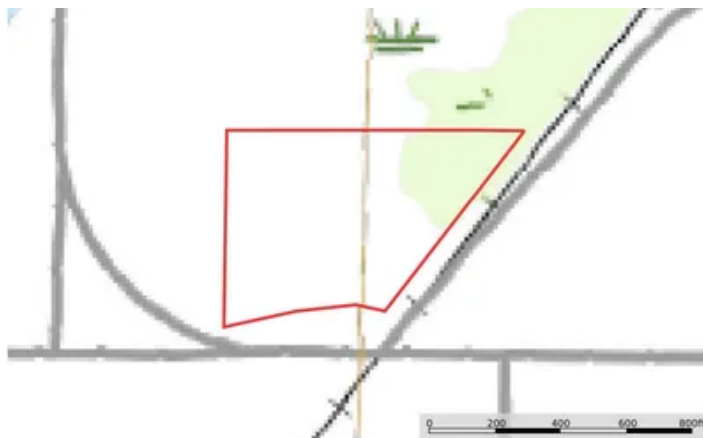


**Poplar Bluff Industrial**  
Cravens Road  
Poplar Bluff, MO 63901

**\$69,900**  
10± Acres  
Butler County



**Poplar Bluff Industrial**  
**Poplar Bluff, MO / Butler County**

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**SUMMARY**

**Address**

Cravens Road

**City, State Zip**

Poplar Bluff, MO 63901

**County**

Butler County

**Type**

Commercial, Lot, Recreational Land

**Latitude / Longitude**

36.7233 / -90.4245

**Taxes (Annually)**

781

**Acreage**

10

**Price**

\$69,900

**Property Website**

<https://livingthedreamland.com/property/poplar-bluff-industrial-butler-missouri/41790/>



**PROPERTY DESCRIPTION**

This 10-acre property on the outskirts of Poplar Bluff, Missouri, with open ground, pasture, and a 1-acre lake is a promising piece of real estate. Its location within reach of the heart of Poplar Bluff adds to its appeal, offering convenience while still enjoying the benefits of a more rural setting. With such a spacious property, there are various possibilities for its use. If you're looking to build your dream home, this property provides ample space for a residential dwelling. Given the property's location on the outskirts of Poplar Bluff, it could serve as a prime location for commercial development. The lake would also make a great picnic or fishing area.



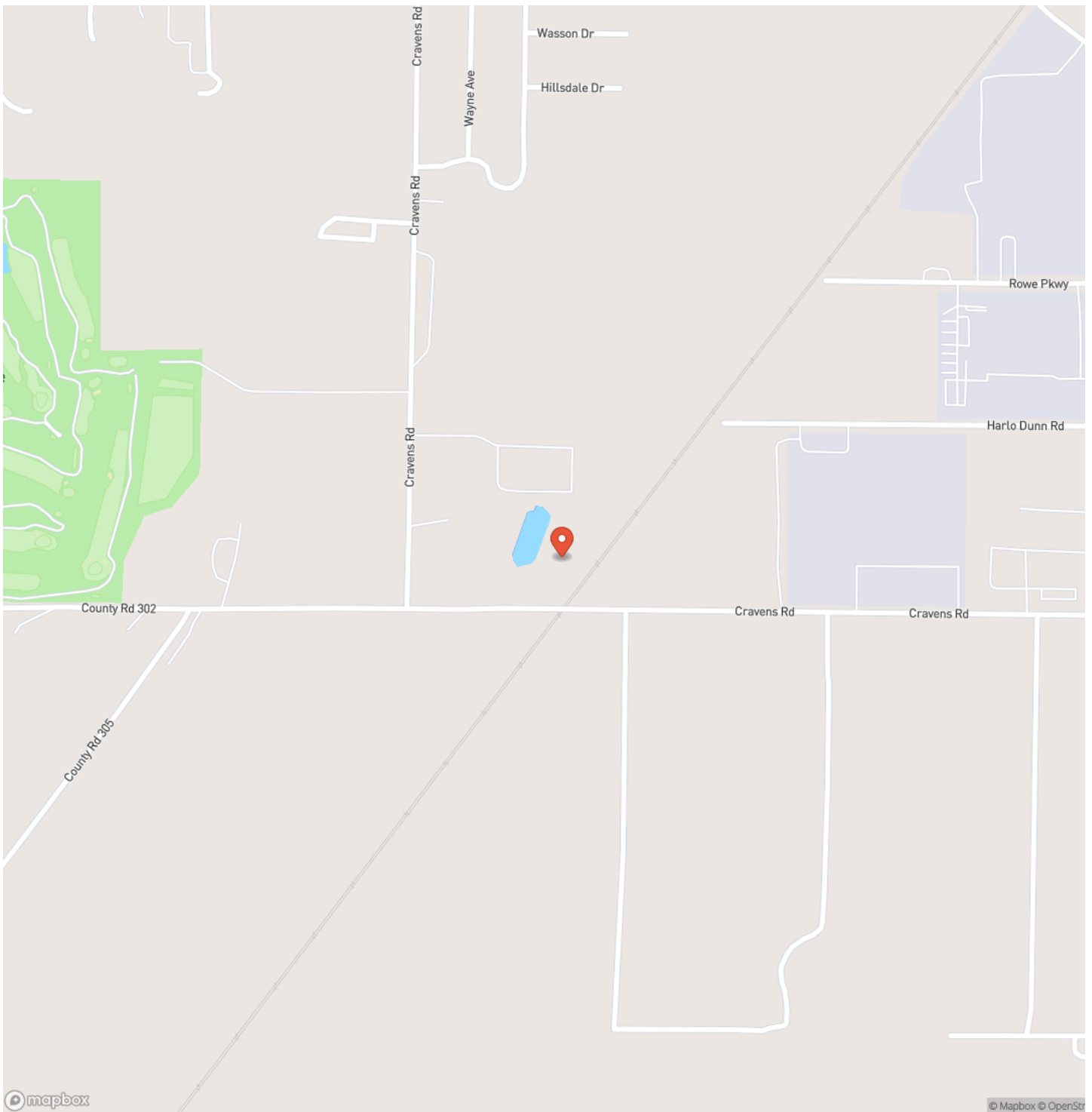


**Poplar Bluff Industrial**  
**Poplar Bluff, MO / Butler County**

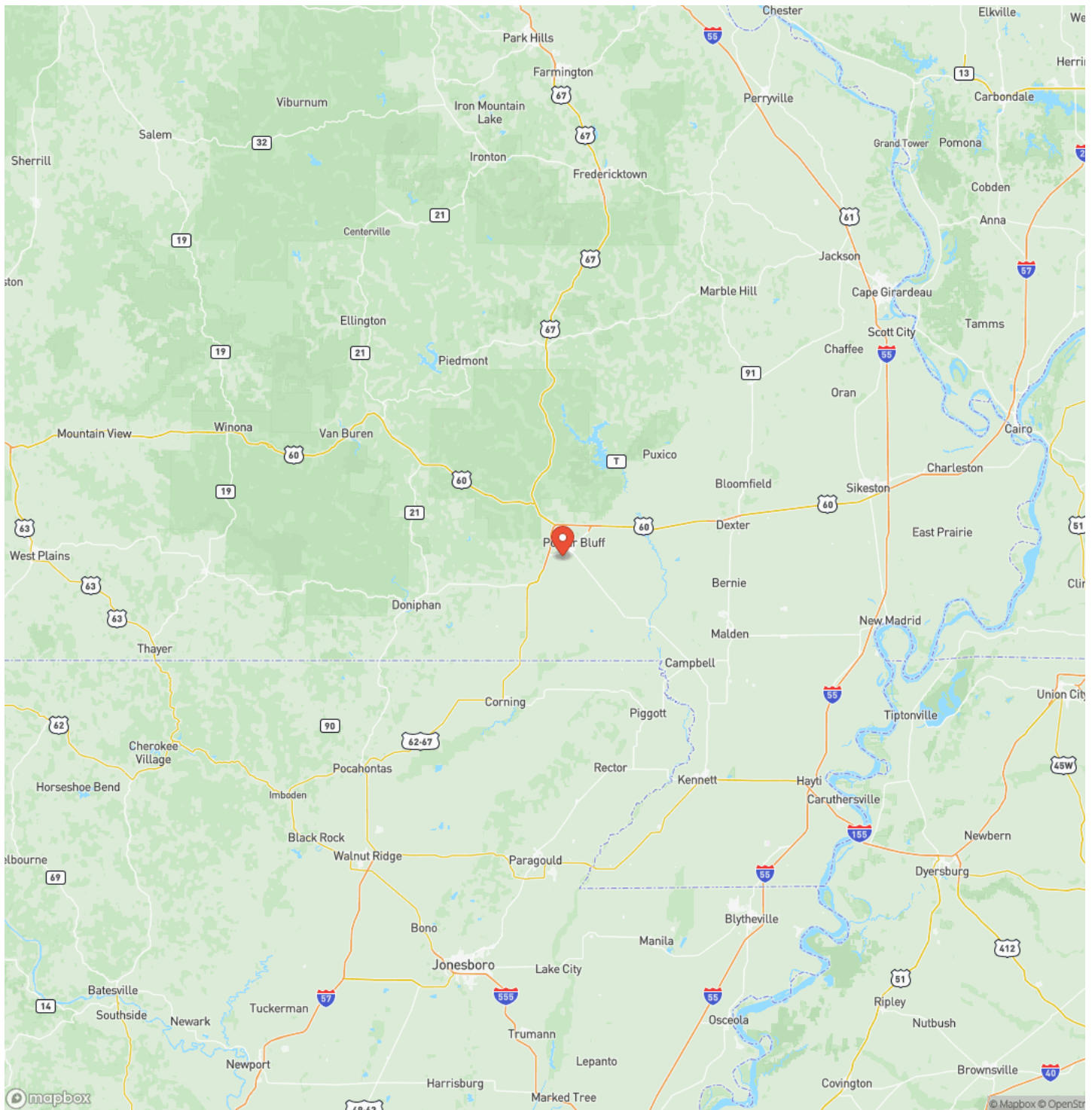
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## Locator Map



## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Hunter Hindman

## Mobile

(636) 373-1509

## Email

hunterh09@yahoo.com

## Address

100 Chesterfield Parkway

## City / State / Zip

Chesterfield, MO 63005

## NOTES

This image shows a single 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.



## This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<https://livingthedreamland.com/>

## **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**

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Leasburg, MO 65535

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