

# FOR SALE

## State Highway B



**OPEN, GENTLY  
ROLLING ACREAGE,  
JUST OFF EXIT RAMP!**

- Just off exit #188 of Highway 70
- State Highway B frontage
- Very, gently rolling acreage
- Ideal for development
- Warrenton School District

**STATE HIGHWAY B  
WARRENTON, MO 63383**



**PRICE REDUCED!!!**

**14 +/- ACRES: \$22,000 / ACRE**

**20 ACRES: \$16,800 / ACRE**

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Mostly open, very gently rolling acreage on Hwy B just south of Hwy 70. Ideal location for development or a business or warehouse right off the exit ramp! High traffic area, just south of the Flying J truckstop. Plenty of blacktop road frontage on State Highway B.  
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.

For more information please contact:  
**Philip Reid or Michelle Smith 636-456-5922**