

50 Cappel Road
Eldon, MO 65026



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MLS# 3578792



\$498,000

4 Bedrooms | 3 Bathrooms | 2,430 Sqft

53.02 Acres Minutes to Lake of the Ozarks! Rare Rocky Mount acreage with a 2430 sq. ft. home, good well and new septic, only 5 minutes to public boat launch and 10 minutes to the famous Bagnell Dam strip. Home is solid but ready for your updates a great blank canvas. Land offers 16 acres of flat, cleared ground with fruit and walnut trees, plus woods full of deer and wild turkey. Dual access from Hwy W and Jade Rd. Perfect for a private retreat, hobby farm, or future build sites. Price reflects value of 53.02 acres: home is included AS IS. House valued at roughly \$58/sq. ft.: remainder is the land. Developers/Investors take note: adjacent 21.09 acres (surveyed and subdivided with prime Jade Rd frontage) is also available for purchase.



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