

40+/- Acres For Sale in Butler County, MO
000 Horseshoe Valley Lane
Williamsville, MO 63967

\$169,000
40± Acres
Wayne County



MORE INFO ONLINE:

MossyOakProperties.com

40+/- Acres For Sale in Butler County, MO
Williamsville, MO / Wayne County

SUMMARY

Address

000 Horseshoe Valley Lane

City, State Zip

Williamsville, MO 63967

County

Wayne County

Type

Recreational Land, Hunting Land

Latitude / Longitude

36.865198 / -90.432914

Acreage

40

Price

\$169,000

Property Website

<https://www.mossyoakproperties.com/property/40-acres-for-sale-in-butler-county-mo-wayne-missouri/53646/>



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Williamsville, MO / Wayne County

PROPERTY DESCRIPTION

40 acres for sale in Butler County, Missouri. Welcome to your own slice of paradise on Horseshoe Lane just outside of Poplar Bluff. This stunning property boasts 40 acres of beautiful hardwood timber, some determined to be marketable, providing the perfect backdrop for a peaceful and secluded retreat. With no restrictions, the possibilities are endless on this expansive piece of land. Electricity is available, making it easy to build your dream home or cabin amidst the tranquil surroundings. Nature lovers will delight in the abundance of wildlife, including whitetail deer and turkey, making this an ideal spot for hunting enthusiasts. Enjoy access to several thousands of acres of Mark Twain National Forest just a stone's throw away. Also located close to Lake Wappapello and the beautiful Black River, you'll have convenient access to fishing, kayaking and other water activities. Don't miss out on this rare opportunity to own a piece of paradise in Southern Missouri. Schedule a showing today and start envisioning the possibilities that await you at Horseshoe Lane.

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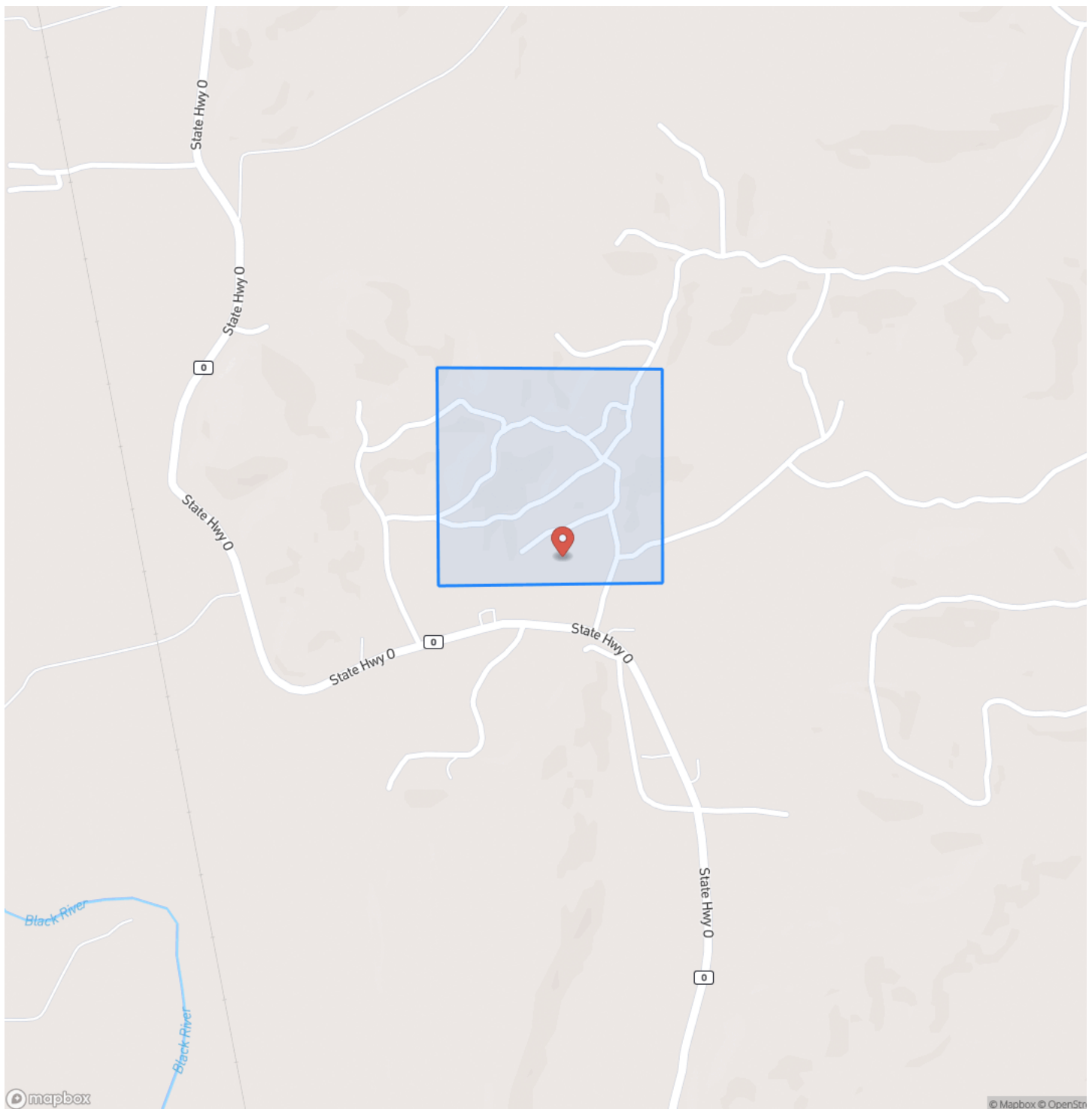
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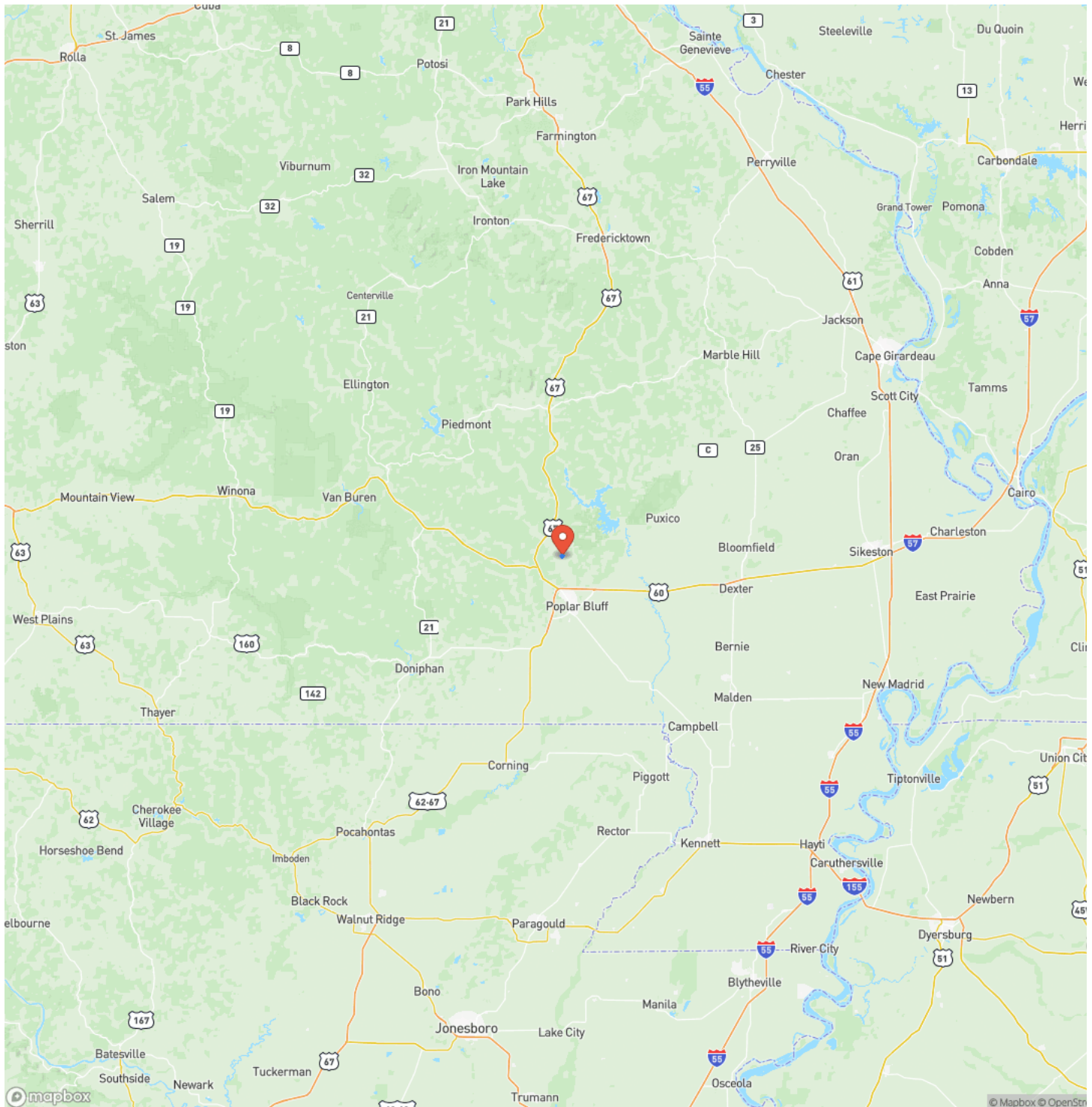
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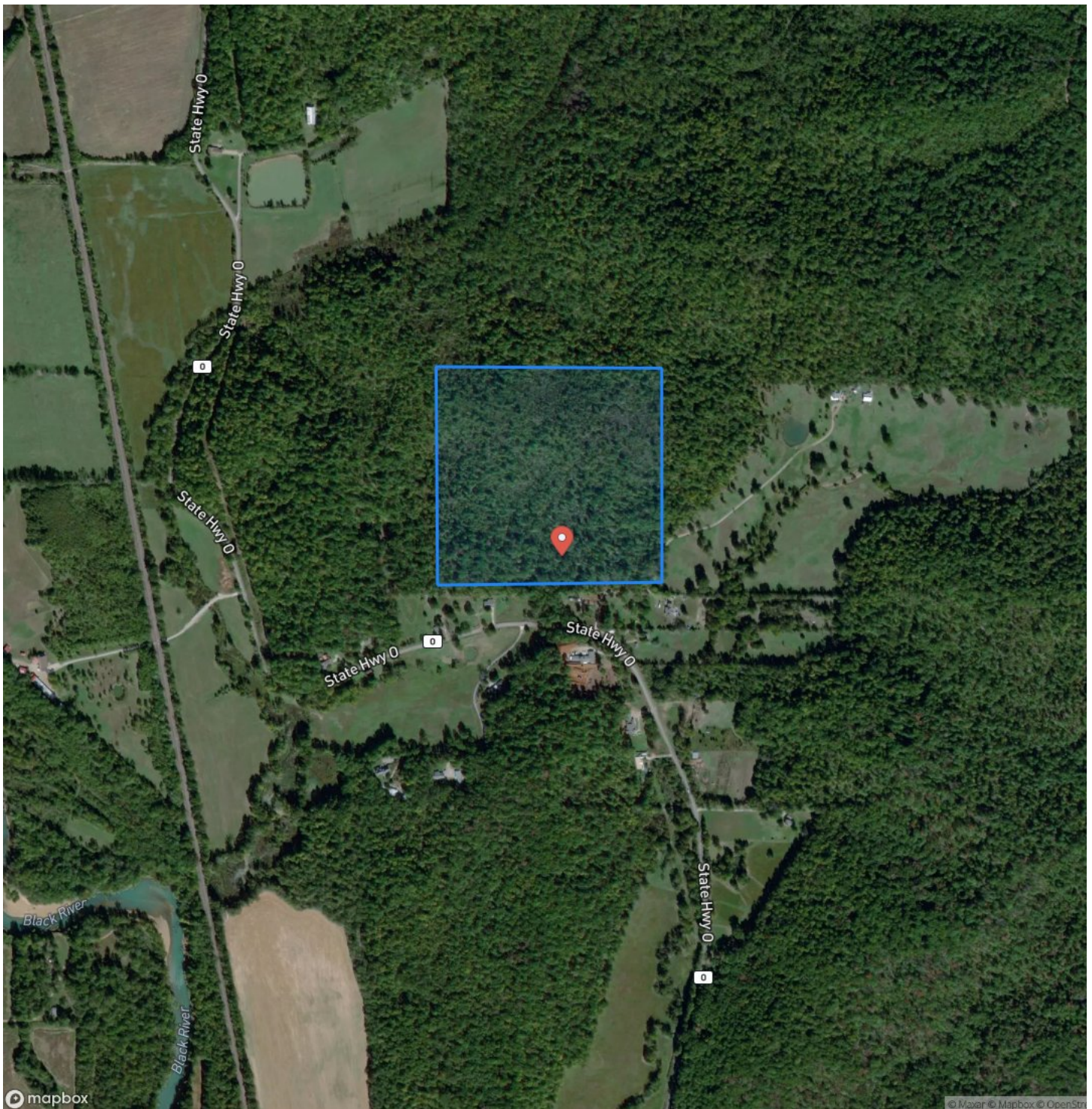
Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Poplar Bluff, MO 63901

NOTES



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MossyOakProperties.com

This image shows a blank 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.



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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