

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

\$830,000
159± Acres
Crawford County



MORE INFO ONLINE:

<https://livingthedreamland.com/>



Butler Pond 159
Sullivan, MO / Crawford County

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/>



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PROPERTY DESCRIPTION

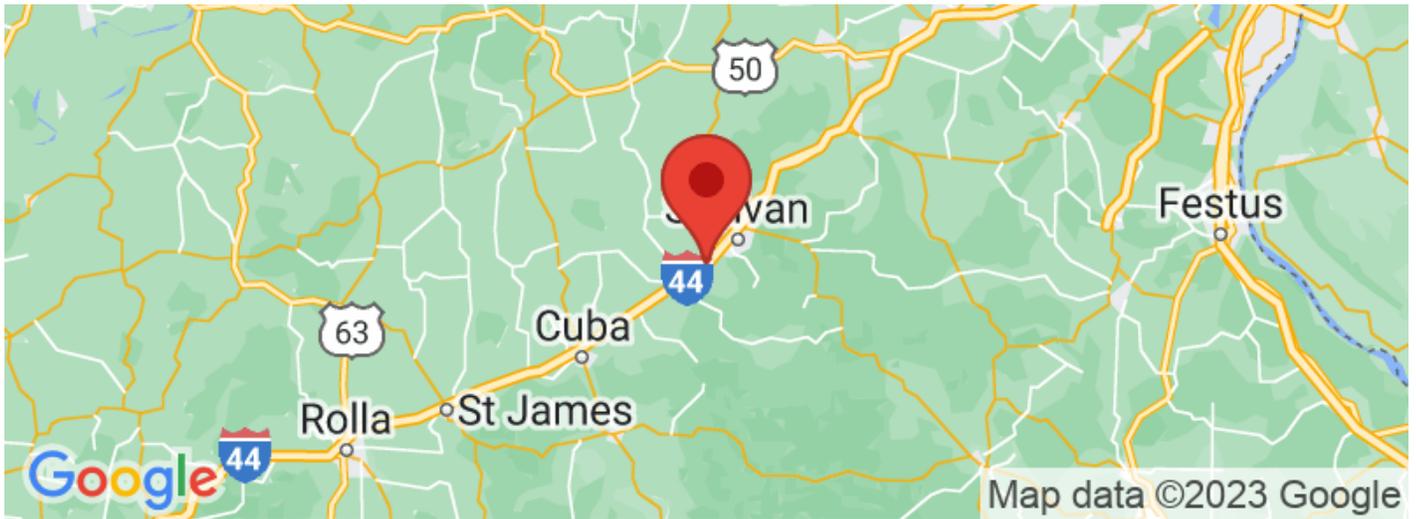
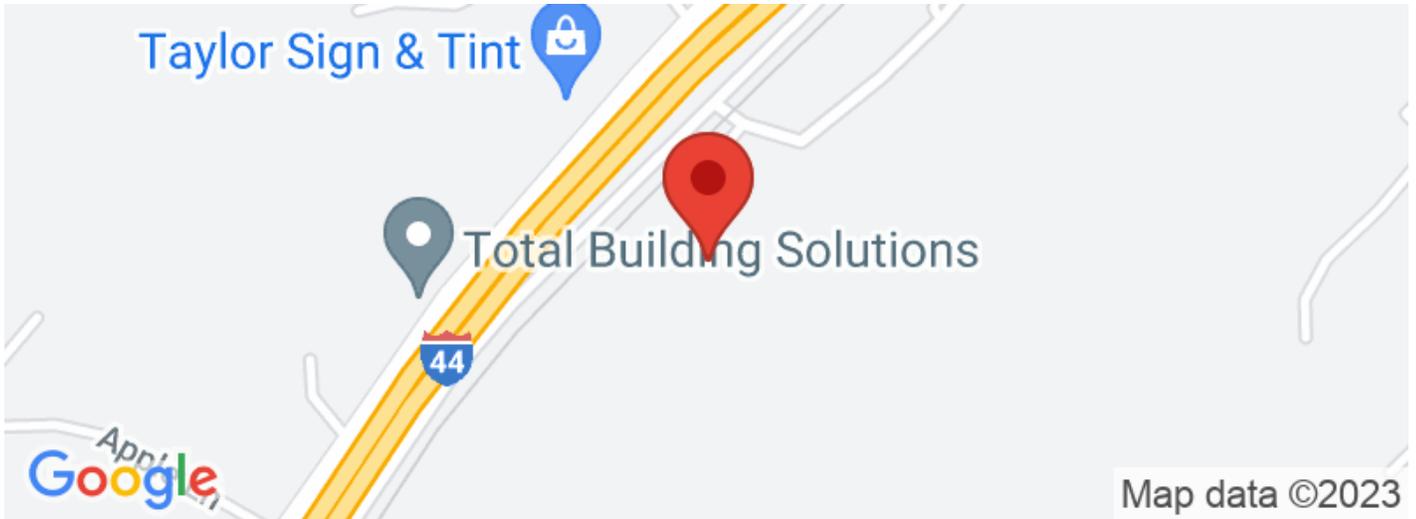
Come take a look at this 159+/- ac parcel in Sullivan MO. The property has over 900 yds of Hwy 44 frontage making it the perfect opportunity for a new business. It would also be perfect for someone that needs easy access. The property has a well, electric & even an older septic system. In addition, the 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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Locator Maps

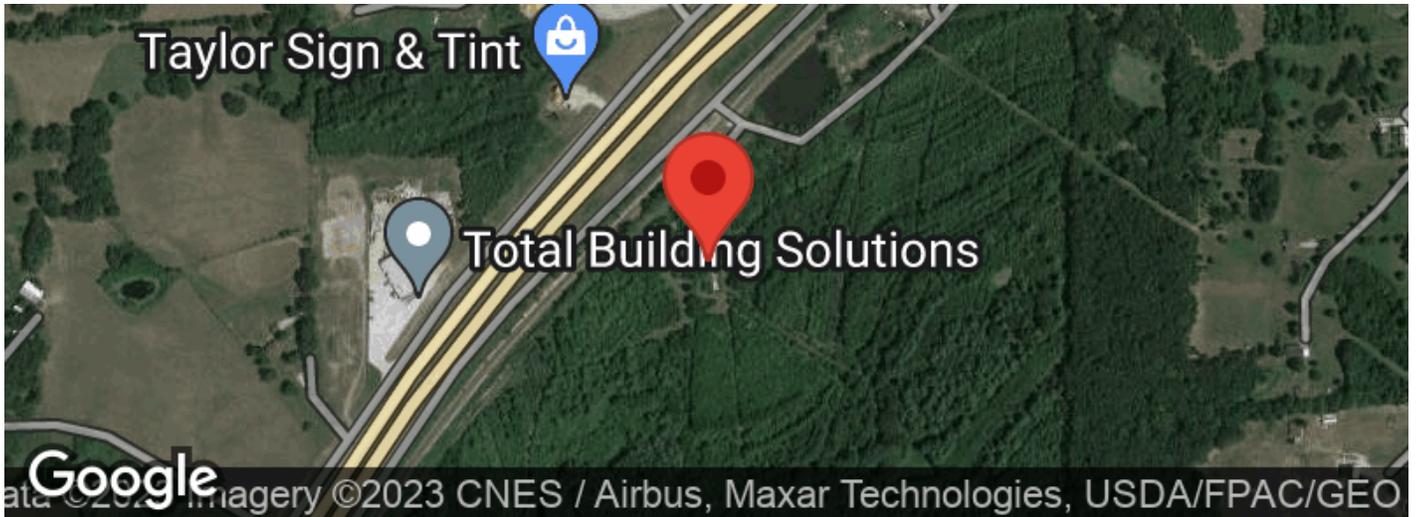


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Aerial Maps



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Butler Pond 159
Sullivan, MO / Crawford County

LISTING REPRESENTATIVE

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City / State / Zip

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NOTES

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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.



Living The Dream Outdoor Properties
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