

Woodlands of Neelyville
County Road 347
Neelyville, MO 63901

\$94,900
40± Acres
Butler County



Woodlands of Neelyville
Neelyville, MO / Butler County

SUMMARY

Address

County Road 347

City, State Zip

Neelyville, MO 63901

County

Butler County

Type

Hunting Land, Recreational Land

Latitude / Longitude

36.6287 / -90.4918

Taxes (Annually)

161

Acreage

40

Price

\$94,900

Property Website

<https://livingthedreamland.com/property/woodlands-of-neelyville-butler-missouri/41847/>



MORE INFO ONLINE:

<https://livingthedreamland.com/>



PROPERTY DESCRIPTION

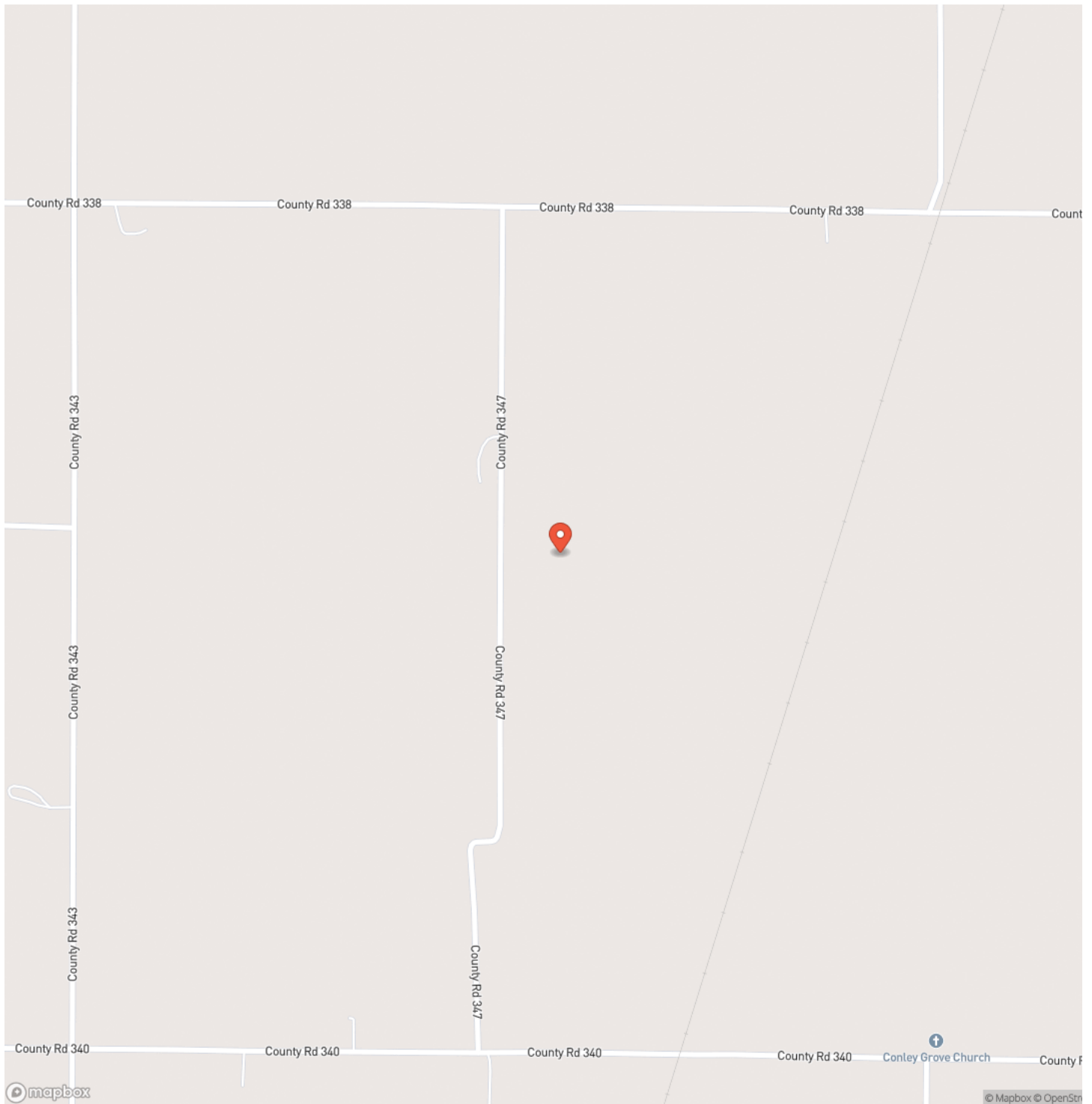
With 40 acres of land featuring flat topography, timberlands, open Savannah areas for woodlands food plots, and thick bedding areas, you have a diverse habitat that attracts deer and turkey, making it perfect for the hunting enthusiasts. The surrounding soybean and rice fields further enhance the appeal of your property and these agricultural fields provide a valuable food source for wildlife, making your land an attractive travel area for deer and turkey. Additionally, the proximity of your property to Poplar Bluff, within a 20-minute drive, offers convenience while still providing a secluded hunting experience. Having gravel road frontage is advantageous as it provides easy access to your property, making transportation of equipment and game more convenient.



Woodlands of Neelyville
Neelyville, MO / Butler County



Locator Map

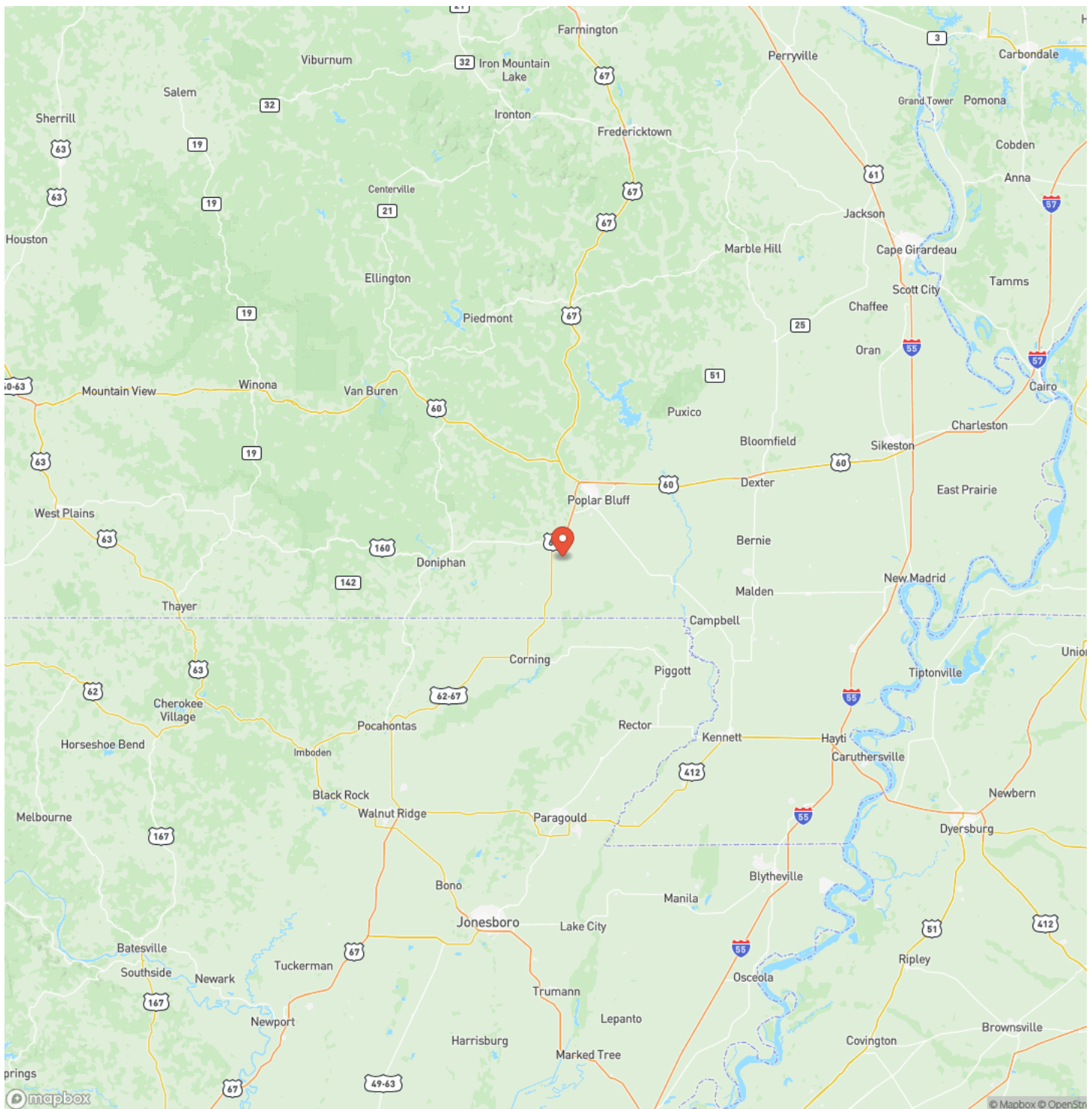


MORE INFO ONLINE:

<https://livingthedreamland.com/>



Locator Map



MORE INFO ONLINE:

<https://livingthedreamland.com/>



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

[illegible]

This image shows a single sheet of white paper with horizontal blue 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.



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.



Living The Dream Outdoor Properties
100 Chesterfield Parkway
Chesterfield, MO 63005
(855) 289-3478
<https://livingthedreamland.com/>

