

**3 Acre Lakefront Subdivision Lot For Sale  
in Butler County, Missouri, Butler County  
Lot 16 Timberlake Trails  
Poplar Bluff, MO 63901**

**\$142,500**  
3 +/- acres  
Butler County





## 3 Acre Lakefront Subdivision Lot For Sale in Butler County, Missouri, Butler County Poplar Bluff, MO / Butler County

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### **SUMMARY**

**Address**

Lot 16 Timberlake Trails

**City, State Zip**

Poplar Bluff, MO 63901

**County**

Butler County

**Type**

Residential Property, Lot, Single Family, Lakefront

**Latitude / Longitude**

36.7769448 / -90.4829923

**Taxes (Annually)**

97

**Acreage**

3

**Price**

\$142,500

**Property Website**

<https://www.mossyoakproperties.com/property/3-acre-lakefront-subdivision-lot-for-sale-in-butler-county-missouri-butler-county-butler-missouri/25145/>



**MORE INFO ONLINE:**

**MossyOakProperties.com**

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### **PROPERTY DESCRIPTION**

531 Timberlake Trails, Poplar Bluff - Building lot located in the desirable and ever popular Timberlake Trails Subdivision, a beautiful wooded development that backs up to National Forest Lands. This 3 acre platted lot offers all public utilities, including high speed internet, all on a paved road. 2780 sq ft of basement has already been constructed with plumbing roughed in, and the seller's will include their floor plan and renderings with the sale of the land.





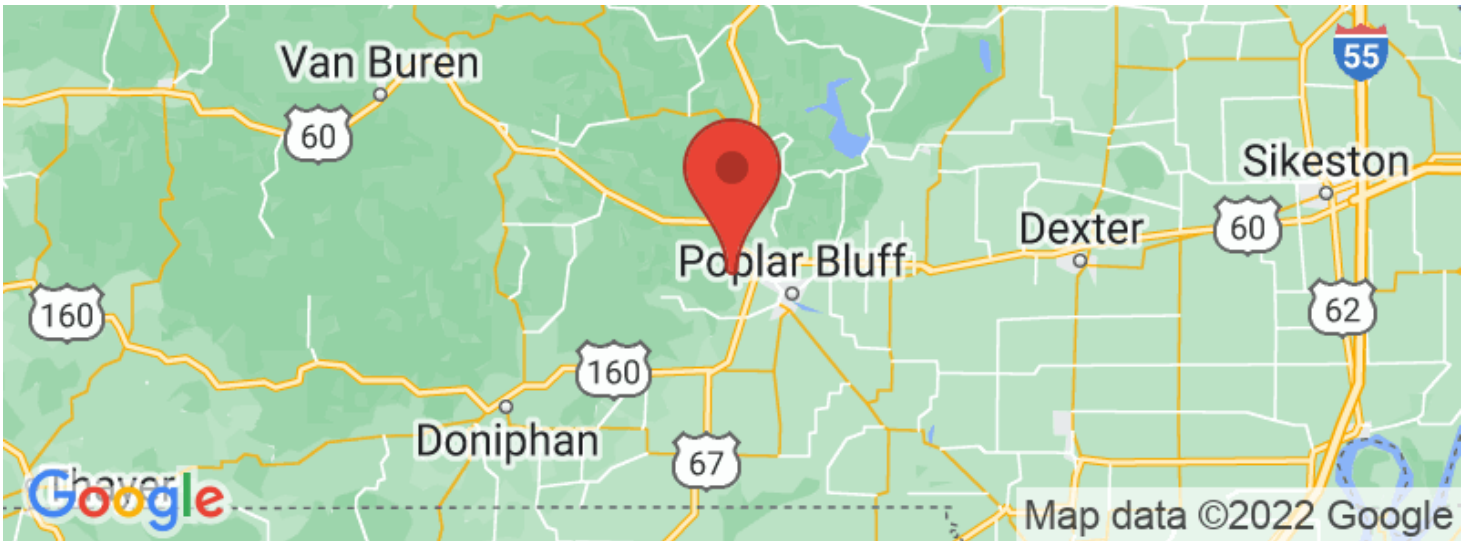
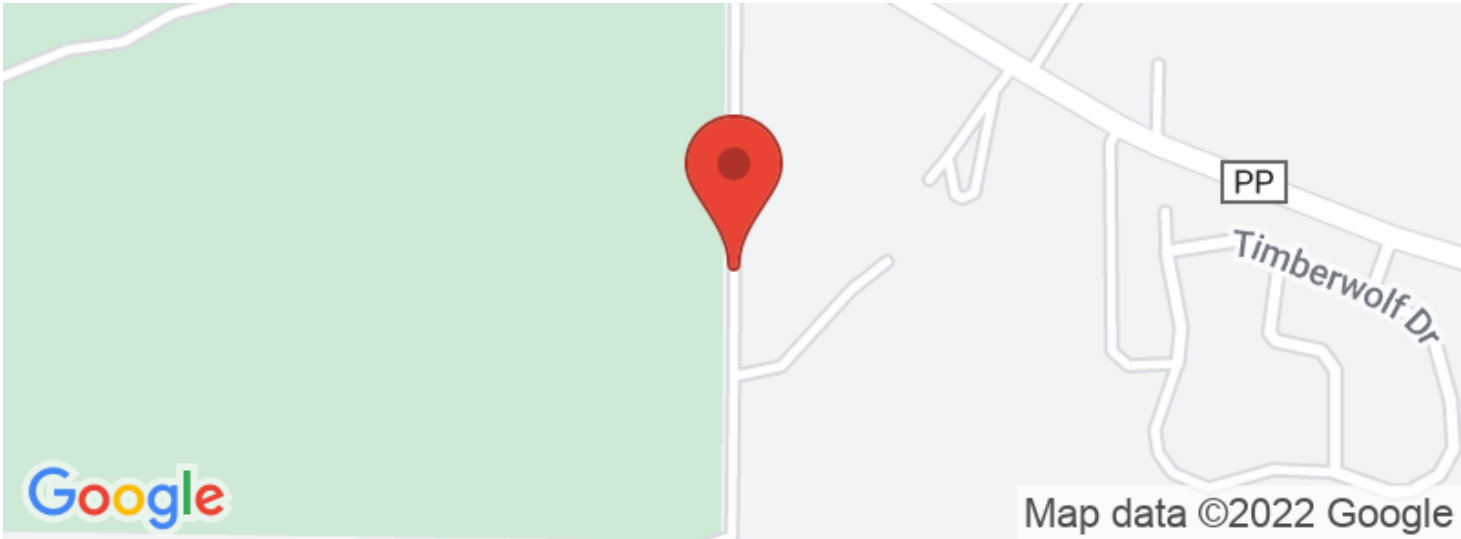
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## Locator Maps



## Aerial Maps





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Poplar Bluff, MO / Butler County

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**LISTING REPRESENTATIVE**

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**City / State / Zip**

Poplar Bluff, MO 63901

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**NOTES**

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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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**Mossy Oak Properties Mozark Realty**

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