

152 acres +/- Prime farmland in Butler County, MO
County Road 314
Poplar Bluff, MO 63901

\$866,400
152.170± Acres
Butler County



152 acres +/- Prime farmland in Butler County, MO
Poplar Bluff, MO / Butler County

SUMMARY

Address

County Road 314

City, State Zip

Poplar Bluff, MO 63901

County

Butler County

Type

Farms

Latitude / Longitude

36.701475 / -90.431705

Acreage

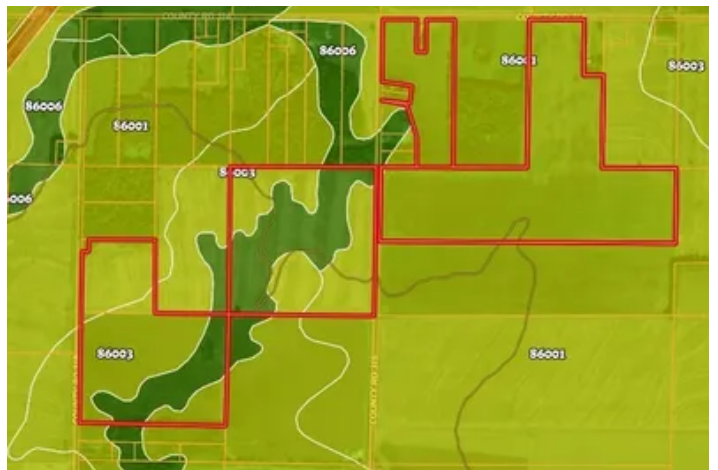
152.170

Price

\$866,400

Property Website

<https://www.mossyoakproperties.com/property/152-acres-prime-farmland-in-butler-county-mo-butler-missouri/84865/>



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PROPERTY DESCRIPTION

152± Acre Irrigated Farm Ground For Sale – Butler County, MO

Situated just south of **Poplar Bluff** along **Highway 142**, this **152± acre irrigated row crop farm** offers a rare opportunity to own **high-quality, income-producing farmland** in the heart of **Southeast Missouri**.

This tract is **graded and irrigated**, with a well-maintained system that includes **electric wells** and **underground pipe** for efficient water delivery. The farm is currently operated in **rice and soybeans**, supported by established base acres.

The soils are primarily **Calhoun silt loam**, with additional areas of **Adler silt loam** and **Amagon silt loam**—well-regarded for their productivity and suitability for row crop farming. The farm has **excellent access to all parcels** via a well-maintained **county road**, making equipment movement and field operations smooth and efficient.

Whether you're expanding your operation or seeking a solid agricultural investment, this farm offers proven performance, dependable infrastructure, and strong long-term value.

Property Highlights:

- 152± acres of **graded, irrigated farmland**
- **Electric wells** with **underground pipe irrigation system**
- **Rice and soybean base acres**
- **High-quality soils:** Calhoun, Adler, and Amagon silt loam
- **Excellent access via county road** to all parcels
- Located just minutes from Poplar Bluff on **Highway 142**
- **Investment-grade ag property** with leasing potential

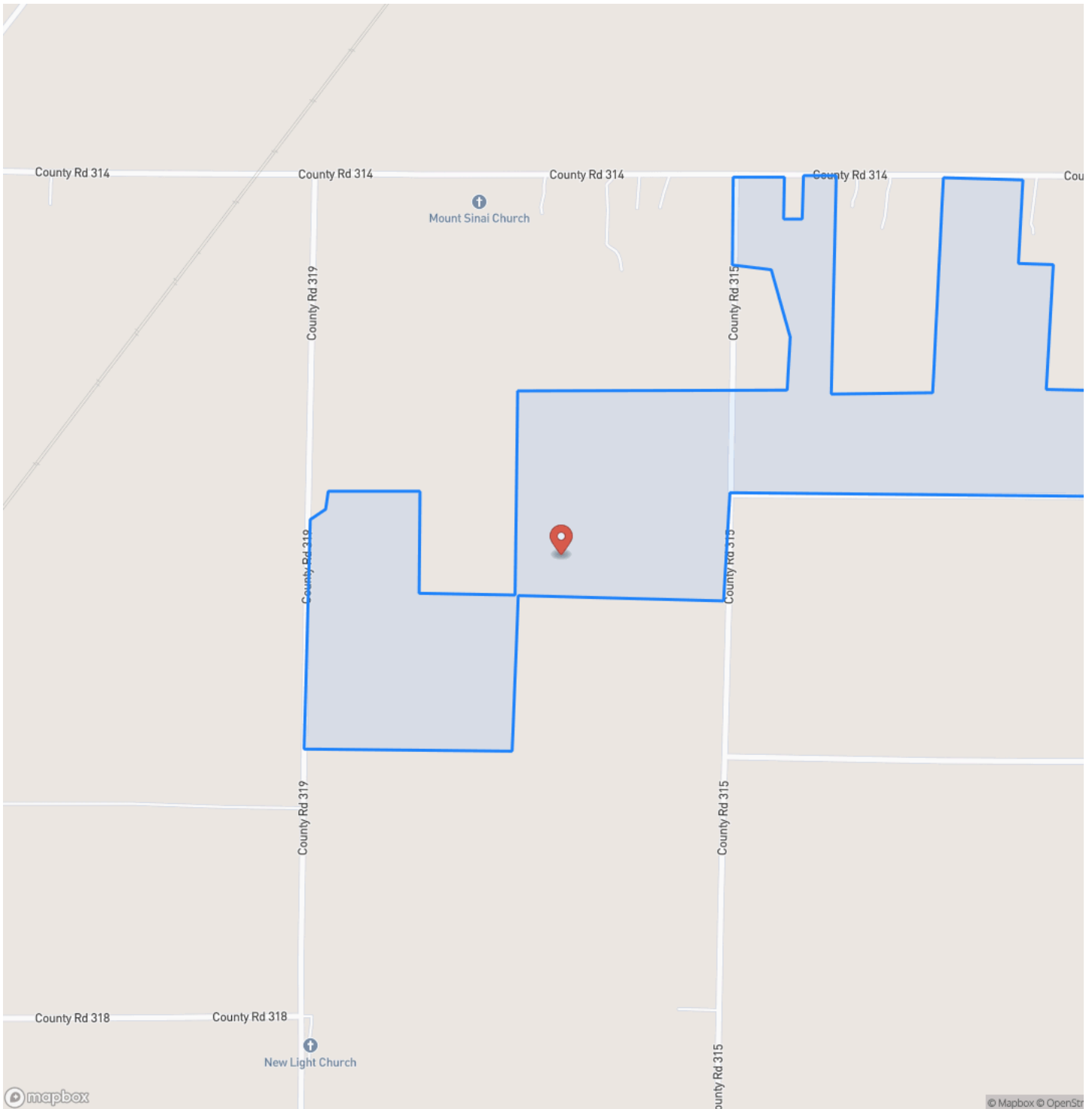
Don't miss this opportunity to secure **premium Southeast Missouri farm ground** in one of Butler County's most productive corridors.

Contact Lucas with Mozark Real Estate today for full details or to schedule a private showing. 573.712.2252

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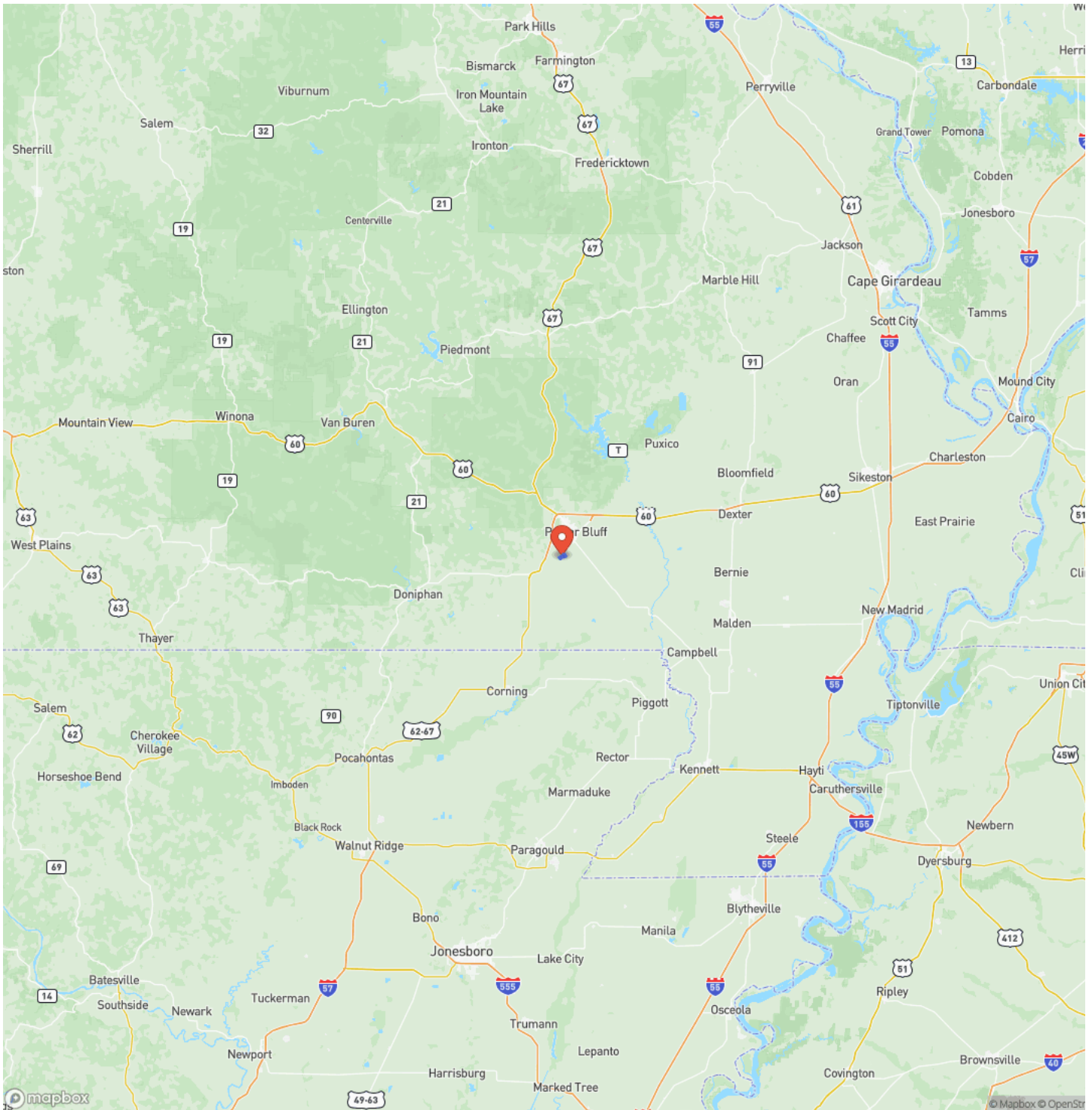


Locator Map



152 acres +/- Prime farmland in Butler County, MO
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Locator Map



152 acres +/- Prime farmland in Butler County, MO
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Satellite Map



152 acres +/- Prime farmland in Butler County, MO
Poplar Bluff, 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

NOTES

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MORE INFO ONLINE:
MossyOakProperties.com

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.

Mossy Oak Properties Mozark Realty
947 N. Westwood Blvd.
Poplar Bluff, MO 63901
(573) 712-2252
MossyOakProperties.com
