New Construction on a Secluded 6+/- Acres in Butler Co., MO
3108 Marble Hill Road
Poplar Bluff, MO 63901

$449,000
6± Acres
Butler County







SUMMARY

Address
3108 Marble Hill Road

City, State Zip
Poplar Bluff, MO 63901

County
Butler County

Type
Ranches, Single Family, Residential Property

Latitude / Longitude
36.791247 / -90.400428

Dwelling Square Feet
3,500

Bedrooms / Bathrooms
3 / 3.5

Acreage
6

Price
$449,000

Property Website
www.mossyoakproperties.com





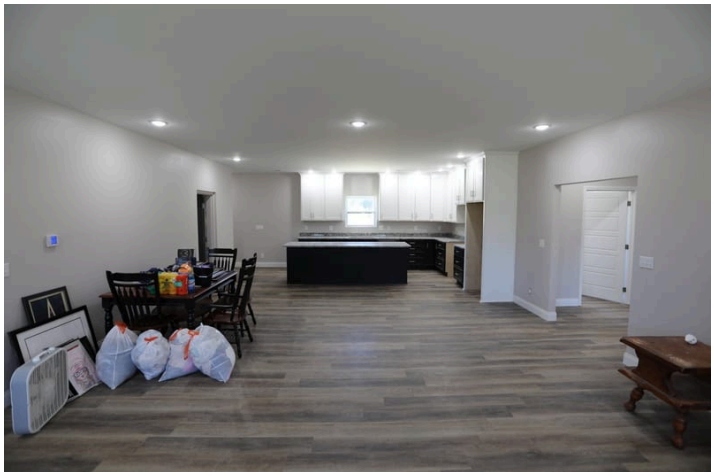


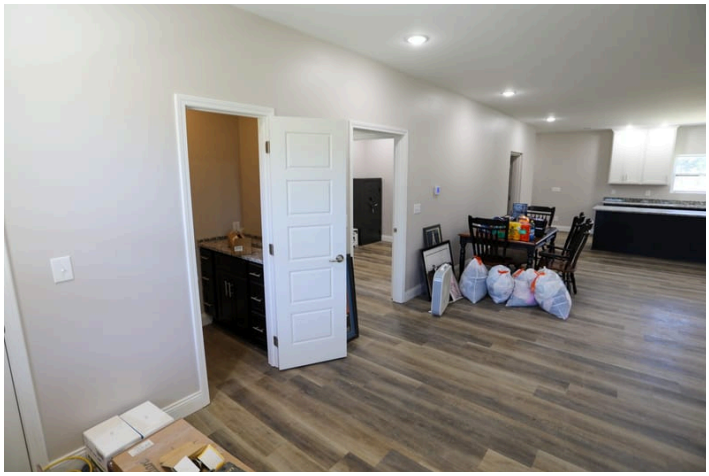
PROPERTY DESCRIPTION

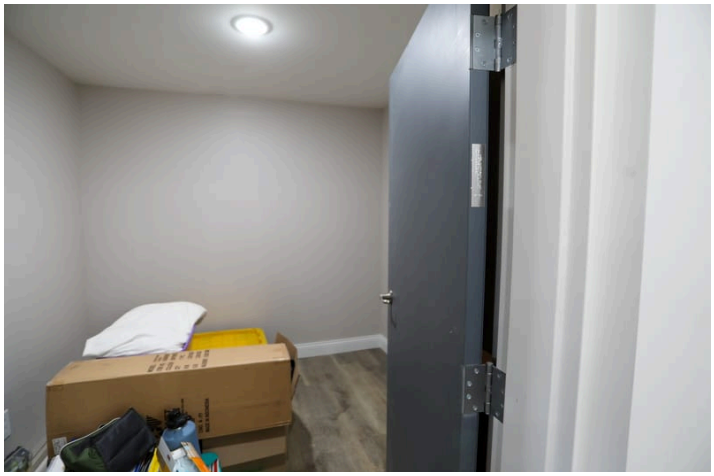
New Construction Awaits Your Vision on Secluded Marble Hill Road. An exceptional opportunity awaits to secure a newly constructed, contemporary home poised for its finishing touches at 3108 Marble Hill Road. Located on the highly desirable northern side of Poplar Bluff, this estate sits on a private 6-acre parcel and offers the perfect blend of luxury, acreage and modern living. The spacious design boasts over 3,500 square feet under roof, featuring 3 bedrooms, 3.5 baths, and numerous specialized spaces designed for a flexible lifestyle. The stunning, open-concept kitchen is the heart of the home, showcasing premium custom cabinetry with generous storage and elegant granite countertops. Functionality is paramount, with a large, dedicated utility room and two luxurious primary suites, each featuring a custom-tiled walk-in shower. The layout further includes a versatile fourth room ideal for a nursery or home office, a large attached hobby area or flex space adjacent to the garage, and an essential 9x8 fully concrete safe room located conveniently off the kitchen. The private, natural setting is truly unparalleled, featuring a peaceful pond and abundant local wildlife, creating a serene sanctuary. Much of the hard work is complete, and the sale includes most of the necessary materials, such as fixtures, allowing the discerning buyer to immediately personalize and complete this dream home. This custom project offers privacy, space, and a premium location that is rarely found in new construction.

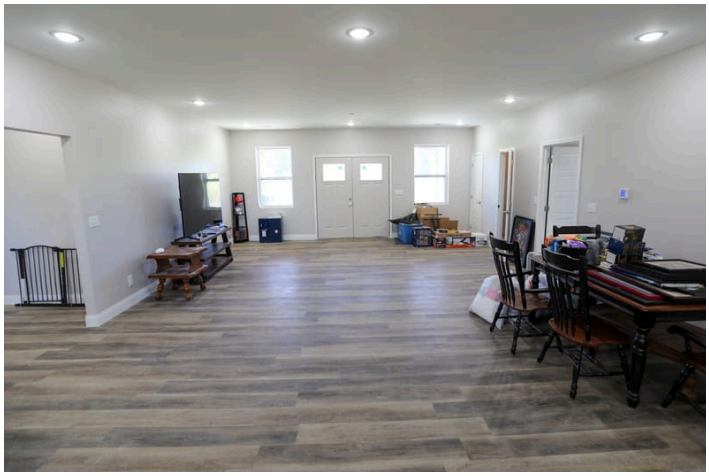




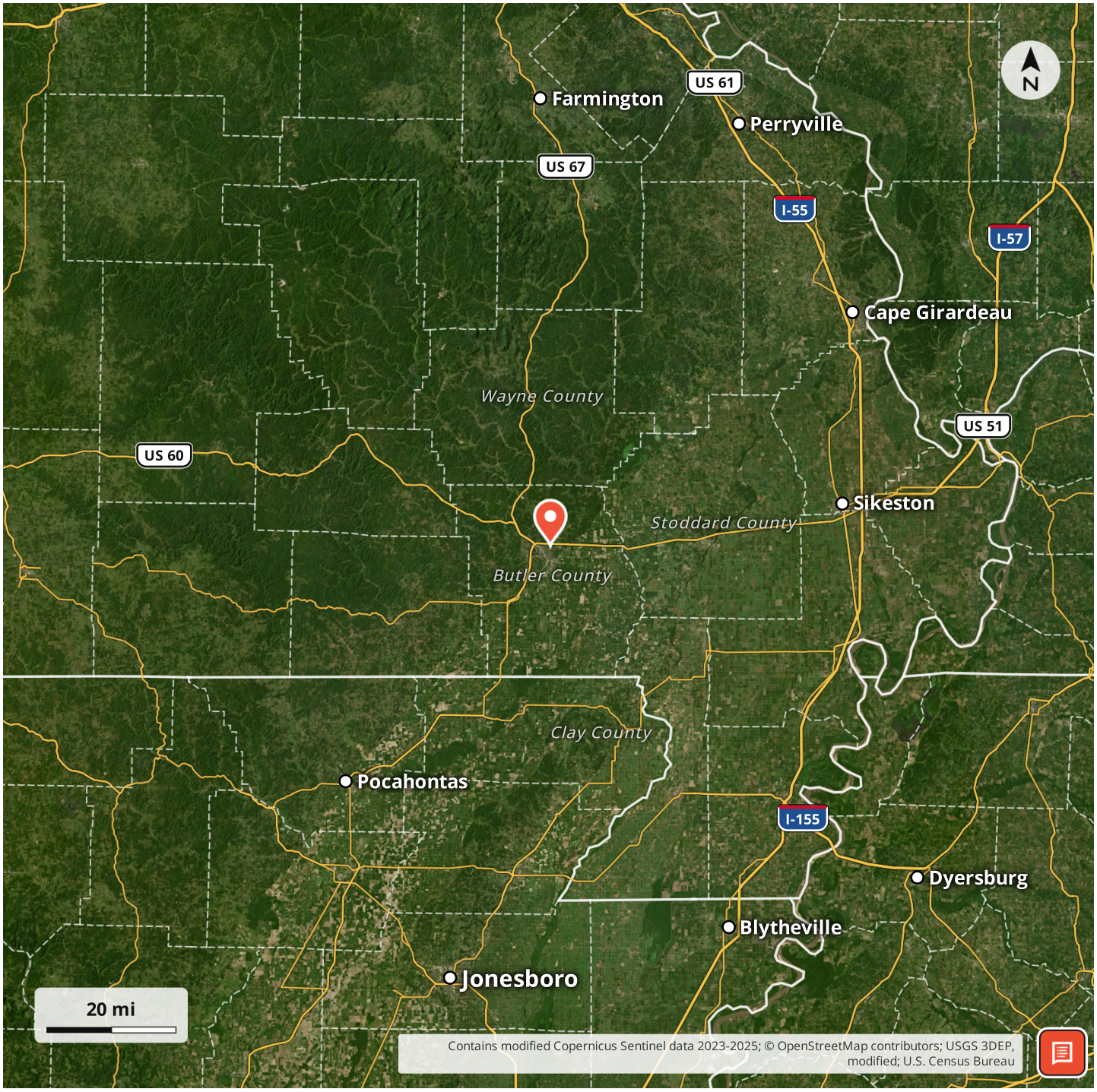




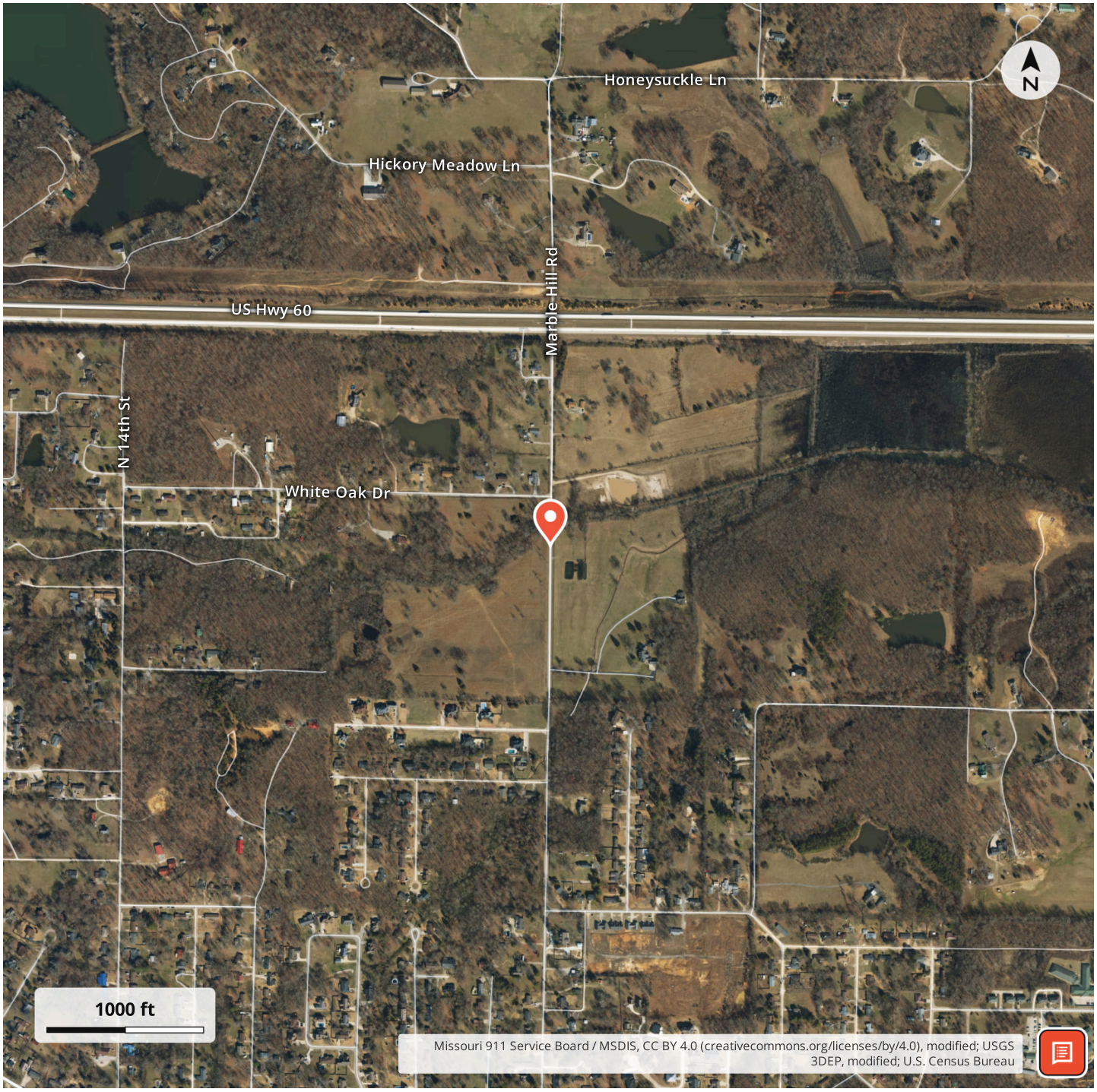




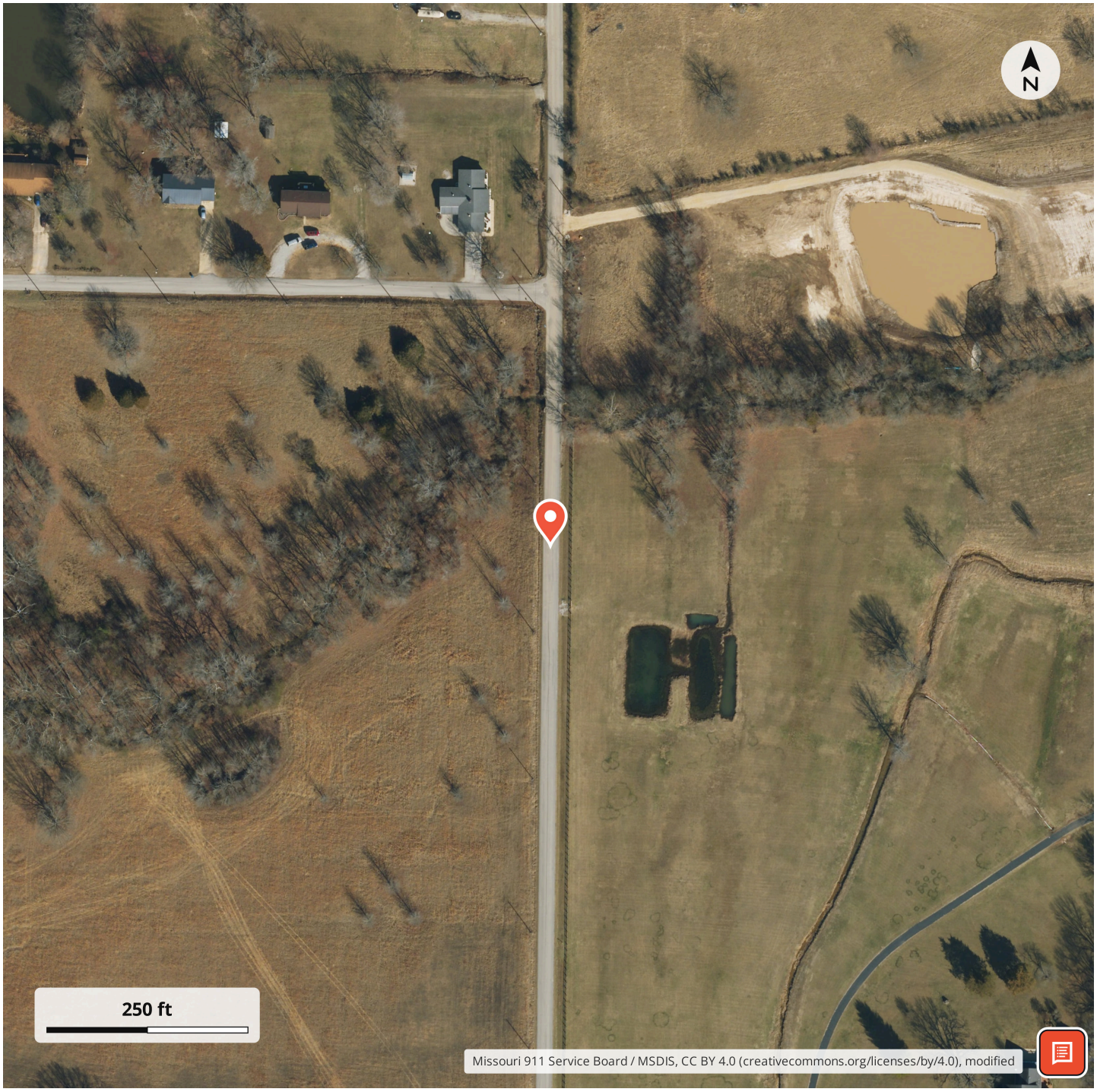
Regional Map



Locator Map


Honeysuckle Ln
Hickory Meadow Ln
US Hwy 60
Marble Hill Rd
N 14th St
White Oak Dr
N
1000 ft
Missouri 911 Service Board / MSDIS, CC BY 4.0 (creativecommons.org/licenses/by/4.0), modified; USGS 3DEP, modified; U.S. Census Bureau

Aerial Map


N
250 ft
Missouri 911 Service Board / MSDIS, CC BY 4.0 (creativecommons.org/licenses/by/4.0), modified

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

NOTES

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.

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