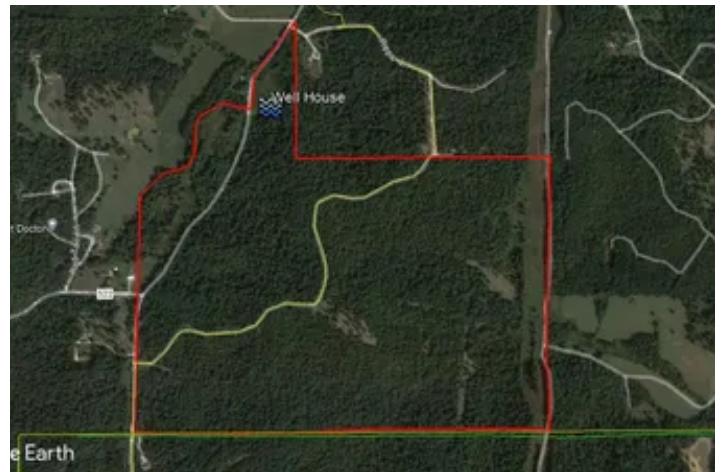


**260 +/- ac Tract For Sale in Butler County, Missouri**  
County Road 523  
Williamsville, MO 63967

**\$749,000**  
260± Acres  
Butler County



**MORE INFO ONLINE:**

**[MossyOakProperties.com](http://MossyOakProperties.com)**



**260 +/- ac Tract For Sale in Butler County, Missouri**  
**Williamsville, MO / Butler County**

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**SUMMARY**

**Address**

County Road 523

**City, State Zip**

Williamsville, MO 63967

**County**

Butler County

**Type**

Recreational Land, Hunting Land, Farms, Residential Property,  
Undeveloped Land, Timberland

**Latitude / Longitude**

36.858645 / -90.47721

**Acreage**

260

**Price**

\$749,000

**Property Website**

<https://www.mossyoakproperties.com/property/260-ac-tract-for-sale-in-butler-county-missouri-butler-missouri/43143/>



**MORE INFO ONLINE:**

**MossyOakProperties.com**

## **260 +/- ac Tract For Sale in Butler County, Missouri** **Williamsville, MO / Butler County**

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### **PROPERTY DESCRIPTION**

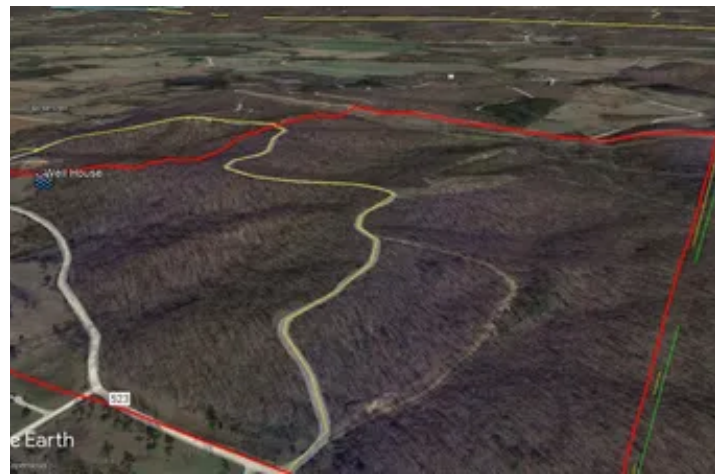
Rare 260 +/- ac tract for sale in Butler County, Missouri just outside Poplar Bluff. Located North of town on Tower Road near Black River, this excellent hill farm is an outdoor enthusiasts dream. Kept under lock and key for years and managed for wildlife, this parcel of paradise is loaded with trophy whitetail deer and impressive wild turkey flocks as well as a myriad of small game native to Southeast Missouri. Live water from Hartman Creek and another spring branch in the center keep the wildlife isolated to several improved food plots that dot the hardwood landscape. Accessed via nice graveled drive with trails winding throughout between food plots and a permanent 'condo style' hunting blind. Surrounded by large managed tracts. There are countless beautiful building sites for your dream home and with 3/4 mile of road frontage and no restrictions this is a solid candidate for future development or parceling. 140 ft drilled well with electric installed. Proposed lake site. Just wow!

**MORE INFO ONLINE:**

**[MossyOakProperties.com](http://MossyOakProperties.com)**



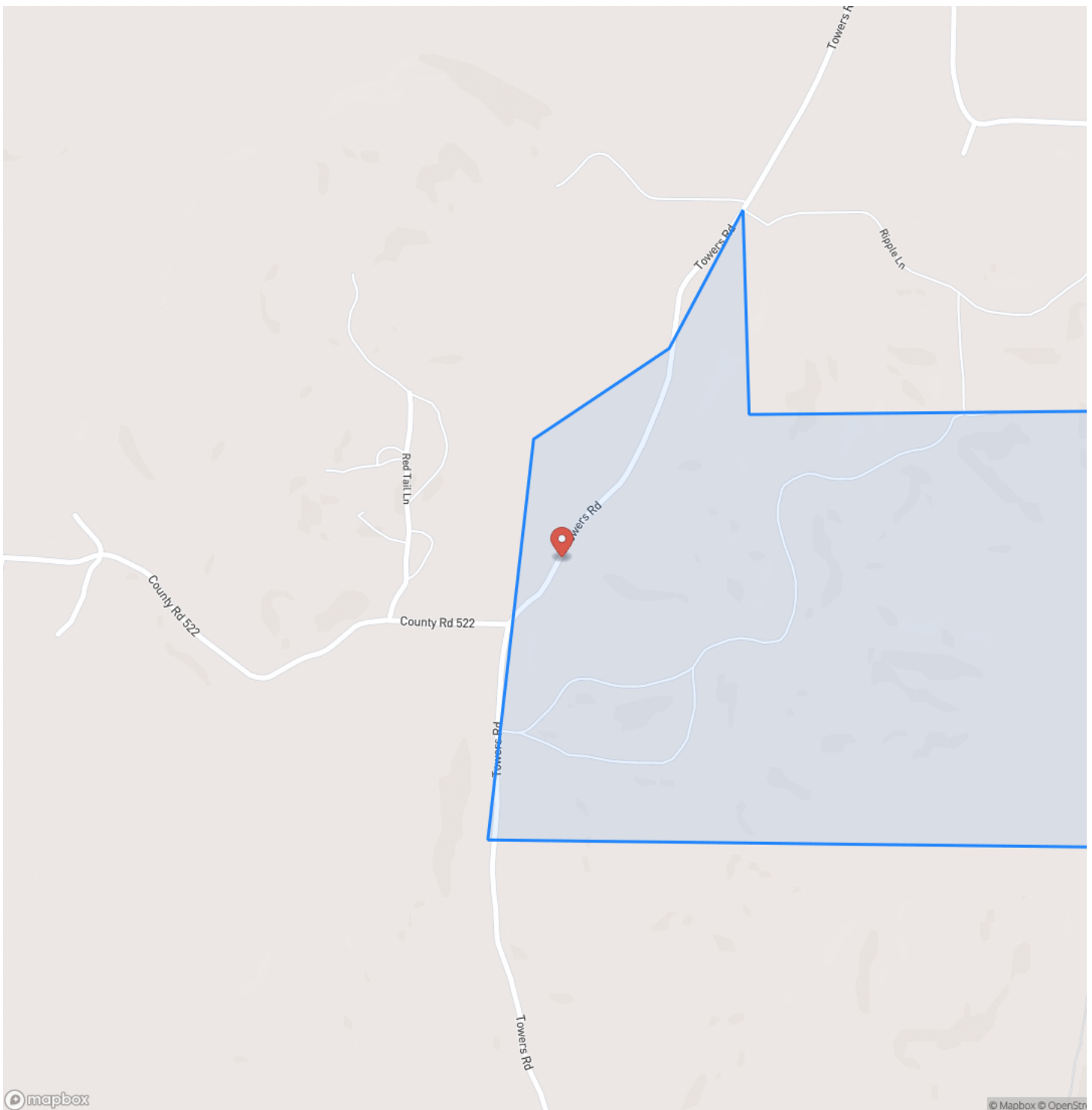
260 +/- ac Tract For Sale in Butler County, Missouri  
Williamsville, MO / Butler County



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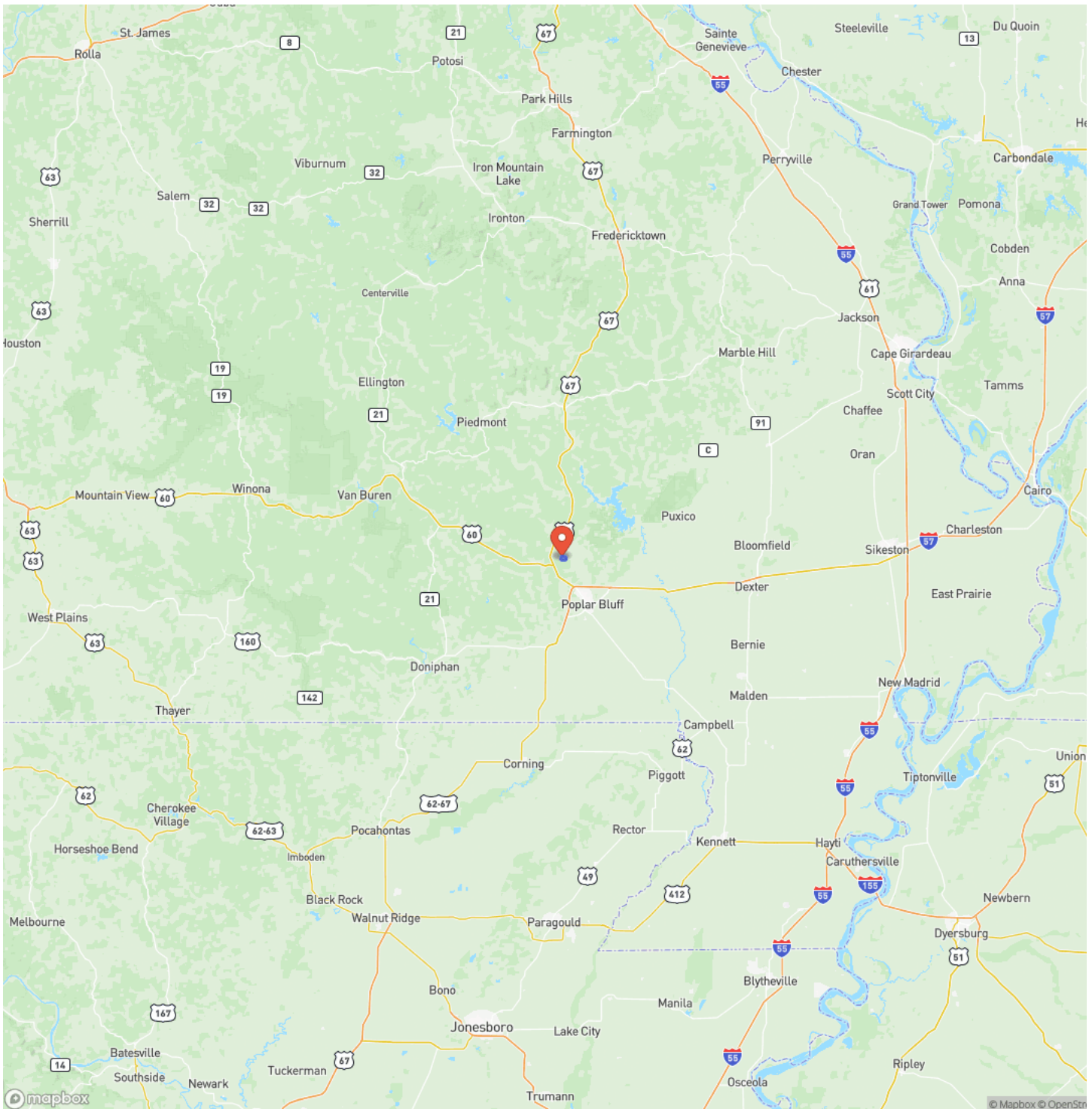
## Locator Map





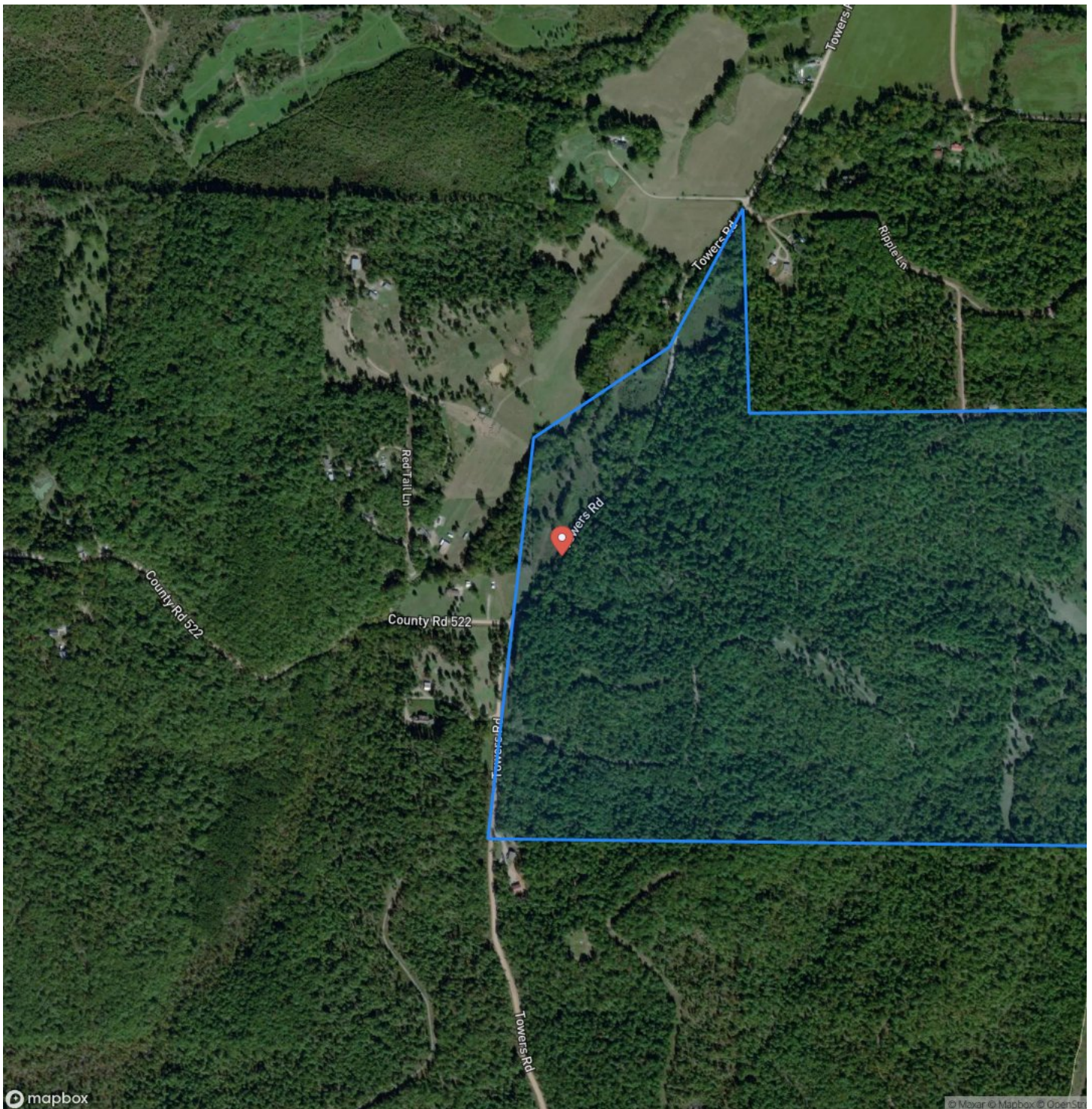
**260 +/- ac Tract For Sale in Butler County, Missouri**  
**Williamsville, MO / Butler County**

## Locator Map





## Satellite Map



## 260 +/- ac Tract For Sale in Butler County, Missouri Williamsville, 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

Poplar Bluff, MO 63901

## NOTES



**MORE INFO ONLINE:**

**MossyOakProperties.com**



## This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and extend across the width of the page. There are no margins, text, or other markings on the paper.



## **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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**Mossy Oak Properties Mozark Realty**  
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