

FOR SALE

OPEN, GENTLY ROLLING, JUST OFF EXIT RAMP!



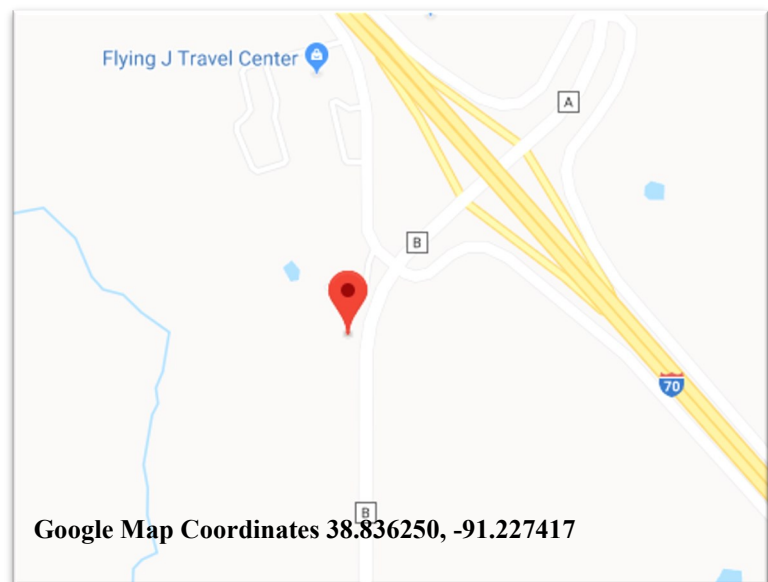
54.64 +/- ACRES
PRICE: \$35,000 / ACRE

PROPERTY FEATURES:

- Possible Commercial/ Industrial
- Just off exit #188 of Highway 70
- State Highway B frontage
- Very, gently rolling acreage
- Ideal for development
- Seller may divide
- Warrenton School District
- * Taxes \$511 for 2021, *agent owned

HWY B, WARRENTON, MO 63383

Directions: Take Highway 70 W to Pendleton/Truxton exit, #188. Turn left on Highway B, crossing over Highway 70, and continue a short distance to property on right. **Watch for the Westbound Real Estate sign.**



For more information contact: **Phil Reid at 314-486-8642**