

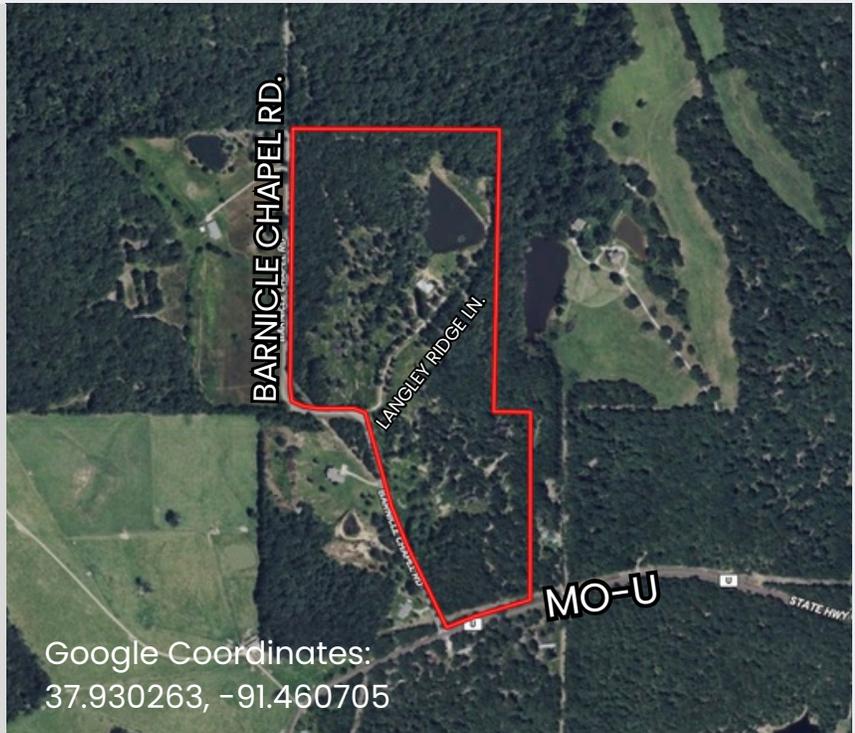


49.50+/- acres

LAKESITE RETREAT NEAR MERAMEC SPRINGS PARK

\$439,900

**85 Barnicle Chapel Rd.
Steelville, MO 65565**



ABOUT THIS PROPERTY

Ideal country retreat with level to gently rolling acreage and a private 1.62 acre lake! Perfect serene setting for a permanent residence, weekend getaway or hunting property. The earth home has been gutted and is ready for your finishing touches! Near many parks, such as Meramec Springs & Huzzah Conservation Area for hiking, camping, fishing, canoeing & more. Just minutes from I-44!

DIRECTIONS

I-44 W to exit 208 for MO-19. Left onto MO-19 South for 7.9 miles to a right on MO-8 West. Follow MO-8 West for 5.9 miles to Barnicle Chapel Road on the left. Continue on Barnicle Chapel Road for 1 mile and follow straight onto Langley Ridge Ln. Look for Westbound Real Estate, LLC Sign!!!

PROPERTY FEATURES

- ✔ Electric, Well & Septic Available
- ✔ Level to Gently Rolling
- ✔ Open & Wooded
- ✔ 1.62 Acre Lake
- ✔ Steelville R-III Schools
- ✔ Taxes: \$573 for 2025

PHIL REID
Owner/Broker
314-486-8642

