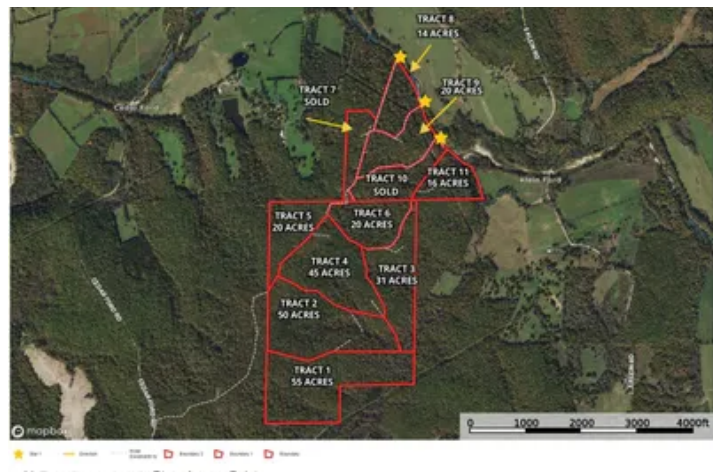


River of Life at the Meramec Tract 1  
1 Cedar Ford Road  
Steelville, MO 65565

**\$275,000**  
55± Acres  
Crawford County





## River of Life at the Meramec Tract 1 Steelville, MO / Crawford County

### SUMMARY

#### Address

1 Cedar Ford Road

#### City, State Zip

Steelville, MO 65565

#### County

Crawford County

#### Type

Hunting Land, Recreational Land

#### Latitude / Longitude

37.8864 / -91.4659

#### Acreage

55

#### Price

\$275,000

#### Property Website

<https://livingthedreamland.com/property/river-of-life-at-the-meramec-tract-1-crawford-missouri/41747/>



**MORE INFO ONLINE:**

<https://livingthedreamland.com/>



## River of Life at the Meramec Tract 1

### Steelville, MO / Crawford County

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#### **PROPERTY DESCRIPTION**

Here's your opportunity to own your own private river retreat in the heart of the Ozarks, along the Upper Meramec River in Crawford County, MO. Only a 1 hour drive from the St. Louis County line lays this gem of 300 acres being offered in multiple tracts from 10 to 55 acres. Each having 3 separate, shared river access points & complete with gravel bar for all day fun. Properties like this rarely come available so come take a look quickly, but please make an appointment first because it has a locked gate and is tucked away far from the road for a total get away from it all type of location. The hills come alive in the spring with the thunderous gobbles of turkeys roosted in the mature timber on the land. Unbelievable river views of the countryside from several of the parcels which sit perfectly for your weekend retreat or full-time residence. Good road system in place complete with electric easements and ingress & egress to river for all parcels. So, if canoeing, fishing, hiking or hunting is for you, River of Life on the Meramec has it all! The area is known for very nice whitetail deer and is truly a wildlife oasis. The property is even close to Meramec Springs Trout fishery, one of Missouri's premier trout fishing locations and only minutes to the quaint country towns of Steelville, Salem & St. James. The area is also known for the nearby wineries and truly is a recreational destination for MO. Come take a look, you'll be glad you did!



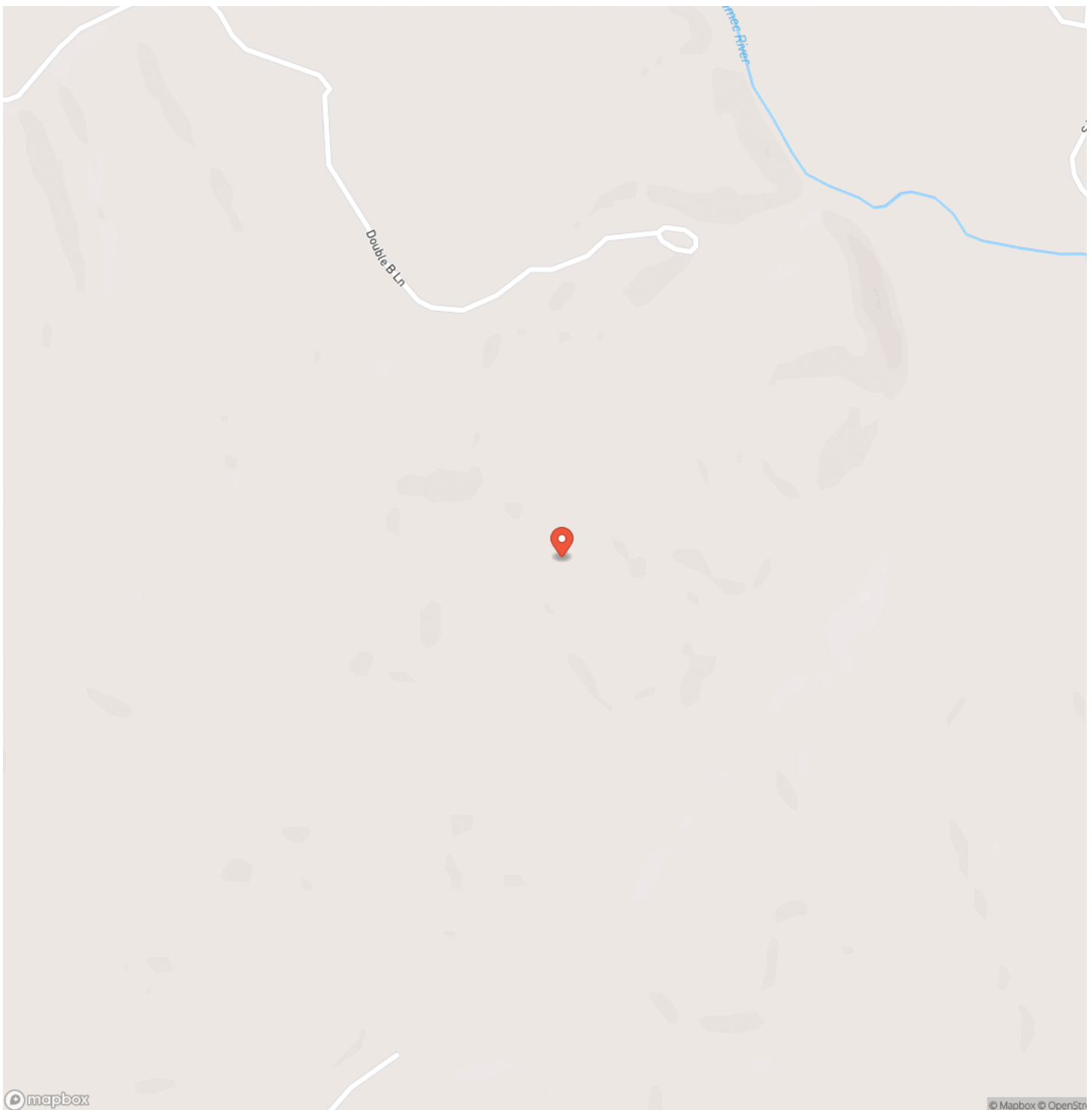
**River of Life at the Meramec Tract 1**  
**Steelville, MO / Crawford County**

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## Locator Map

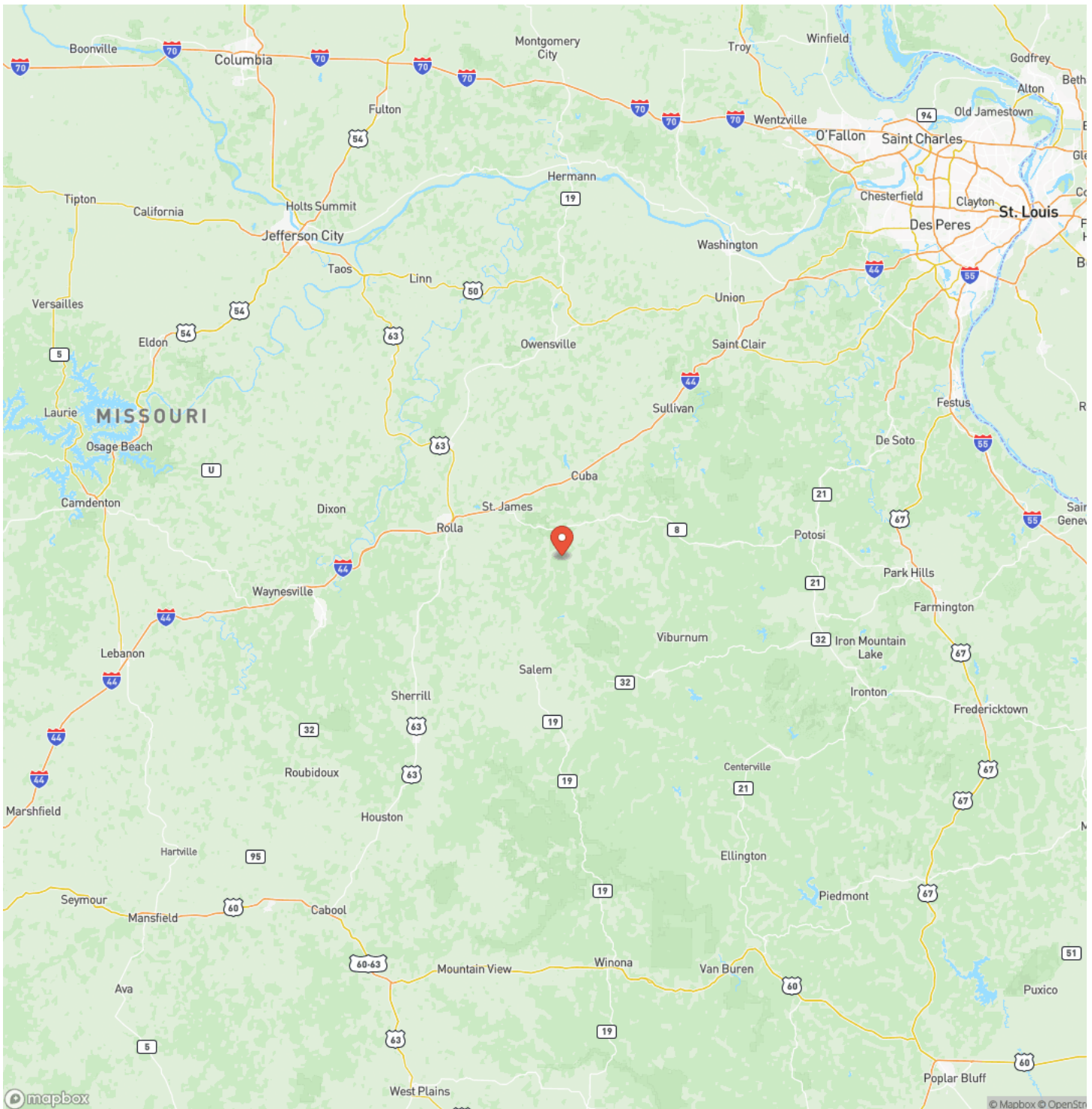


**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**

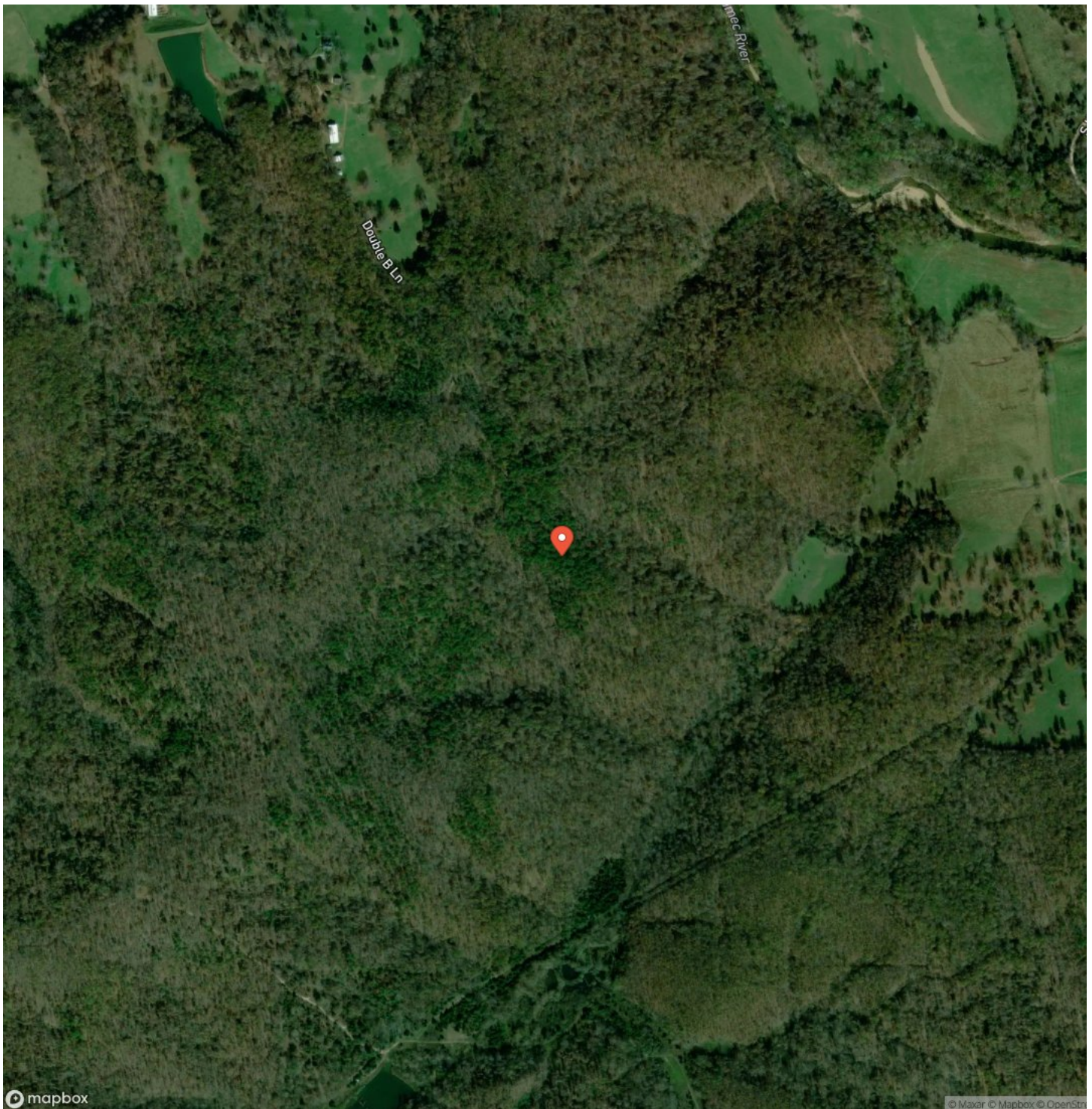


## Locator Map





## Satellite Map



**MORE INFO ONLINE:**

**<https://livingthedreamland.com/>**

## River of Life at the Meramec Tract 1 Steelville, MO / Crawford County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

D.W. Hindman

## Mobile

(314) 486-3500

## Office

(855) 289-3478

## Email

dwlivingthedream@gmail.com

### Address

515 S Franklin

## City / State / Zip

Cuba, 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.



## **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**  
100 Chesterfield Parkway  
Chesterfield, MO 63005  
(855) 289-3478  
<https://livingthedreamland.com/>

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