

MIDWEST LAND GROUP PRESENTS

70 ACRES IN

LAWRENCE COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

70 +/- ACRES OF QUIET, COUNTRY LIVING MINUTES FROM TOWN

Rarely does a parcel with this much potential and in such a great location come along! Located just one mile west of Mount Vernon on Highway V and boasting an incredible 70 +/- acres, the only thing limiting the possibilities for this property are the dreams of its future owners. Whether you're looking to hunt, fish, camp, ride horses, or build your dream home out in the country, you don't want to miss out on this one!

Consisting of approximately 50% timber and 50% pasture, this property is teeming with wildlife and offers multiple build sites with ample privacy. The real shining jewel however might be the 1,500+ feet of crystal clear Williams Creek that flows through the northern end of the property. Enjoy quiet, country living at its finest on this beautiful piece of property located just minutes from town!



PROPERTY FEATURES

PRICE: **\$423,950** | COUNTY: **LAWRENCE** | STATE: **MISSOURI** | ACRES: **70**

- 2 minutes from Mt. Vernon
- 35 minutes from Springfield
- Minutes from I-44
- 1,500+ feet of Williams Creek
- Multiple build sites
- Ideal horse property
- Great hunting
- Beautiful mixture of pasture and timber
- Great location off paved Highway V
- Mowed trail system



MULTIPLE BUILD SITES

Located just one mile west of Mount Vernon on Highway V and boasting an incredible 70 +/- acres, the only thing limiting the possibilities for this property are the dreams of its future owners.



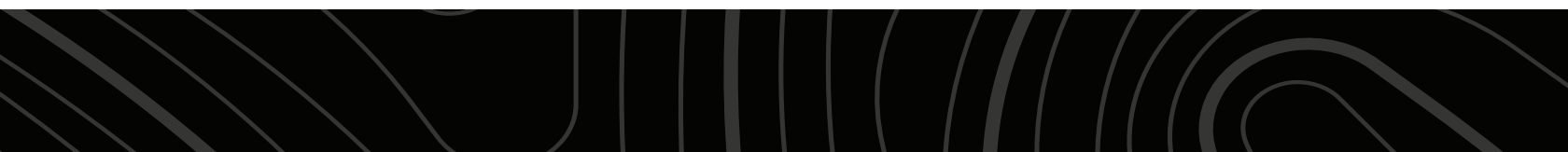
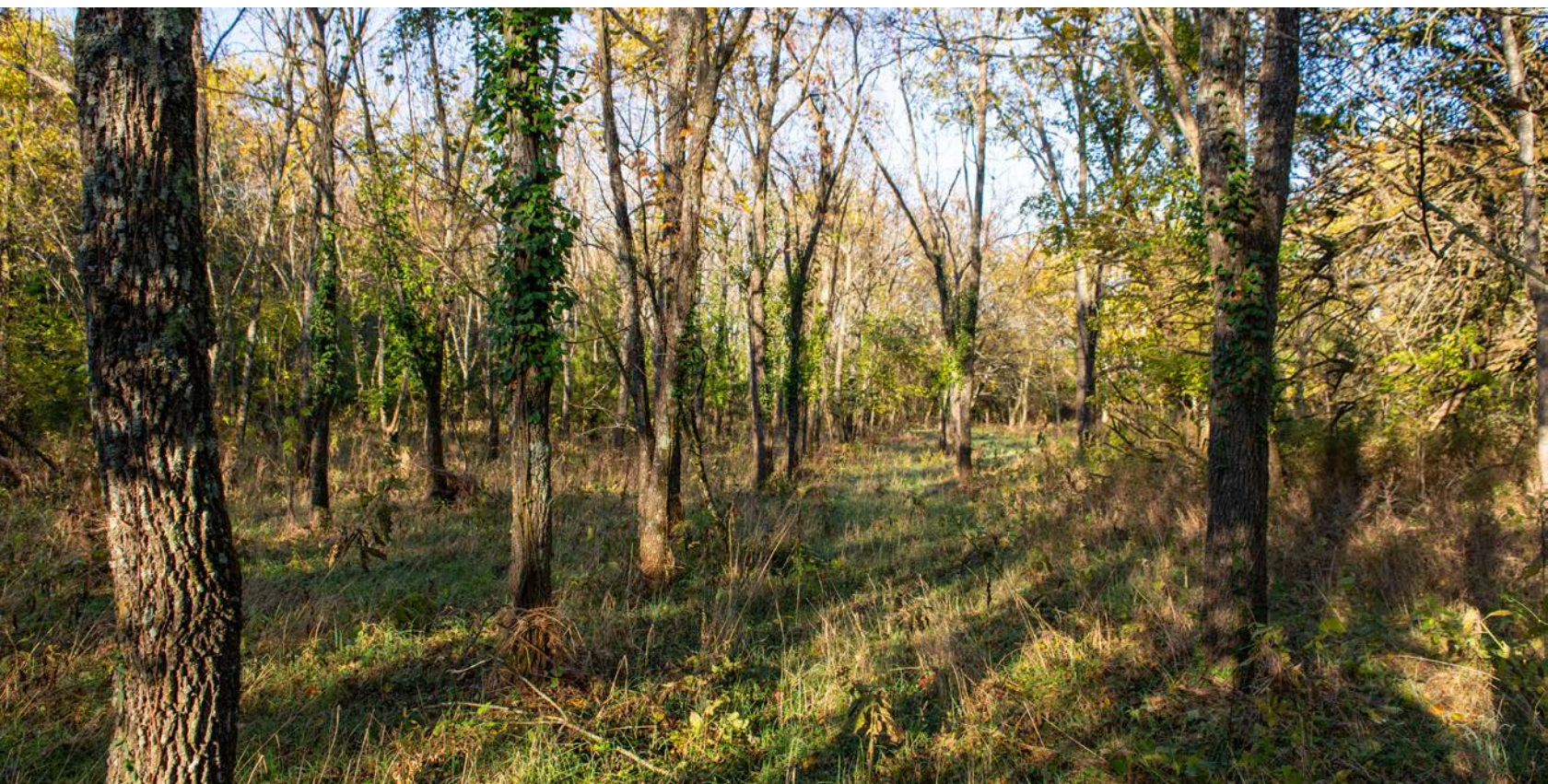
1,500+ FEET OF WILLIAMS CREEK



MOWED TRAIL SYSTEM



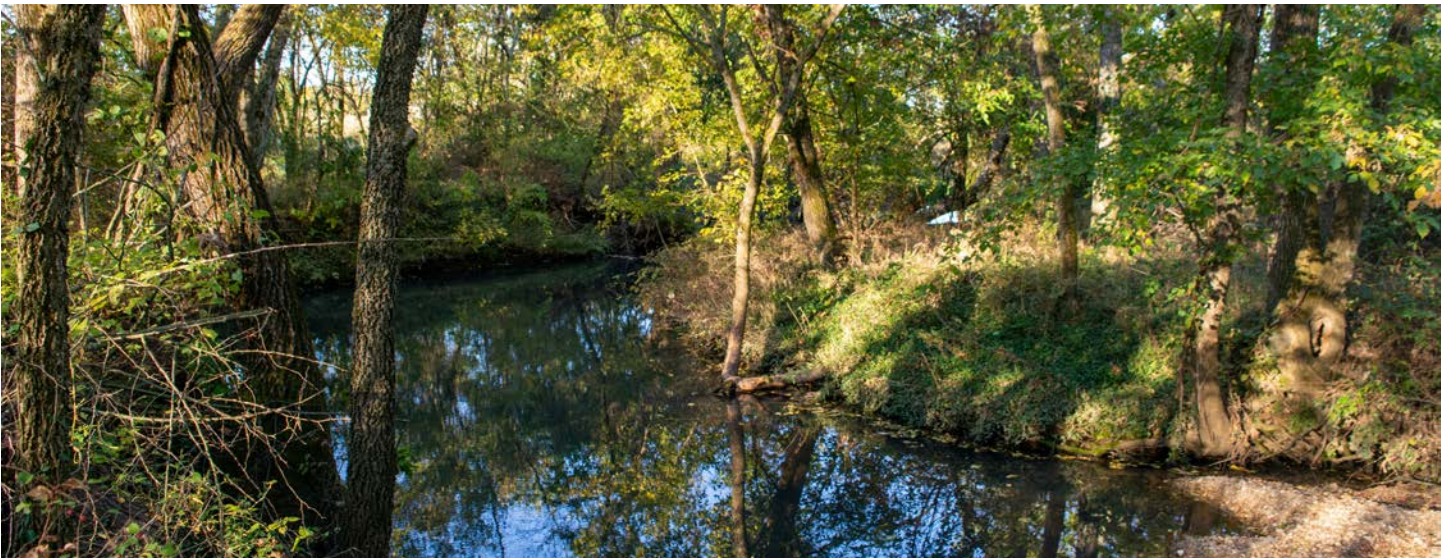
50% TIMBER



IDEAL HORSE PROPERTY



ADDITIONAL PHOTOS



AERIAL MAP



Maps Provided By:



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Source: USGS 10 meter dem

Interval(ft): 10.0

Min: 1,130.4

Max: 1,212.4

Range: 82.0

Average: 1,153.7

Standard Deviation: 21.16 ft

0ft 458ft 916ft

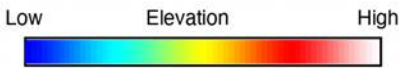
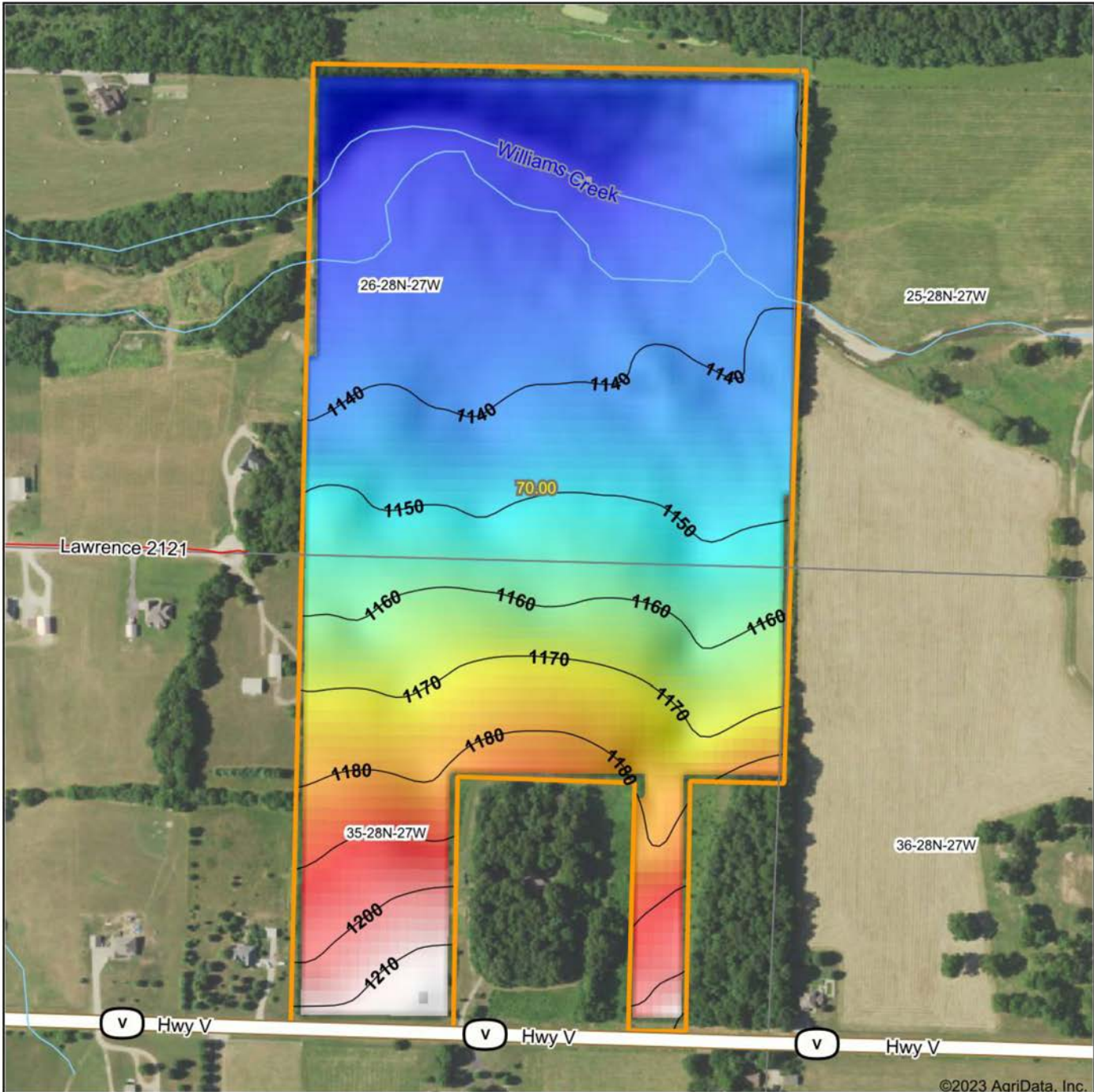


10/24/2023

26-28N-27W
Lawrence County
Missouri

Boundary Center: 37° 6' 7.08, -93° 50' 35.7

HILLSHADE MAP



Source: USGS 10 meter dem
 Interval(ft): 10
 Min: 1,130.4
 Max: 1,212.4
 Range: 82.0
 Average: 1,153.7
 Standard Deviation: 21.16 ft



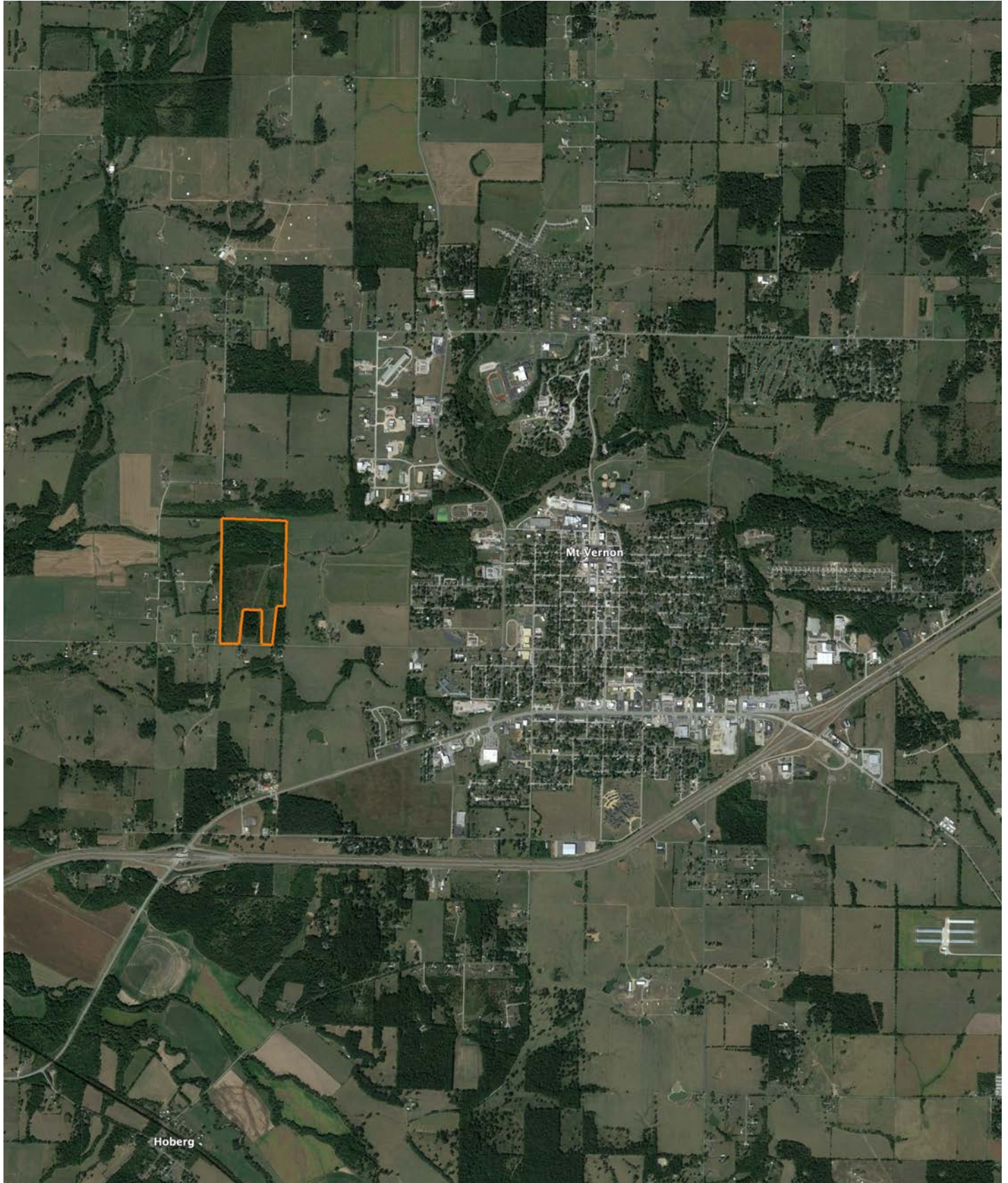
26-28N-27W
Lawrence County
Missouri

Boundary Center: 37° 6' 7.08, -93° 50' 35.7



Maps Provided By:
surety
 CUSTOMIZED ONLINE MAPPING
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OVERVIEW MAP



AGENT CONTACT

Kyle Wilkinson understands the value of land and how it can mean different things to different people. With this perspective, he's able to better understand his clients' needs and work hard to help them fulfill their goals. Buyer and sellers alike come to Kyle for his strong communication skills, excellent customer service, and passion and skill in handling each transaction.

Kyle grew up on a family farm in Southeast Kansas where they raised corn, wheat, and soybeans, as well as ran cattle. He graduated from Pittsburg High School and attended the University of Kansas, where he earned a Bachelor's Degree in Communications and a Business Minor. He spent several years in the finance/banking industry, running a fly-fishing guide business in Colorado, and serving as a licensed real estate broker. He's thrilled to bring his lifelong passion for land and the outdoors to Midwest Land Group, where he's able to share these passions with others.

An avid outdoorsman, Kyle is very passionate about bowhunting and waterfowl/upland hunting. He loves fly-fishing, particularly for bass and saltwater species, having fly-fished extensively throughout the West and Midwest, as well as nearly a dozen saltwater locations. Kyle is a published author, has written countless articles for various fly-fishing magazines and blogs, and serves as a pro-staff member for R.L. Winston Fly Rods and Bauer Fly Reels. He lives in Pittsburg, Kansas, with fiancé Briten, and children, James, Hope and Caden.



KYLE WILKINSON, LAND AGENT

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