

Se Lot Pine St
Butler, MO 64730



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MLS# SOM60313366



\$95,000

This 8+/- acre residential building parcel, located just outside the Butler city limits--offering the benefit of lower county taxes while still providing access to city sewer, city water, electric, and high-speed internet including fiber optic service. This rare combination eliminates the need for wells, septic systems, and long utility runs, allowing for a faster and more cost-efficient build process. The land is currently raw and heavily timbered, featuring Missouri hardwoods including oak, spruce, and other native varietals. Buyers may selectively clear for homesites, maintain privacy, or utilize marketable timber to help offset development or construction costs. This parcel features a paved frontage road, and a wet-weather creek running through, adding natural character and appeal. Final acreage and boundaries to be determined by survey. Located approximately one hour south of Kansas City, this parcel offers a balance of rural space and convenient access to employment, shopping, healthcare, and regional amenities. Suitable for custom homes, barndominiums, or small acreage estates. Opportunities like this--acreage near Butler, MO with city water, sewer, electric, and fiber internet--are increasingly hard to find. With paved access, natural features, and no need for well or septic, this property is ready for your vision, whether residential, barndominium, or



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