

**36.5 Acres For Sale in Butler County, Poplar Bluff,
Missouri**
County Road 525
Poplar Bluff, MO 63901

\$264,800
36± Acres
Butler County



MORE INFO ONLINE:

MossyOakProperties.com

36.5 Acres For Sale in Butler County, Poplar Bluff, Missouri

Poplar Bluff, MO / Butler County

SUMMARY

Address

County Road 525

City, State Zip

Poplar Bluff, MO 63901

County

Butler County

Type

Recreational Land, Lot, Hunting Land, Undeveloped Land, Timberland

Latitude / Longitude

36.823476 / -90.428394

Acreage

36

Price

\$264,800

Property Website

<https://www.mossyoakproperties.com/property/36-5-acres-for-sale-in-butler-county-poplar-bluff-missouri-butler-missouri/17186/>



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Poplar Bluff, MO / Butler County

PROPERTY DESCRIPTION

36.5 acres m/l for sale in Butler County just outside of Poplar Bluff. Located just a couple of miles from town off W Highway on CR 525 (Agee Road), this exceptional wooded tract is accessed directly from a paved county road with electric and county water available. The land has an exceptional topography - ideal for building one or several homes while offering tranquility and seclusion not far from the amenities of town. There are several beautiful home sites ideal for both basement homes and foundation homes alike. Brimming with wildlife and full of pretty hardwood timber, this tract is deserving of more than a drive-by. Seller would divide at a rate of \$10,000 per acre.

MORE INFO ONLINE:

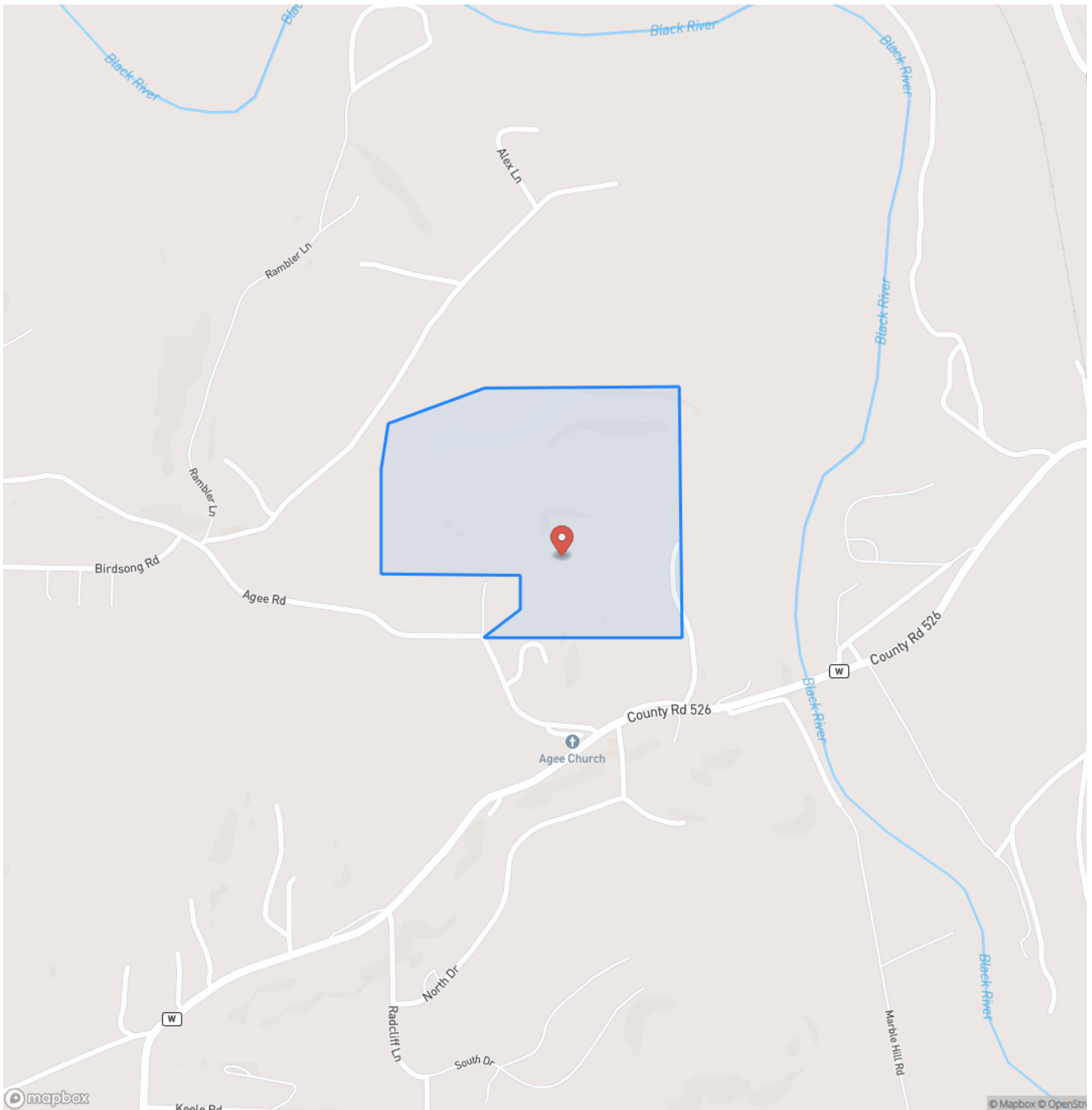
MossyOakProperties.com



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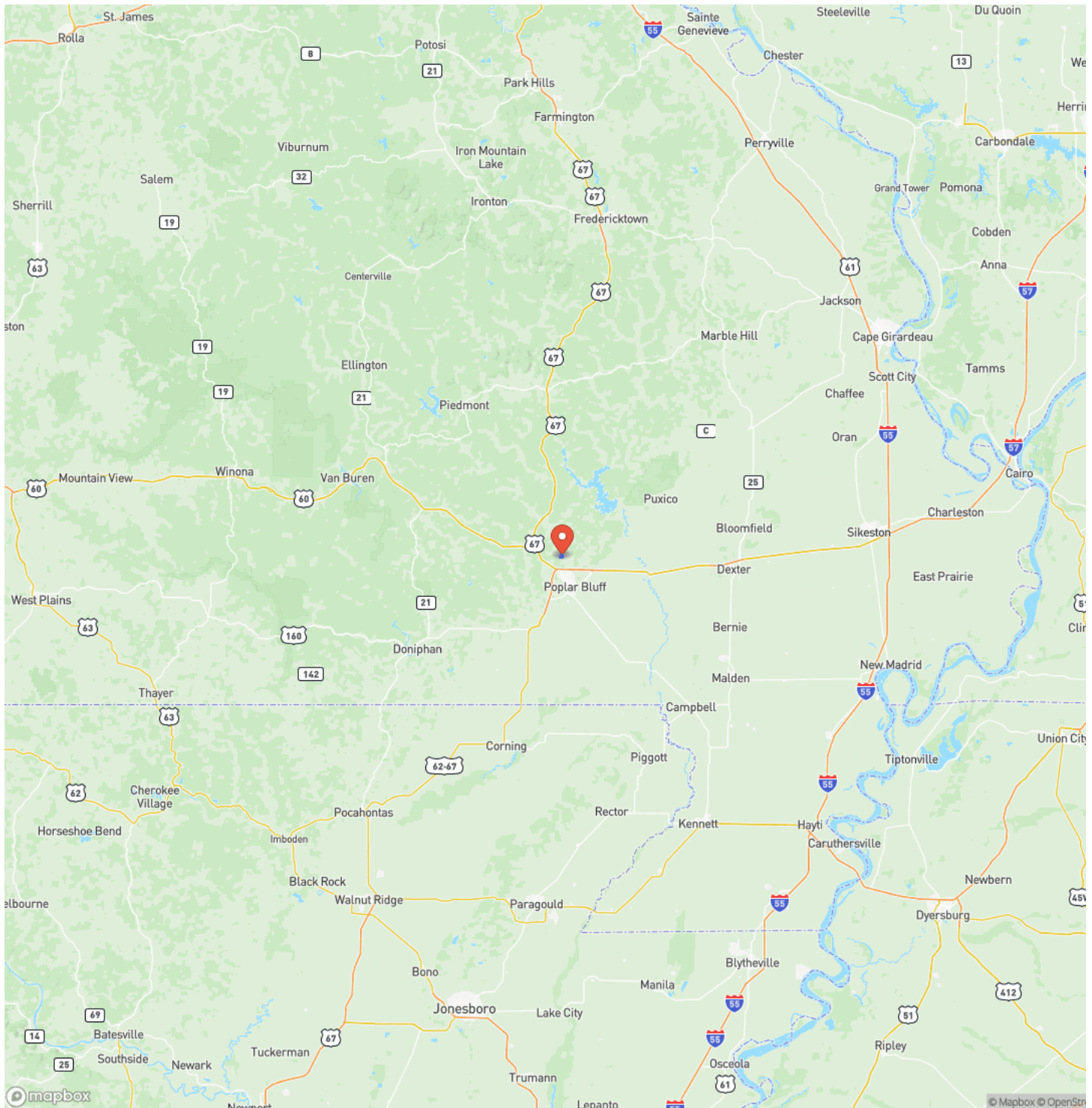


Locator Map



Poplar Bluff, MO / Butler County

Locator Map



Satellite Map



36.5 Acres For Sale in Butler County, Poplar Bluff, Missouri

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Poplar Bluff, MO 63901

NOTES

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MORE INFO ONLINE:

MossyOakProperties.com

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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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