174.43 acres of recreational and development land in Butler County, MO
Tanglewood
Poplar Bluff, MO 63901

$1,744,300
174.43± Acres
Butler County







SUMMARY

Address
Tanglewood

City, State Zip
Poplar Bluff, MO 63901

County
Butler County

Type
Recreational Land, Hunting Land, Undeveloped Land, Timberland

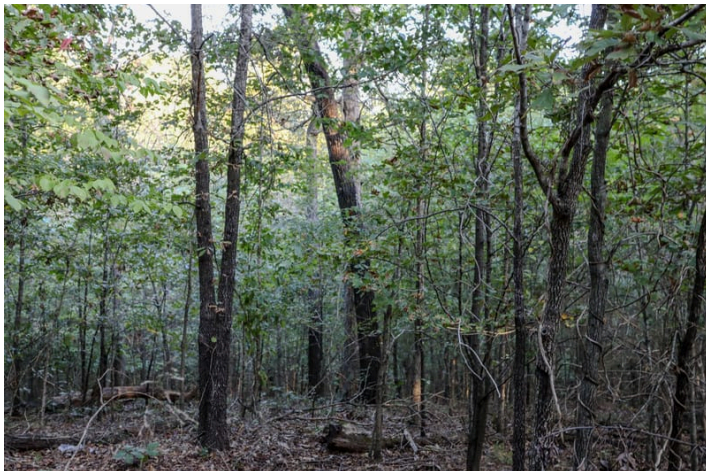
Latitude / Longitude
36.798568 / -90.426048

Acreage
174.43

Price
$1,744,300

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

Spanning an impressive 174.43 contiguous acres in the heart of southeast Missouri, this expansive tract near Poplar Bluff invites visionaries, outdoor enthusiasts, and forward-thinking investors to leave their mark. Characterized by dense woodlands and raw natural beauty, the property offers a rare scale of undeveloped ground that pairs tranquil seclusion with incredible future versatility. Whether your ambitions lean toward crafting a premier hunting retreat or planning a strategic acreage development, this offering serves as a worthy canvas.

Nestled along Tanglewood within Butler County, this acreage benefits from a prime position near Poplar Bluff, Missouri. One of the most dynamic features is the existence of public water, sewer and electric to the property. The setting allows you to immerse yourself in the quiet Missouri countryside while remaining conveniently close to local community amenities, regional healthcare, and regional travel corridors. It is an ideal setting that balances peaceful privacy with functional accessibility to the wider region.

The expansive 174.43-acre footprint delivers a natural landscape define by classic Ozark border country characteristics. Featuring timberland and sweeping undeveloped acreage, the property offers diverse topography suitable for trail systems, private home sites, or recreational exploration. The generous size ensures a sense of space and seclusion, giving you complete freedom to tailor the land's contours to your specific plans.

Currently offered as undeveloped acreage, the property presents a completely blank slate free from existing structures or restrictive footprints. Buyers have the advantage of starting from the ground up, designing custom cabins, modern residential compounds, equipment storage, or recreational camps exactly to their own specifications and standards.

The wooded canopy and natural cover create prime territory for native game species, including whitetail deer, wild turkey, and an assortment of small game. Hunters and nature enthusiasts will appreciate the tree cover, natural forage, and secluded travel corridors that run naturally throughout the property.

Offering remarkable versatility, the land is ideally categorized for recreational use, hunting, timber holding, and future residential or commercial development. Whether your vision involves subdividing into expansive private parcels, carving out a private family legacy estate, establishing an exclusive hunting club, or managing timber as a long-term asset, this holding easily accommodates ambitious dreams.
Situated along Tanglewood in the 63901 zip code, the property offers convenient approaches to its perimeter. This positioning allows future owners to design strategic internal road networks, build customized private entrances, or plan recreational trail loops that connect seamlessly throughout the entirety of this sweeping Missouri tract.

Contact us today to learn more about this remarkable Butler County property or to schedule a private visit to walk the grounds.





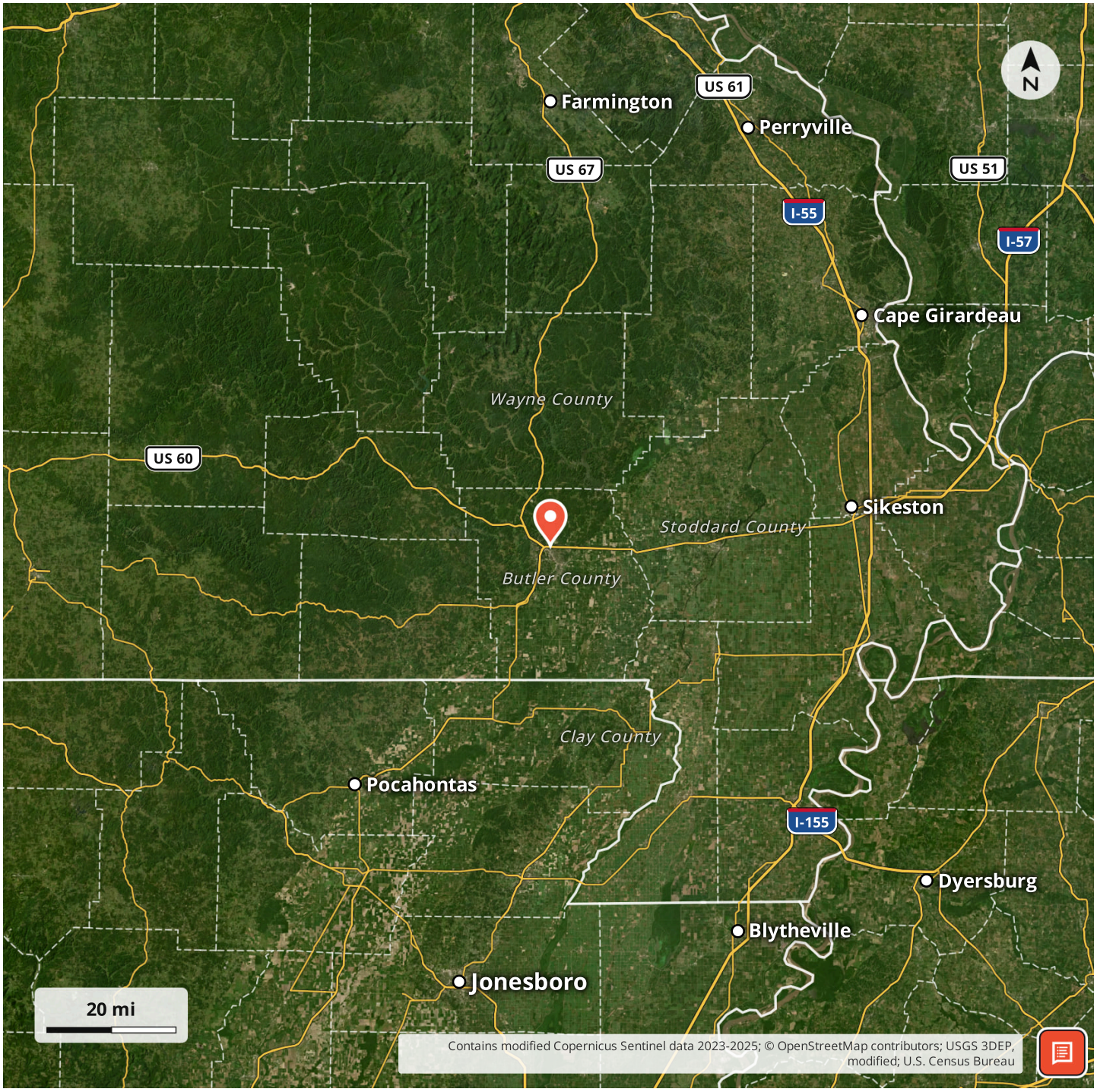




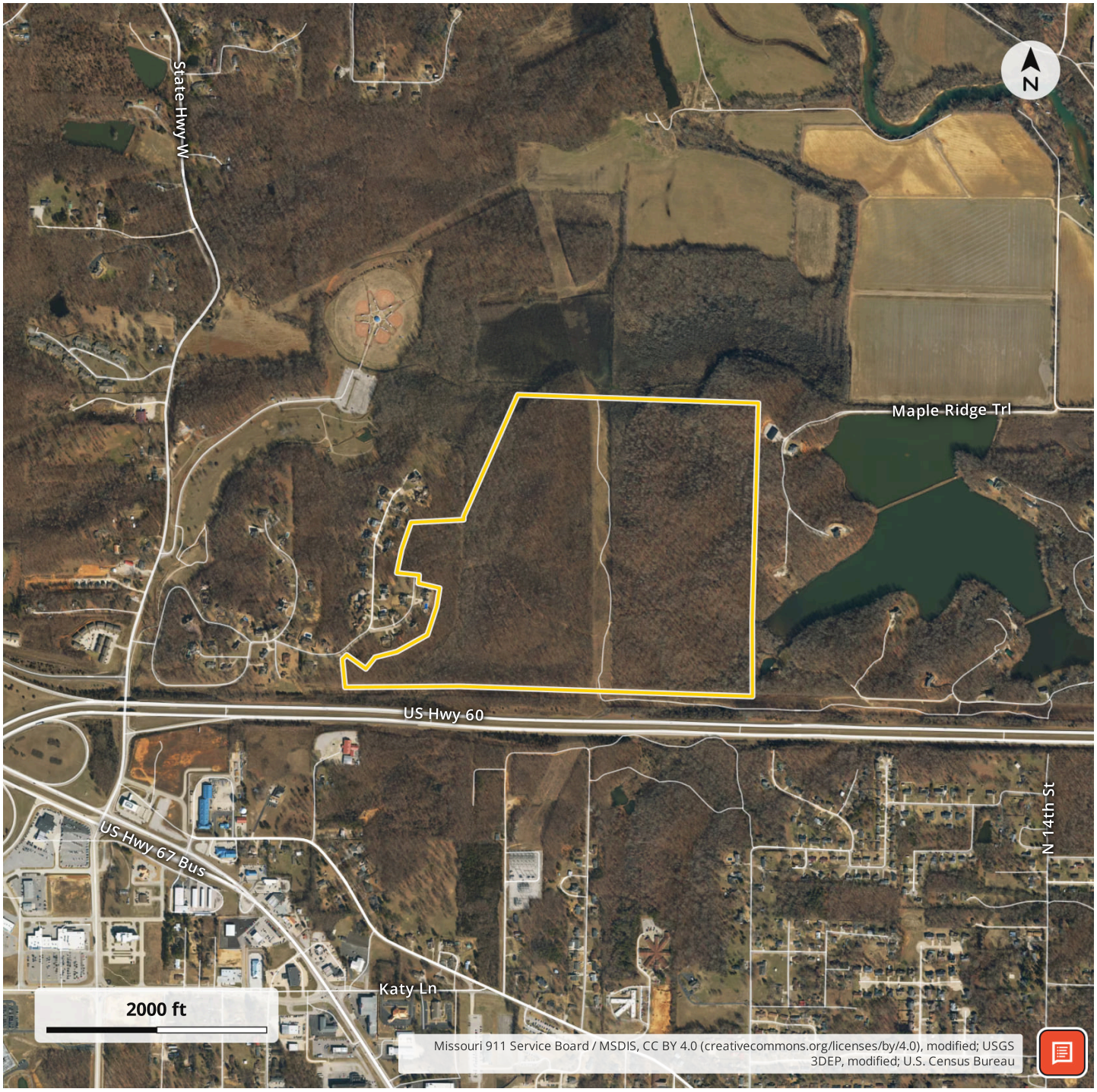




Regional Map



Locator Map


State Hwy W
N
Maple Ridge Trl
US Hwy 60
US Hwy 67 Bus
N 14th St
Katy Ln
2000 ft
Missouri 911 Service Board / MSDIS, CC BY 4.0 (creativecommons.org/licenses/by/4.0), modified; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
1000 ft
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LISTING REPRESENTATIVE

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