

FOR SALE

OPEN, GENTLY ROLLING, JUST OFF EXIT RAMP!



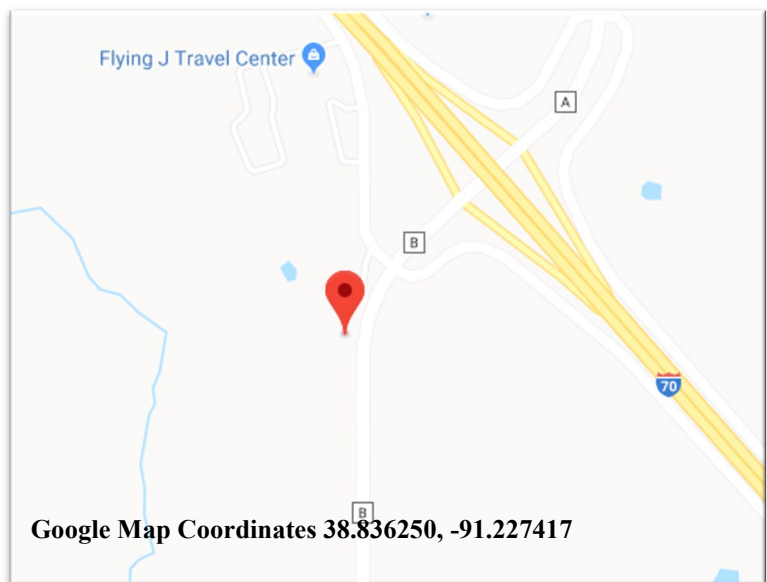
54.13 +/- ACRES
PRICE: \$35,000 / ACRE

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**