

**Butler Pond 159**  
**389 Butler Pond Rd.**  
**Sullivan, MO 65441**

**\$830,000**  
**159± Acres**  
**Crawford County**



**Butler Pond 159**  
**Sullivan, MO / Crawford County**

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**SUMMARY**

**Address**

389 Butler Pond Rd.

**City, State Zip**

Sullivan, MO 65441

**County**

Crawford County

**Type**

Farms, Hunting Land, Ranches, Commercial, Horse Property, Business Opportunity

**Latitude / Longitude**

38.175956 / -91.208523

**Acreage**

159

**Price**

\$830,000

**Property Website**

<https://livingthedreamland.com/property/butler-pond-159-crawford-missouri/35905/>



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**



## **PROPERTY DESCRIPTION**

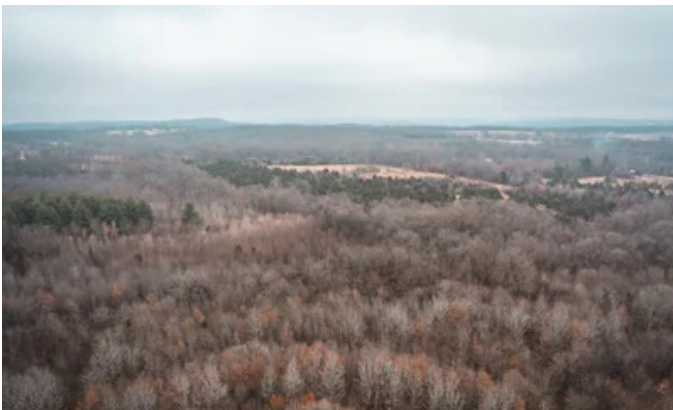
Come take a look at this 159+/- ac parcel in Sullivan MO. The property has over 900 yds of Hwy 44 frontage making it the perfect opportunity for a new business. It would also be perfect for someone that needs easy access. The property has a well, electric & even an older septic system. In addition, the property has 5 billboards that have leases and income producing. There are multiple outbuildings & barns as well that would make for great storage buildings as well. The property also has frontage on Butler Pond Rd. This was once a tree nursery & even has a burrows water line that helped to irrigate the trees. The property is also perfect for the businessman/outdoor enthusiast. There's deer, turkey, squirrels, rabbits, & even quail have been seen on the property. Most of the timber is younger making a sanctuary for wildlife. This property is also located within an hour of St. Louis. The property can be bought as a whole or it is going to be offered in 3 tracts. See map





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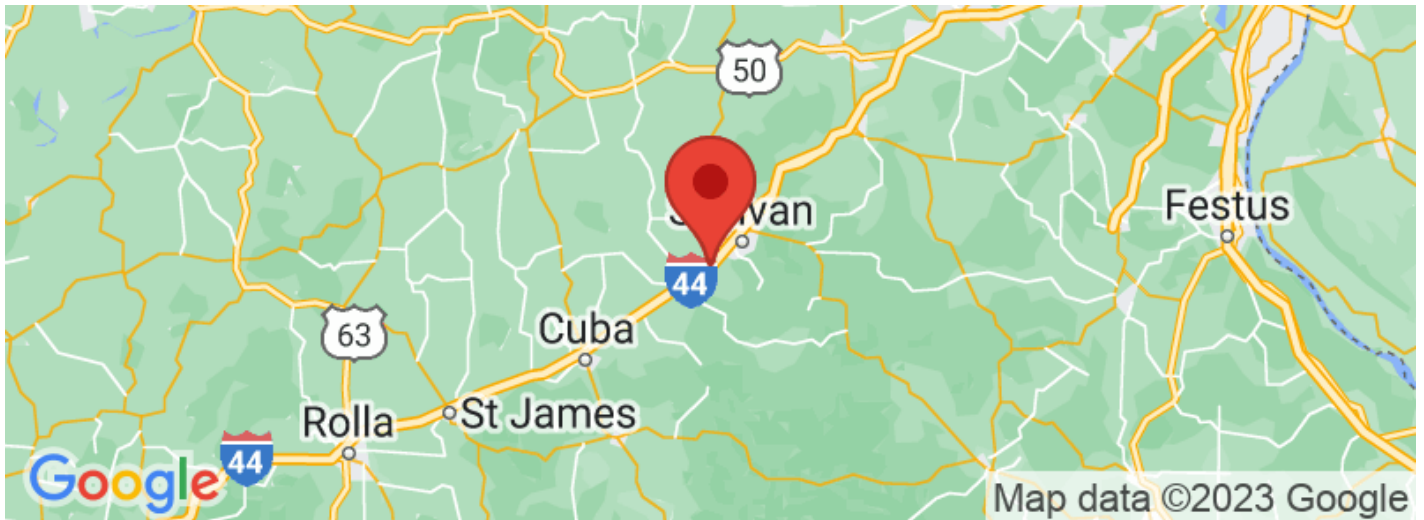
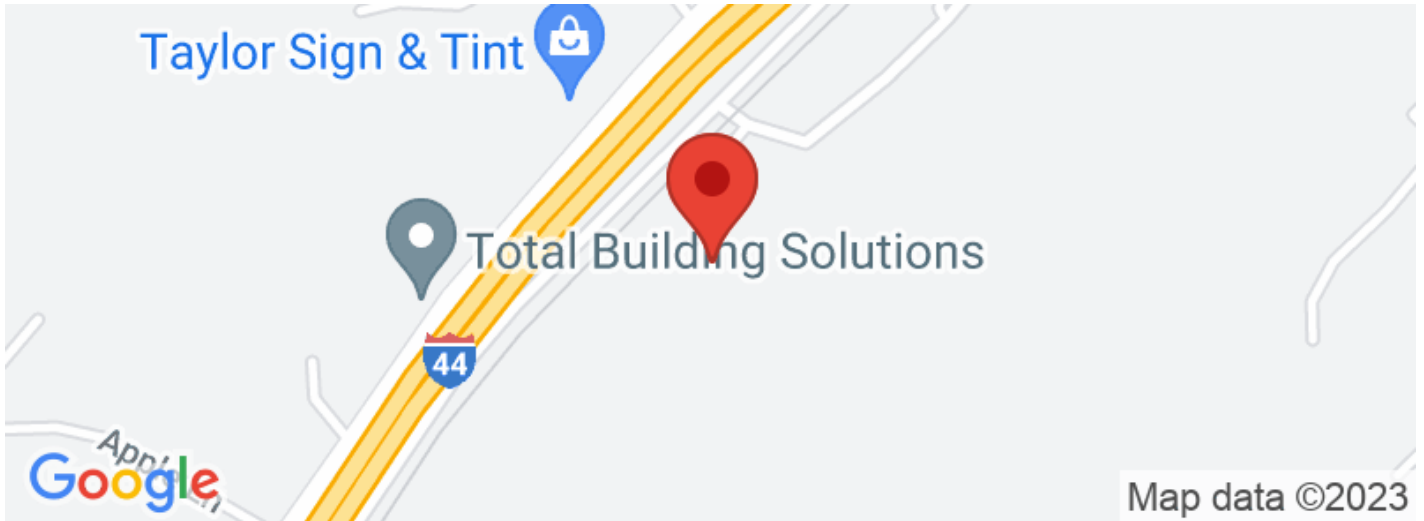


**MORE INFO ONLINE:**

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## Locator Maps



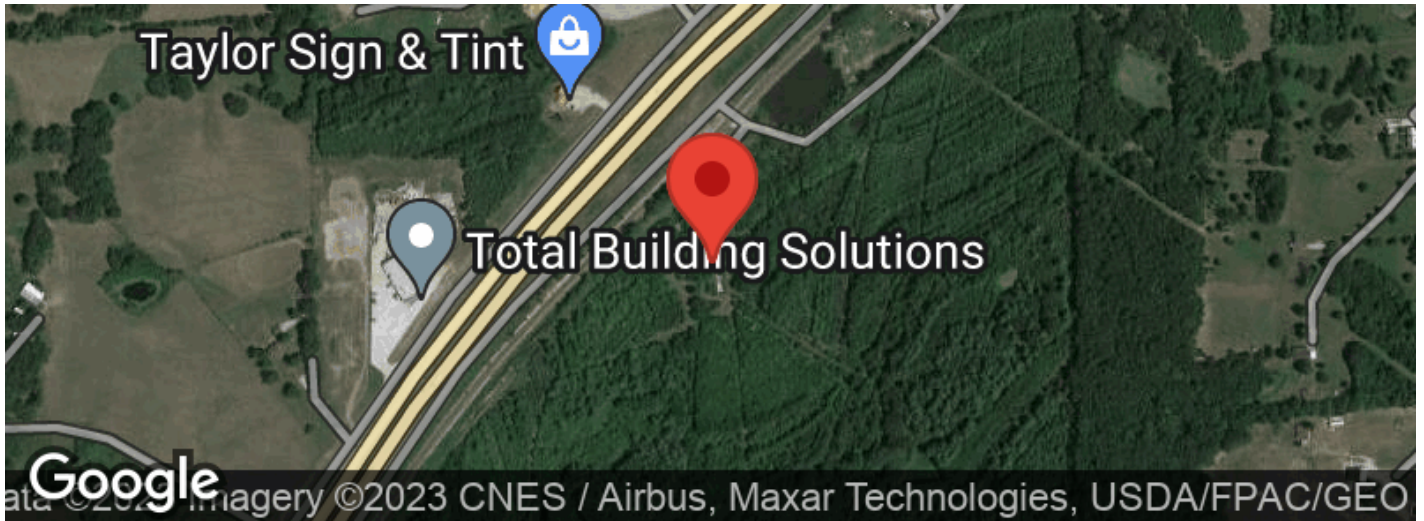
**MORE INFO ONLINE:**

<https://livingthedreamland.com/>





## Aerial Maps



## **LISTING REPRESENTATIVE**

**For more information contact:**



IMAGE NOT AVAILABLE

### **Representative**

Heather Franz

### **Mobile**

(573) 205-5939

### **Email**

heatherlivingthedream@gmail.com

### **Address**

100 chesterfield parkway

### **City / State / Zip**

Cuba, MO 65453

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## **NOTES**

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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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**Living The Dream Outdoor Properties**  
25535 Randolph Rd  
Waynesville, MO 65583  
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<https://livingthedreamland.com/>

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