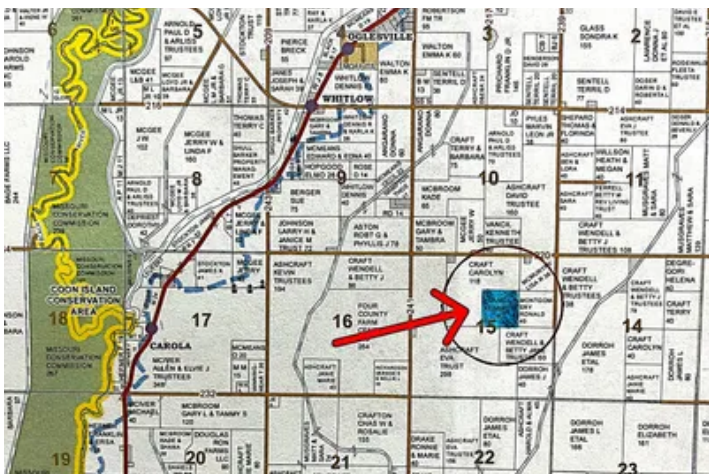


Butler County Missouri Row Crop and Hunting Land for sale
County Road 239
Qulin, MO 63961

\$275,000
41± Acres
Butler County



Butler County Missouri Row Crop and Hunting Land for sale

Qulin, MO / Butler County

SUMMARY

Address

County Road 239

City, State Zip

Qulin, MO 63961

County

Butler County

Type

Farms, Ranches, Hunting Land, Recreational Land, Business Opportunity

Latitude / Longitude

36.553539 / -90.291493

Acreage

41

Price

\$275,000

Property Website

<https://www.mossyoakproperties.com/property/butler-county-missouri-row-crop-and-hunting-land-for-sale-butler-missouri/66756/>



Butler County Missouri Row Crop and Hunting Land for sale Qulin, MO / Butler County

PROPERTY DESCRIPTION

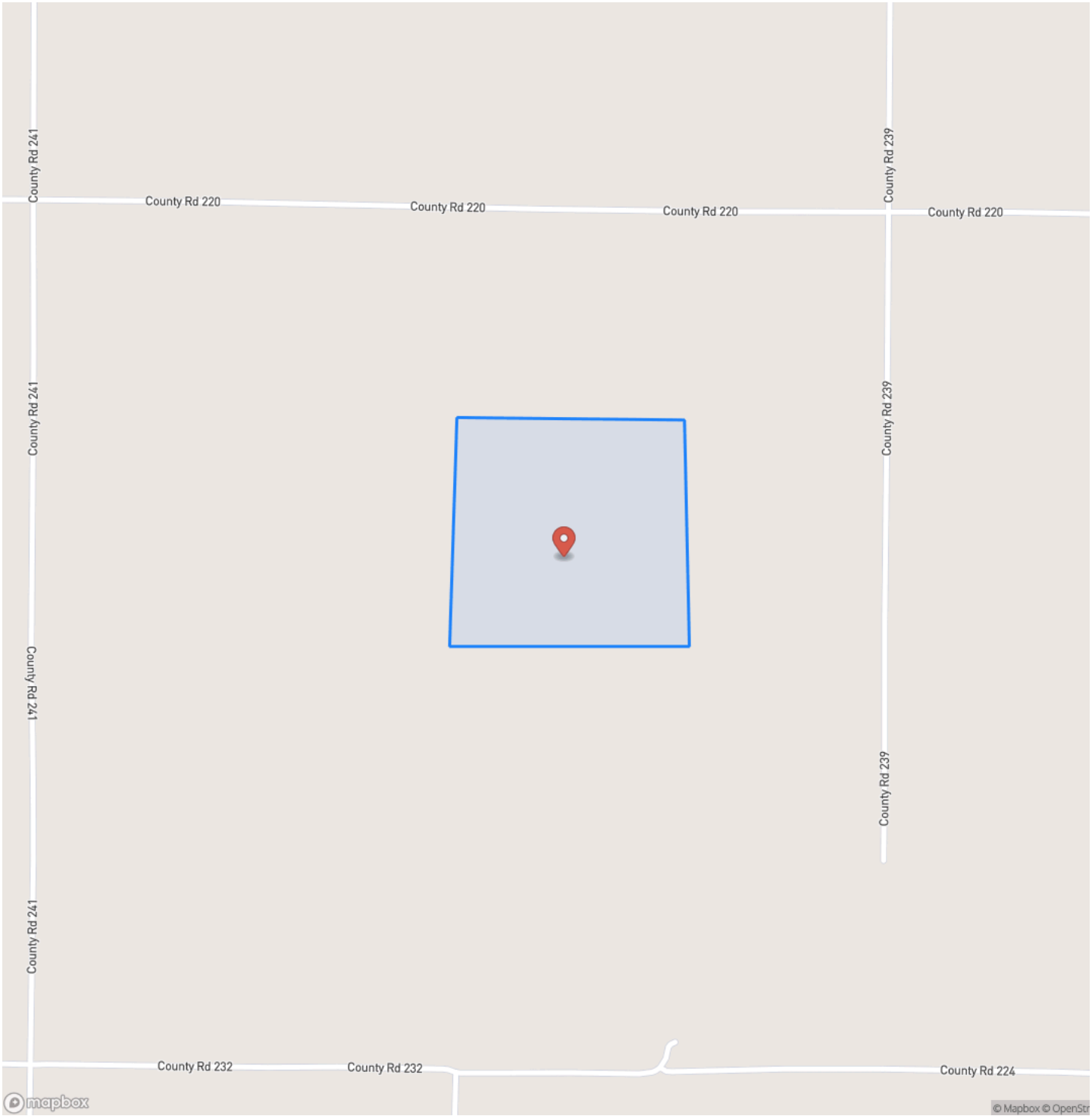
Approx. 40 acres in Southern Butler County, Missouri in the Oglesville area outside of Qulin. Here's an affordable opportunity to invest in income producing cropland. Located due East of Black River and the Coon Island Waterfowl Refuge, the lower, graded portion on the farm is a great candidate for duck and goose hunting. Laser graded and a water control structure is already in place. Foley silt loam and Calhoun silt loam soil on 0-1% grade with good drainage. The Eastern half of the property consists of Calhoun and Dubbs silt loam soil on 1-5% grades. A turbine irrigation well is situated on the SE corner of the land, and Broker notes the presence of an underground electric transformer approx. 200 feet away. Farm #6541 tracts 3381 & 3455 - Fee simple title to be conveyed. Crop base consists of corn, soybeans and wheat.

Please be respectful of the field roads during inclement weather when viewing.

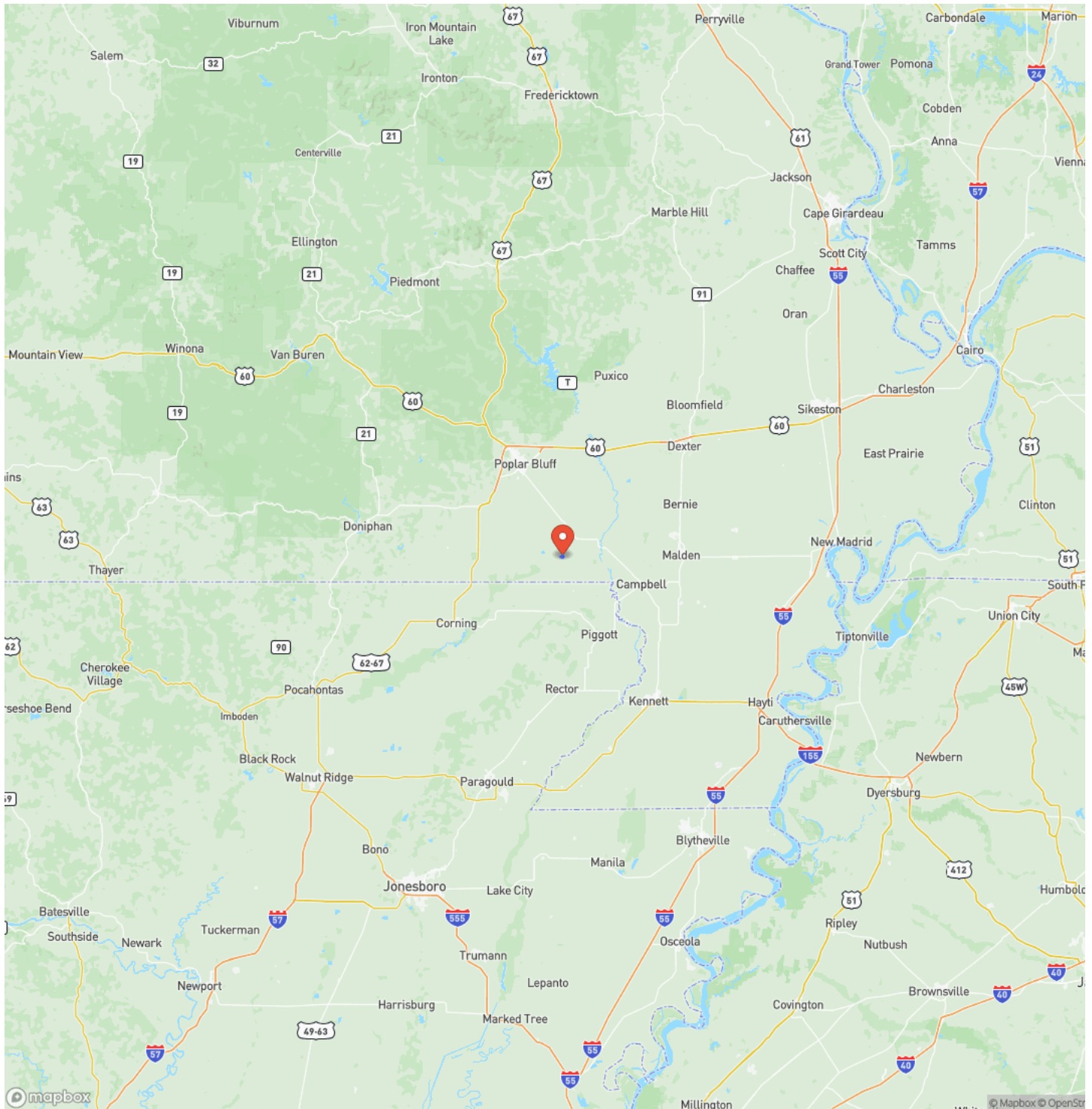
Butler County Missouri Row Crop and Hunting Land for sale
Qulin, MO / Butler County



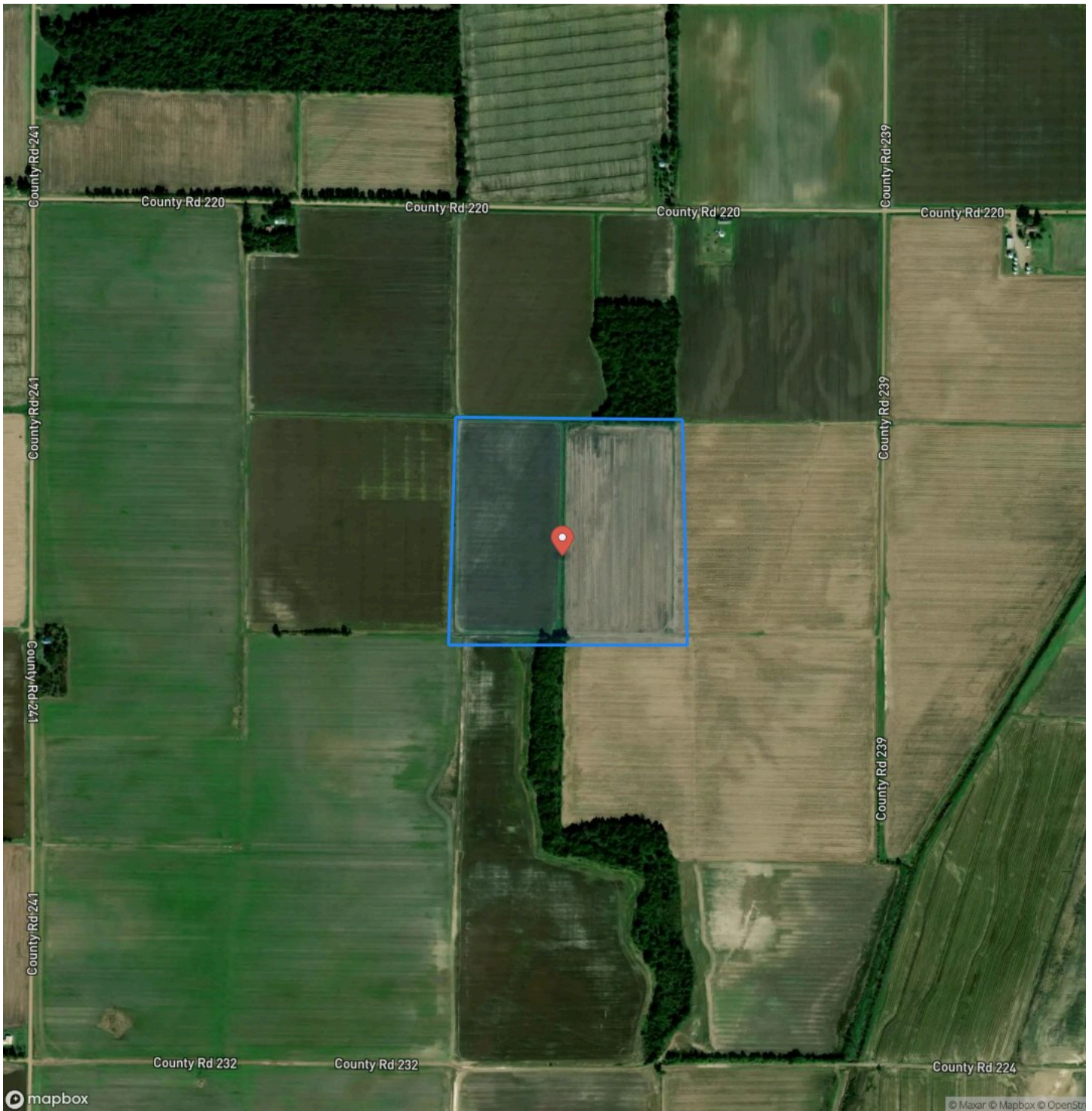
Locator Map



Locator Map



Satellite Map



Butler County Missouri Row Crop and Hunting Land for sale

LISTING REPRESENTATIVE

For more information contact:



Representative

Lucas Edington

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(573) 718-2800

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(573) 712-2252

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Address

947 N. Westwood Blvd.

City / State / Zip

Poplar Bluff, MO 63901

NOTES



[illegible]

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.

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