

160 ac +/- Black River Farm for sale in Butler County,
Missouri
291 Highway O
Poplar Bluff, MO 63901

\$1,225,000
163± Acres
Butler County



160 ac +/- Black River Farm for sale in Butler County, Missouri
Poplar Bluff, MO / Butler County

SUMMARY

Address

291 Highway O

City, State Zip

Poplar Bluff, MO 63901

County

Butler County

Type

Farms, Single Family, Horse Property, Riverfront, Hunting Land,
Recreational Land, Residential Property

Latitude / Longitude

36.840115 / -90.426676

Taxes (Annually)

748

Dwelling Square Feet

1800

Bedrooms / Bathrooms

3 / 2

Acreage

163

Price

\$1,225,000

Property Website

<https://www.mossyoakproperties.com/property/160-ac-black-river-farm-for-sale-in-butler-county-missouri-butler-missouri/81543/>



160 ac +/- Black River Farm for sale in Butler County, Missouri Poplar Bluff, MO / Butler County

PROPERTY DESCRIPTION

Welcome to **291 O Highway**, a rare and remarkable **160± acre Mixed-use River Farm** in **Butler County, Missouri**, just **5 miles from Poplar Bluff**, offering easy access to shopping, healthcare, and conveniences—while still delivering the peace and privacy of true country living. This legacy property features **1/3 mile of Black River frontage**, a mix of open pasture, fertile farmland, and mature Missouri hardwoods, including numerous **oak trees** and **significant walnut timber**, making it both beautiful and productive.

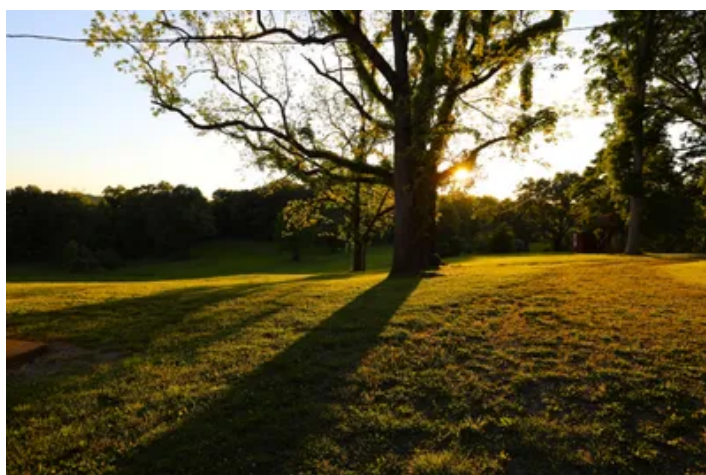
The heart of the property is a **charming, well-maintained 3-bedroom home** that blends **vintage character with modern efficiency**. With **central heat and air**, a **wood stove**, and a **gas fireplace**, the home remains cozy and cost-effective year-round. You'll enjoy **stunning sunset views** from the porch, and a sense of timeless serenity throughout the homestead.

Supporting the property is an impressive array of outbuildings, including a **detached 2-car garage**, a **spacious 3,200 sq ft shop**, and **multiple barns** suited for livestock or storage. A standout feature is the **100-foot-long farrowing house**, built from **native stone sourced directly from the land**—a testament to the property's rich history and enduring craftsmanship.

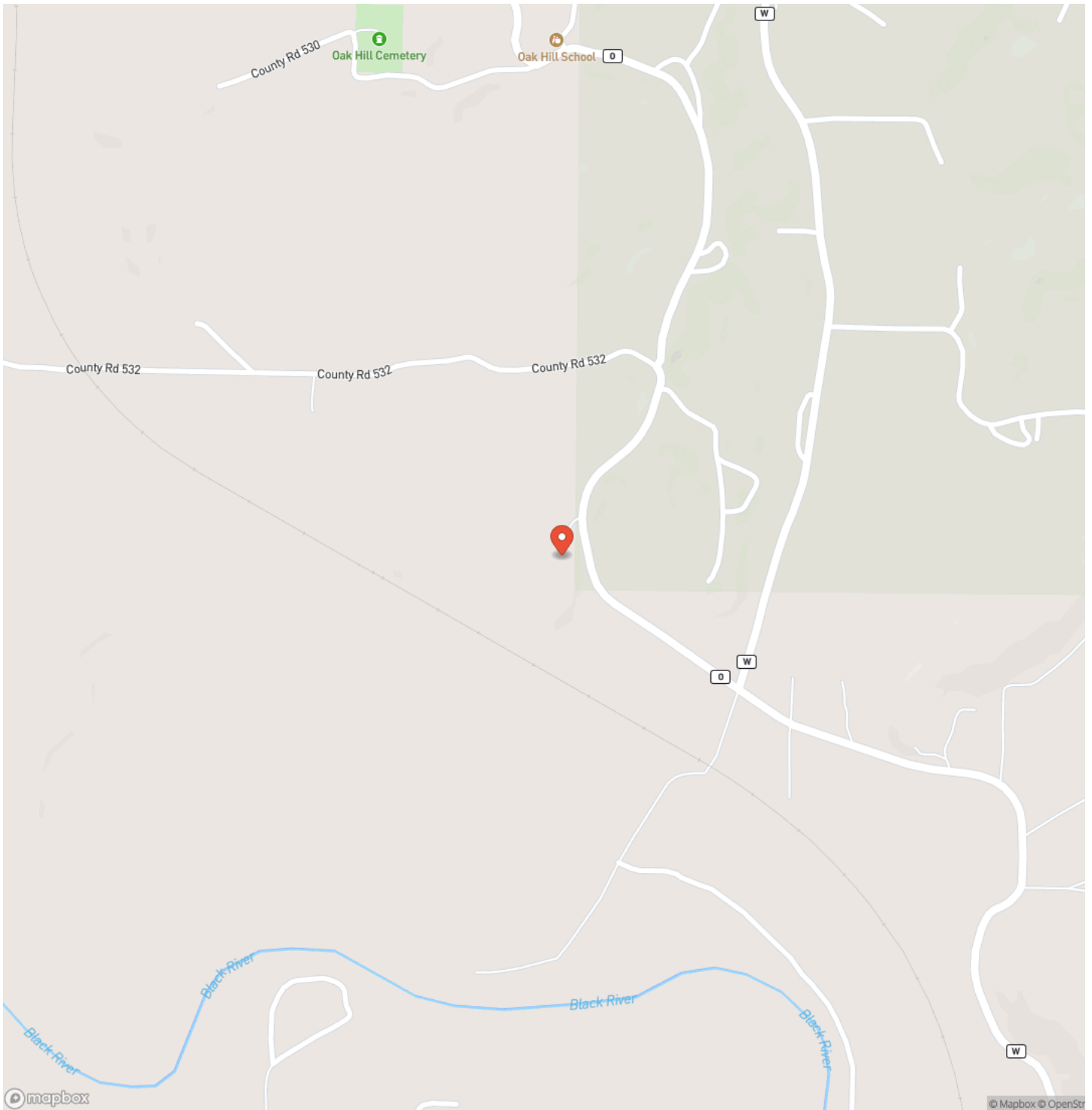
The land is **unrestricted**, offering a world of possibilities. Use it as a working farm, a hunting or recreational retreat, or lease it for income. It's well-suited for **homesteading**, **self-sufficiency**, or **agriculture**, with fertile soil perfect for grazing, food plots, or personal cultivation. Wildlife is abundant, and the Black River frontage provides excellent opportunities for fishing, kayaking, or simply enjoying the water.

Whether you're looking for a productive farm, a peaceful retreat, or a place to build a sustainable, off-the-land lifestyle, **291 O Highway** offers unmatched versatility, history, and natural beauty—all just minutes from town. **Don't miss this chance to own a truly unique and legacy-worthy Missouri property.**

160 ac +/- Black River Farm for sale in Butler County, Missouri
Poplar Bluff, MO / Butler County

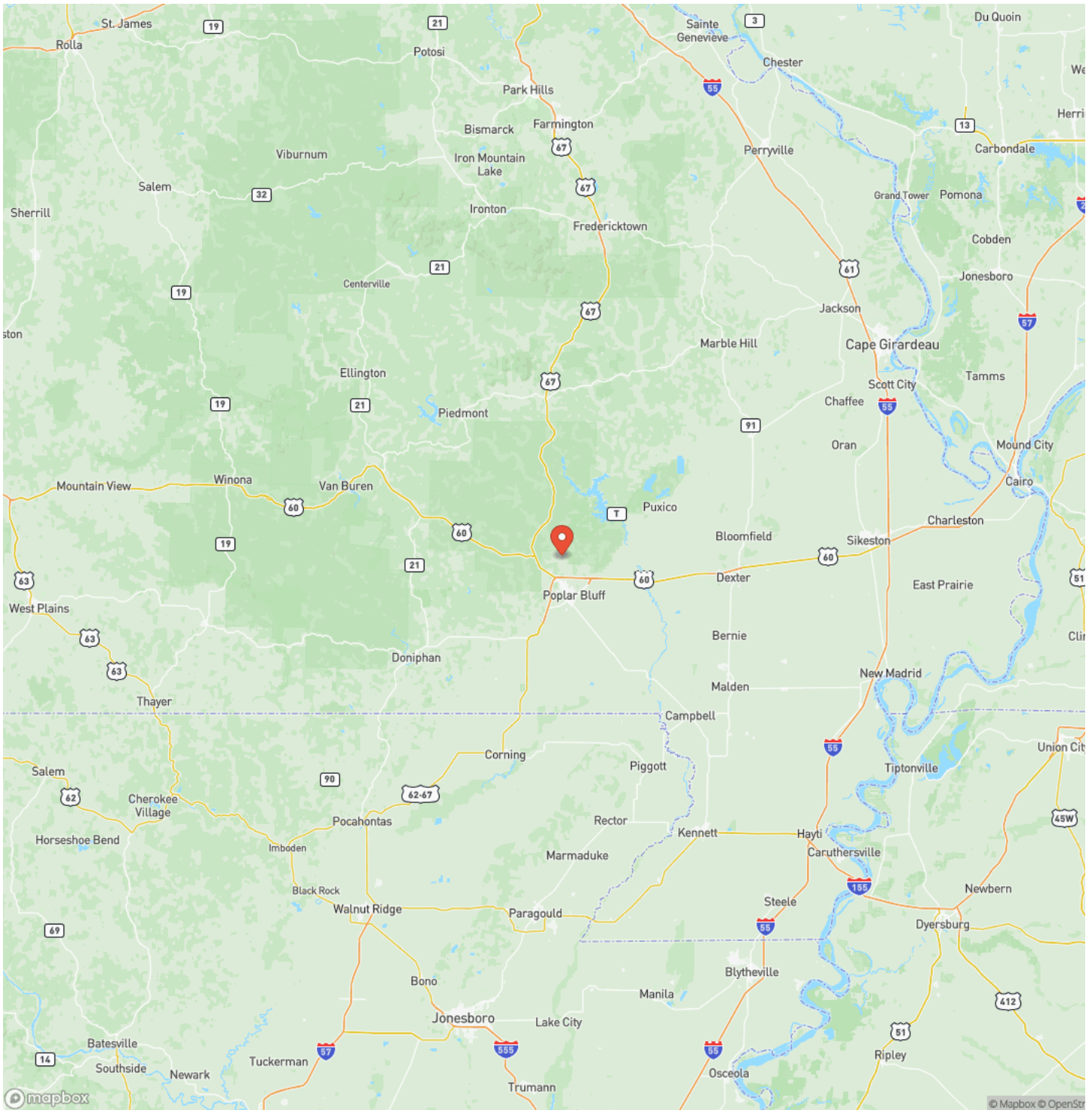


Locator Map



160 ac +/- Black River Farm for sale in Butler County, Missouri
Poplar Bluff, MO / Butler County

Locator Map



160 ac +/- Black River Farm for sale in Butler County, Missouri
Poplar Bluff, MO / Butler County

Satellite Map



160 ac +/- Black River Farm for sale in Butler County, Missouri Poplar Bluff, MO / Butler County

LISTING REPRESENTATIVE

For more information contact:



Representative

Lucas Edington

Mobile

(573) 718-2800

Office

(573) 712-2252

Email

ledington@mossyoakproperties.com

Address

947 N. Westwood Blvd.

City / State / Zip

NOTES

[illegible]

MORE INFO ONLINE:

MossyOakProperties.com

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.



MORE INFO ONLINE:
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.

Mossy Oak Properties Mozark Realty
947 N. Westwood Blvd.
Poplar Bluff, MO 63901
(573) 712-2252
MossyOakProperties.com
