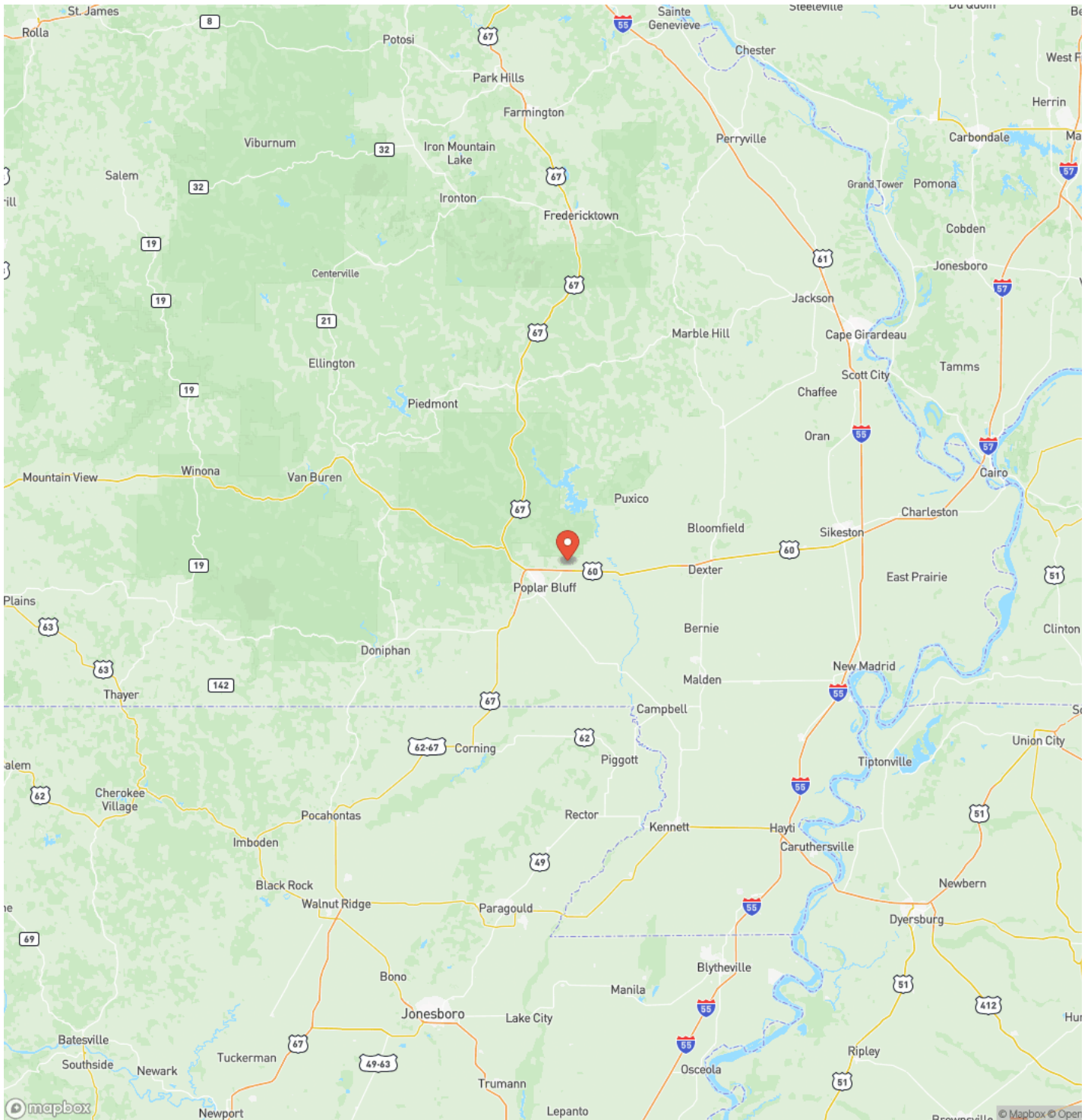
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# Locator Map

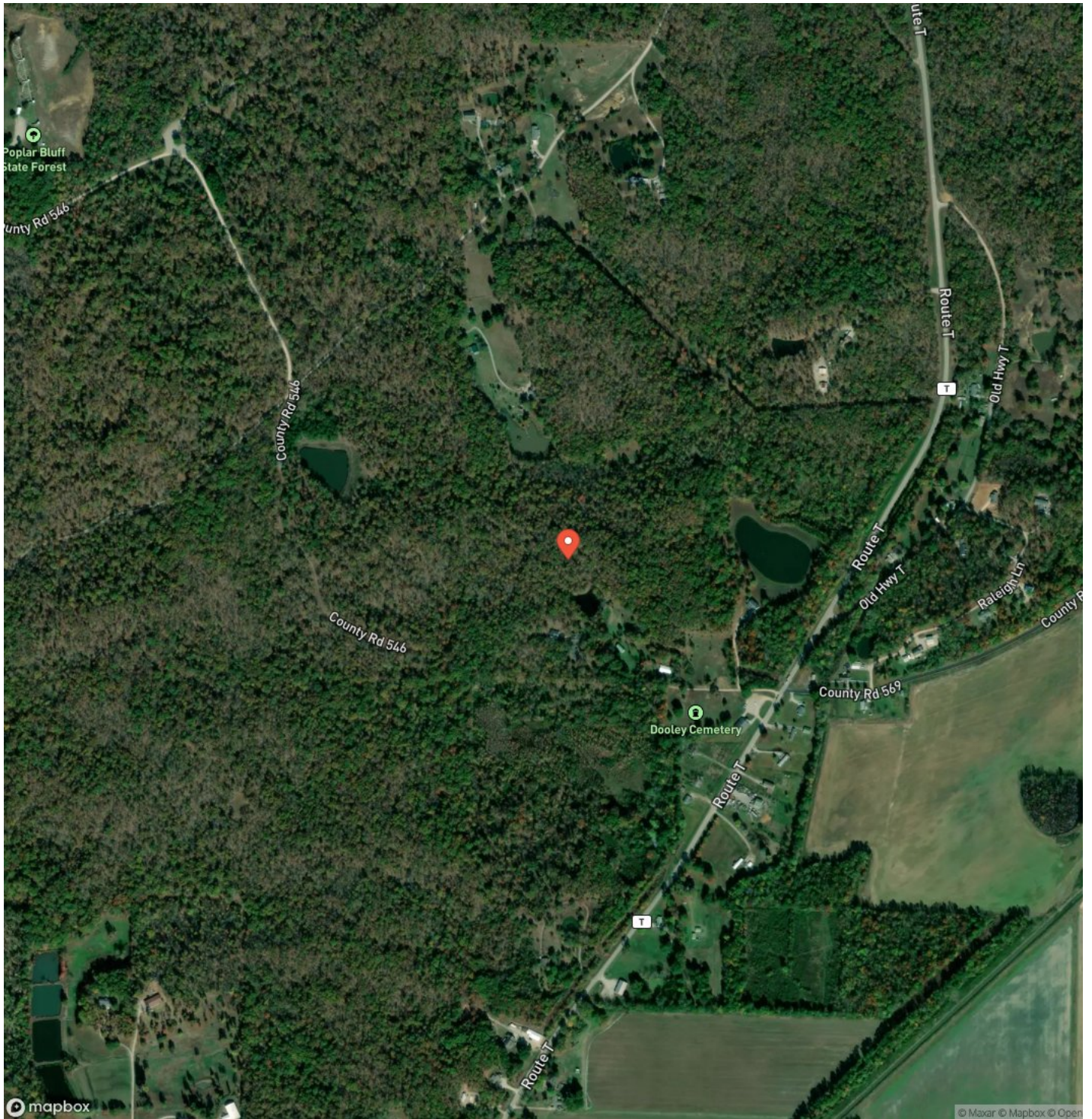


## Locator Map





## Satellite Map



**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Geoff Myers

**Mobile**

(573) 382-6544

**Email**

geoff@livingthedreamland.com

**Address**

100 Chesterfield Parkway

**City / State / Zip**

Chesterfield, MO 63005

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**NOTES**

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## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend 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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**Living The Dream Outdoor Properties**

515 S. Franklin St

Cuba, MO 65453

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<https://livingthedreamland.com/>

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**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**

