



WESTBOUND REAL ESTATE, LLC

21 N. Stringtown Rd, Foristell, MO 63348

245 +/- acres

BLACKTOP FRONTAGE & NEAR MERAMEC STATE PARK

\$4,200/AC

Highway 185
Sullivan, MO 63080



ABOUT THIS PROPERTY

245 ACRES JUST SOUTHWEST OF THE ST. LOUIS METRO AREA! Beautiful country setting with blacktop frontage. Nestled in the middle is a classic old farmstead with outbuildings perched on a hill offering a gorgeous view of the creek valley below. The farmstead is surrounded by dense forest with meadows and pasture scattered about. Close access to the Meramec River and Meramec State Park. Located 8 miles south of Sullivan on Highway 185. Buyers & sellers to split the cost of survey.

*Property information deemed reliable but not guaranteed. Square footage, acreage, and property condition should be independently verified by the buyer. Price and availability are subject to change.

DIRECTIONS

I-44 W to exit 226 toward U.S. Route 66. Turn left onto U.S. Route 66 and continue onto MO-185 for 8 miles, gate to property on the left. Look for Westbound Real Estate, LLC Sign!!!

PROPERTY FEATURES

- ✓ Electric, Well & Septic Available *condition unknown
- ✓ Level to Gently Rolling
- ✓ Wet Weather Creek
- ✓ Blacktop Frontage
- ✓ Sullivan Schools
- ✓ Taxes: \$1,244 for 2025

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