WESTBOUND REAL ESTATE, LLC

21 N. Stringtown Rd, Foristell, MO 63348

IDEAL FOR RESIDENTIAL DEVELOPMENT WITH A ONE ACRE LAKE

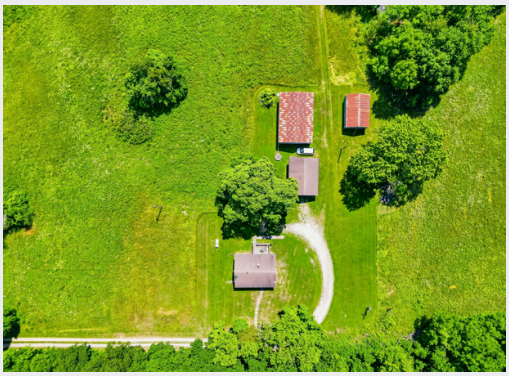
79.26 acres
$35,000/AC

27250 Highway U
Warrenton, MO 63383









ABOUT THIS PROPERTY

PRIME DEVLOPMENT OPPORTUNITY ADJOINING WARRENTON CITY LIMITS!!! This 79.26-acre tract features predominantly open, level to gently rolling terrain with scattered wooded areas, a private one-acre lake and offers excellent visibility & versatility for a variety of uses. Potential for residential subdivision with estate-sized or smaller homesites, a private retreat, or an agricultural operation. Ideal location, only 2 miles from I-70 and approximately 1 mile from downtown Warrenton, providing quick access to shopping, dining, schools, and other local amenities. Existing home and outbuildings are considered to have no contributory value and have a current rental lease. Public water & sewer services may be available upon annexation with the City of Warrenton.

**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.*

PROPERTY FEATURES

- Open & Wooded
- Level to Gently Rolling
- 1 Acre Lake
- Blacktop Frontage
- Warren Co R-III Schools
- Taxes: $1,260 for 2025

DIRECTIONS

I-70 West to W Warrenton Blvd exit, at traffic circle take 3rd exit on W Warrenton Blvd, go over overpass to the 2nd traffic circle & take the 2nd exit on W Veterans Memorial Pkwy. At the next traffic circle, take the 1st exit on Booneslick Rd. Follow for 1.1 miles & turn right on State Hwy U. Take Hwy U for 1 mile, property on the left, look for Westbound Real Estate sign!

PHIL REID
Owner/Broker
314-486-8642

