

**33 +/- Acres on the Black River in Butler County,  
Missouri For Sale**  
O Highway  
Williamsville, MO 63967

**\$185,000**  
33.6± Acres  
Butler County



**33 +/- Acres on the Black River in Butler County, Missouri For Sale**  
**Williamsville, MO / Butler County**

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**SUMMARY**

**Address**

O Highway

**City, State Zip**

Williamsville, MO 63967

**County**

Butler County

**Type**

Riverfront, Recreational Land, Undeveloped Land, Hunting Land

**Latitude / Longitude**

36.884204 / -90.449324

**Taxes (Annually)**

\$78

**Acreage**

33.6

**Price**

\$185,000



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### **PROPERTY DESCRIPTION**

The Powers Creek Heritage Tract: 33 +/- Acres on the Black River in Butler County, Missouri

Offered for the first time in over a century, this 33 +/- acre m/l parcel in Butler County represents an opportunity to own a piece of Ozark history. Held by the same family since the turn of the 20th century, the property boasts a premier location with direct Black River frontage and the beautiful Powers Creek meandering through the bottomlands before joining the river at the point of access. While the southern portion of the tract offers fertile bottoms and wildlife habitat, the north end features significant high ground, providing an ideal, flood-safe building site with commanding views of the surrounding landscape.

This is a slice of quiet rural living that refuses to sacrifice convenience. Situated on a paved highway with excellent access, the property offers two distinct, quick routes directly into the north end of Poplar Bluff. Though it carries a Williamsville mailing address, the land is located within the Butler County R-I (Poplar Bluff) School District, offering a unique advantage for families. From the historical elements scattered across the grounds to the pristine flow of the creek, every acre tells a story of Southeast Missouri's rugged beauty. Priced at a recent appraised value, this is a transparent and rare chance to secure a versatile, water-rich legacy property that has been held close for over 125 years.

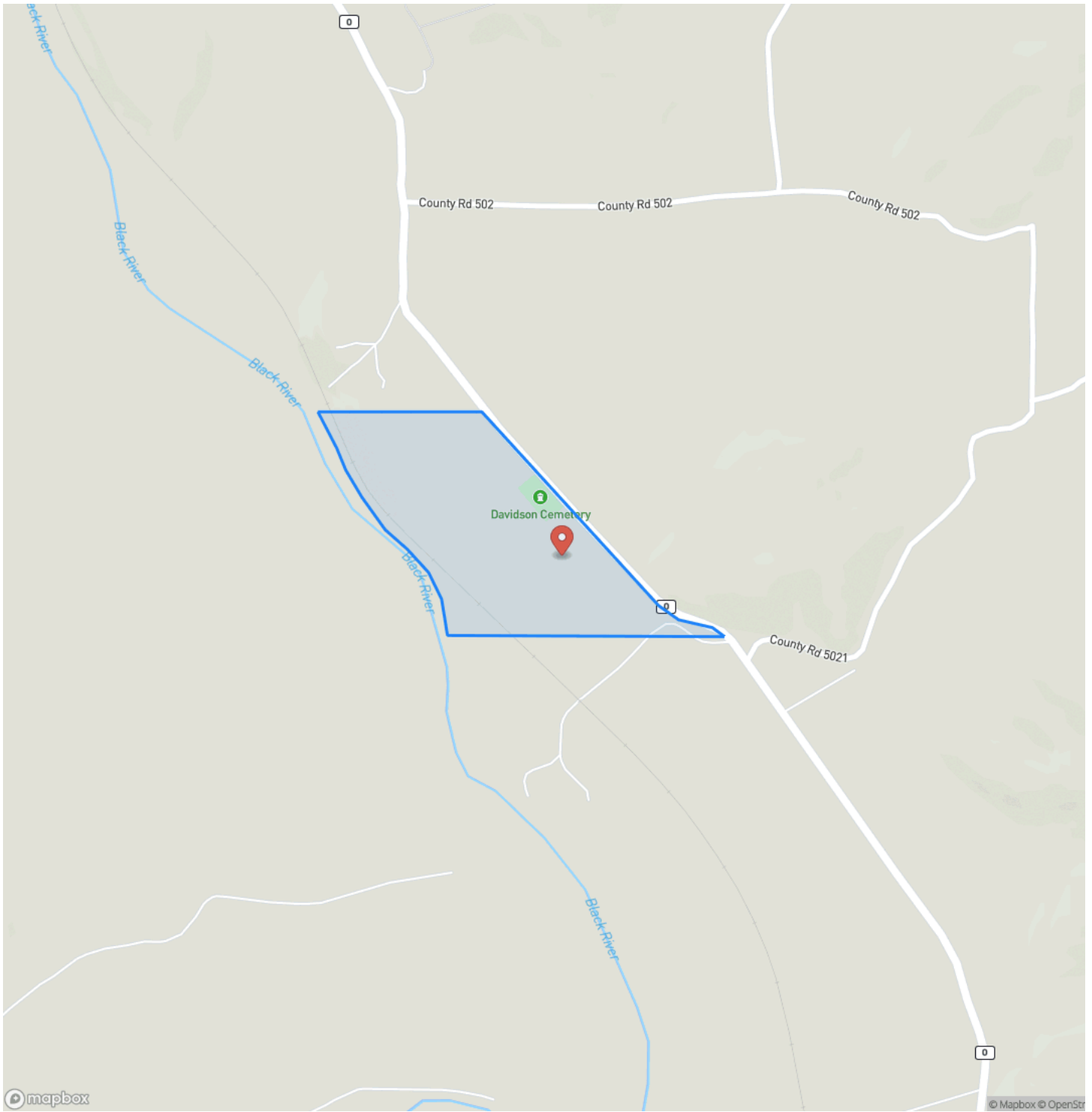
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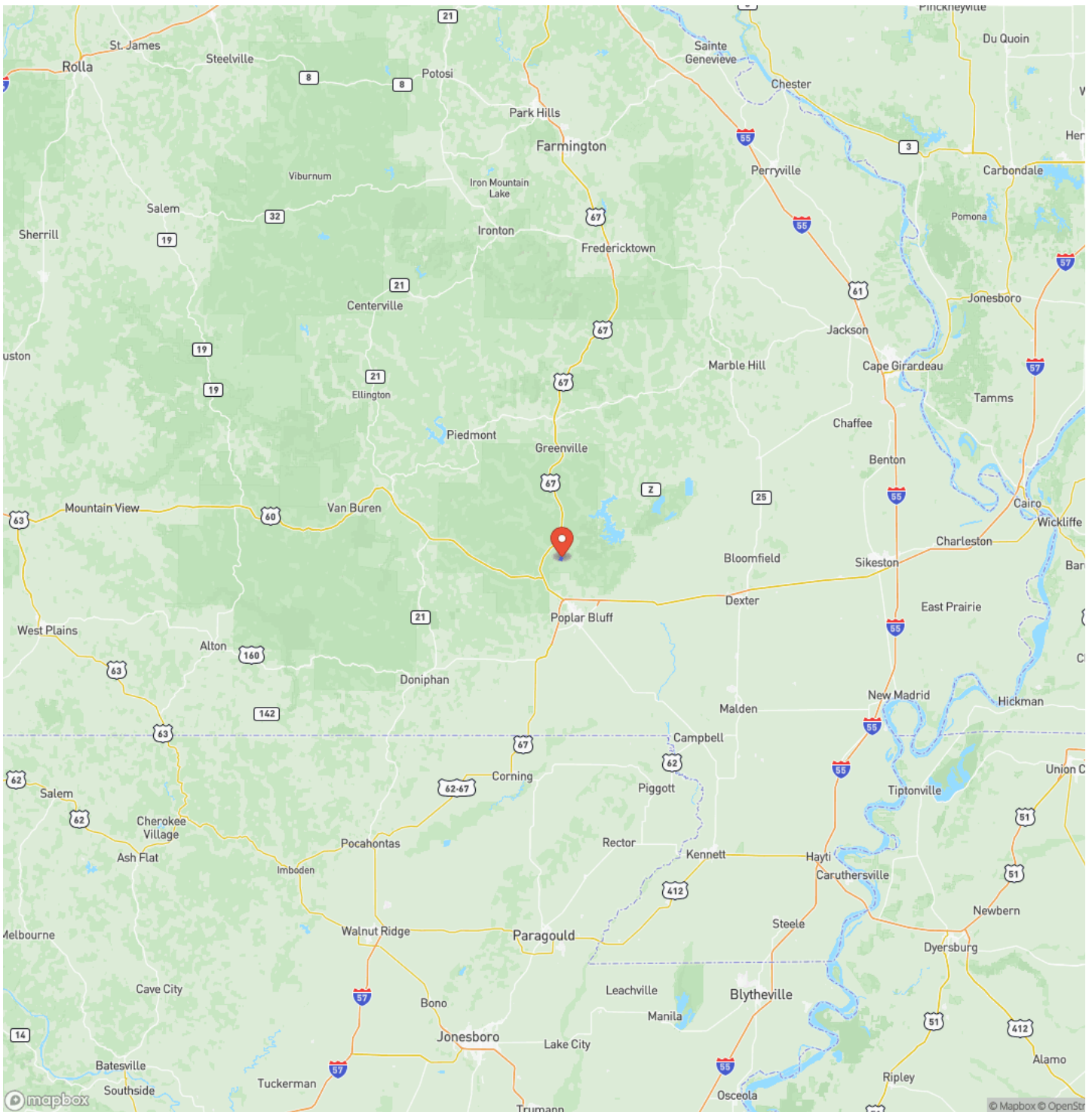
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## Locator Map



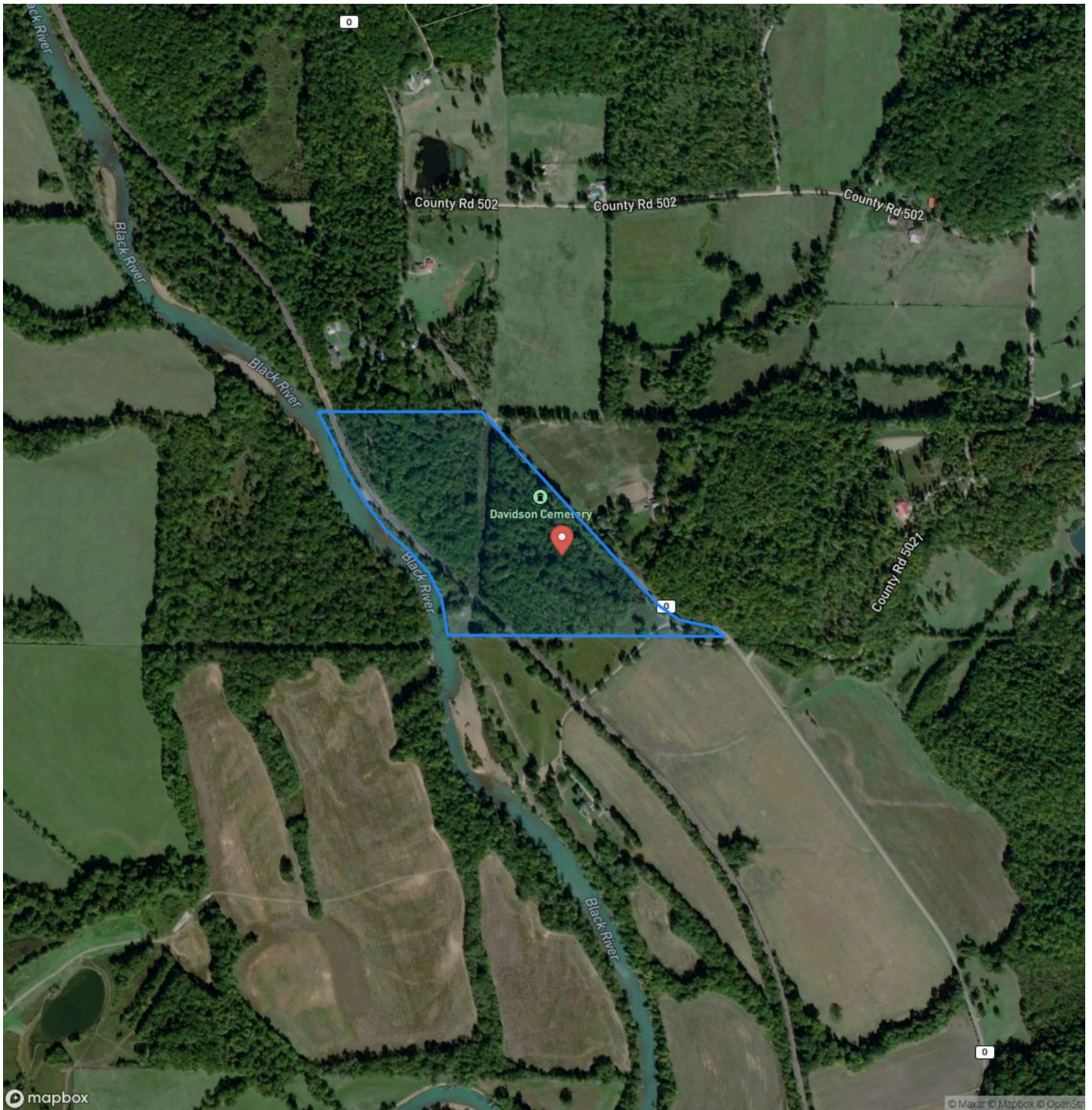
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# Locator Map



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## 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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