



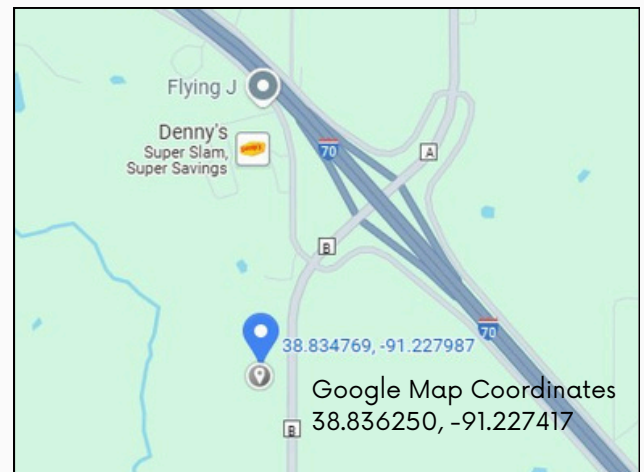
**WESTBOUND**  
REAL ESTATE  
636-456-5922

**54.13 ACRES**  
**DEVELOPMENT/INVESTMENT**  
**HIGHWAY B - WARRENTON, MO**



- ✓ Possible commercial/industrial
- ✓ Just off exit 188 of I-70
- ✓ State Hwy B frontage
- ✓ Nearly level acreage
- ✓ Ideal for development
- ✓ Seller may divide
- ✓ Property taxes: \$510 for 2024
- ✓ Asking \$55,000/acre

*\*Agent Owned*



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!

**Listing Agent**

Phil Reid

Owner/Broker

📞 314-486-8642

✉️ [philelandtoday.com](mailto:philelandtoday.com)

