

MIDWEST LAND GROUP PRESENTS

29 ACRES IN

# LAWRENCE COUNTY MISSOURI



COUNTY ROAD 2080, ASH GROVE, MO 65604

MIDWEST LAND GROUP IS HONORED TO PRESENT

# LAWRENCE COUNTY TIMBER TRACT ON TURNBACK CREEK

Here's an opportunity at a beautiful timbered tract with unmatched convenience and frontage on Turnback Creek! This property is situated just minutes from the Springfield metropolitan area and boasts several excellent features. Road frontage, access to utilities, build sites, and year-round creek access, just to name a few. These 29 +/- acres pack quite a punch, all at an affordable price point!

This 100% timbered tract has paved road frontage and access on two sides, both on County Road 2080 and State Highway O. The timber is primarily comprised of mature oak, walnut, and other various hardwood species. As you make your way to the north end of the

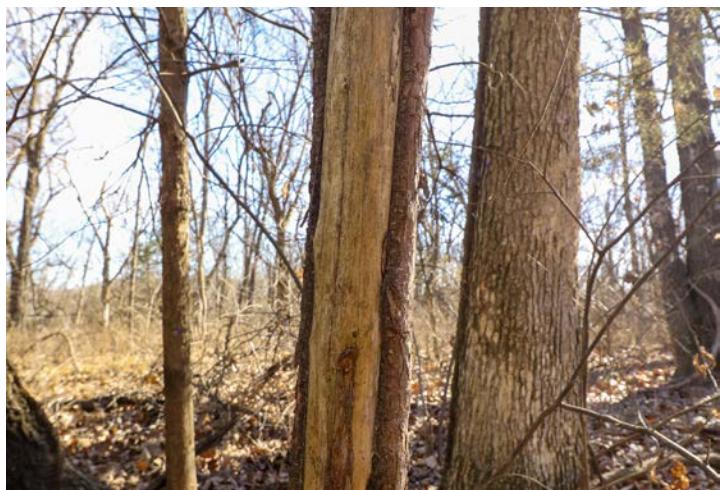
property, you'll appreciate the gently sloping terrain, making the property extremely traversable. After touring the property, it is very evident that deer are using the property heavily. Perhaps one of the best features of the property is that Turnback Creek runs through the Northeast corner of the property. The topography allows for many build sites, but specifically a potential build site with a view looking east or northeast over Turnback Creek. If you've been searching for a build site with plenty of room to hunt and enjoy the outdoors by stepping out the back door, then look no further. Contact listing agent Clay O'Dell at (417) 414-1808 for more information or to set up a showing.



# PROPERTY FEATURES

COUNTY: **LAWRENCE** | STATE: **MISSOURI** | ACRES: **29**

- Timber tract
- Multiple build sites
- Two sides of paved road frontage
- Electric access at the road
- Turnback Creek frontage
- Mature and marketable timber
- No HOA or restrictions
- 15 minutes from Republic, MO
- 25 minutes from Springfield, MO
- 55 minutes from Joplin, MO



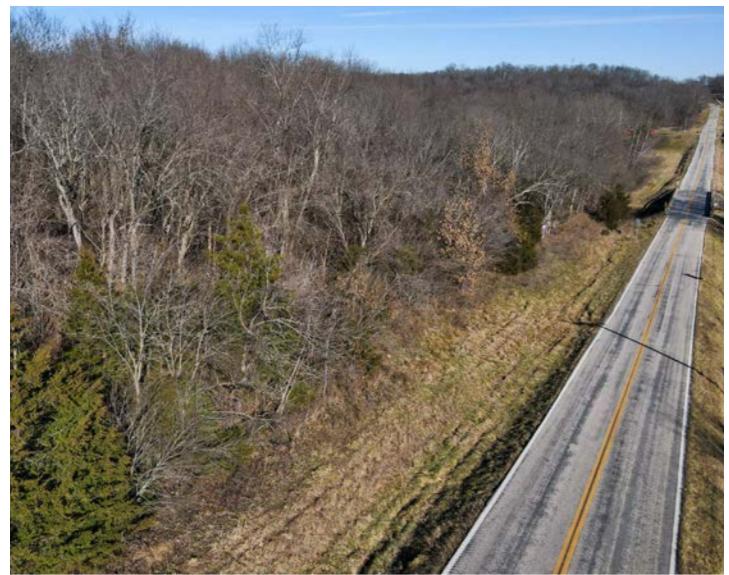
# TIMBER TRACT

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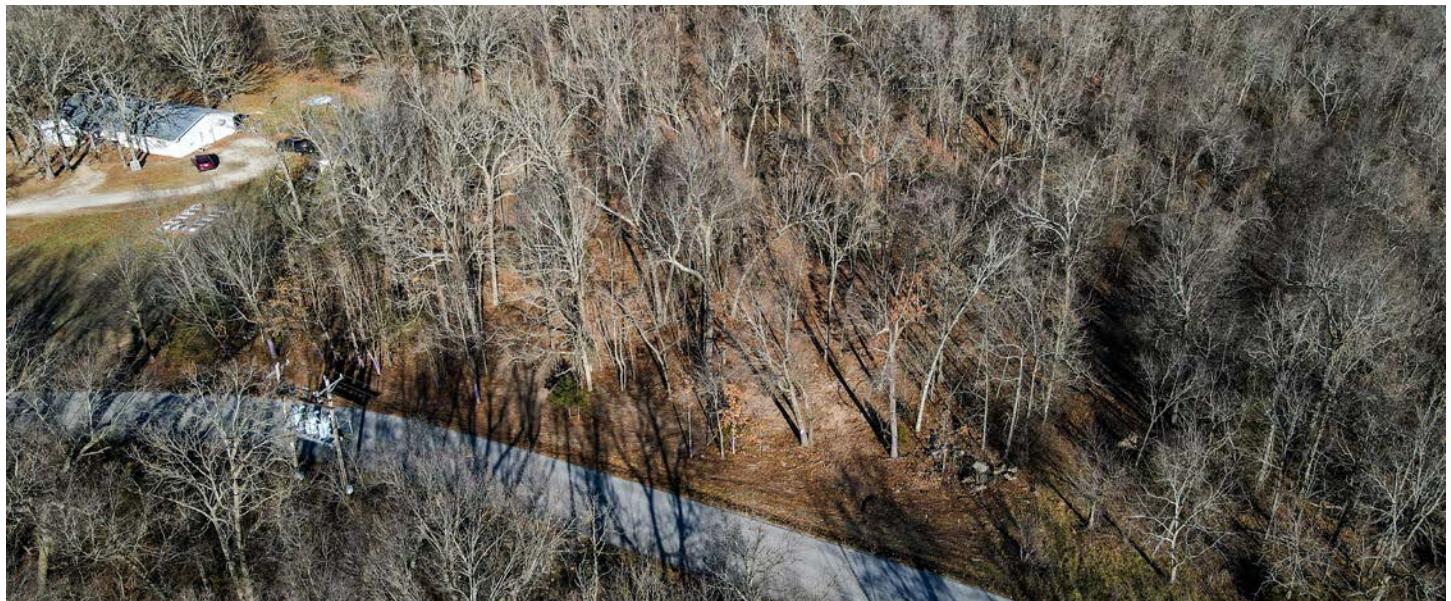
## TWO SIDES OF PAVED ROAD FRONTRAGE

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## MULTIPLE BUILD SITES

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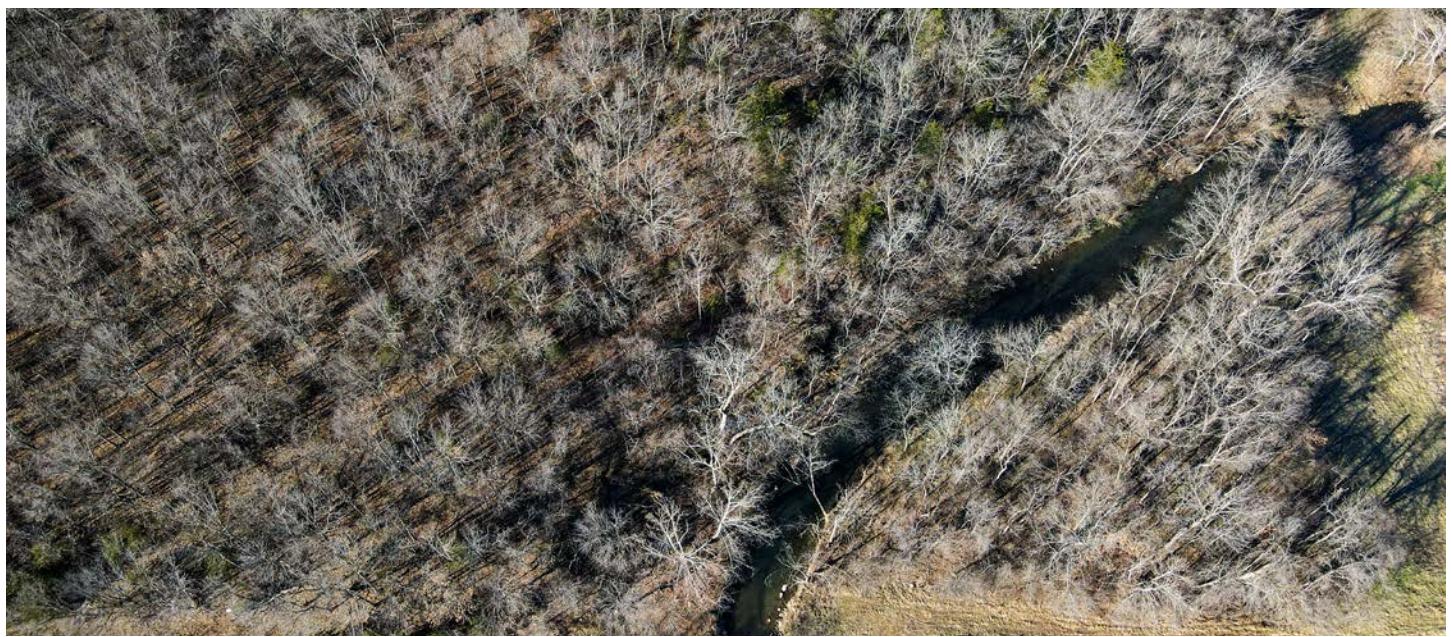
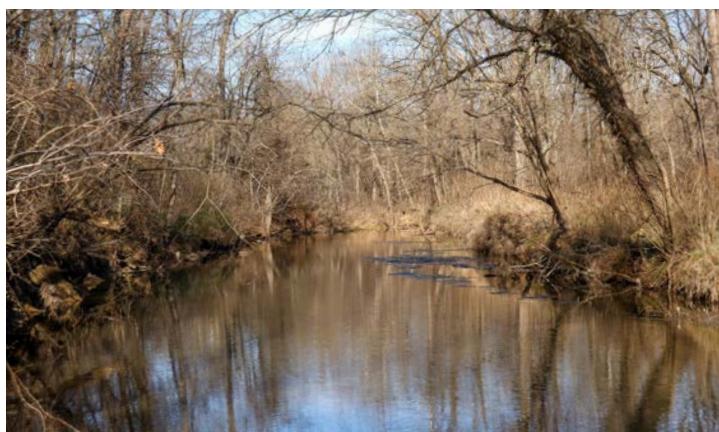
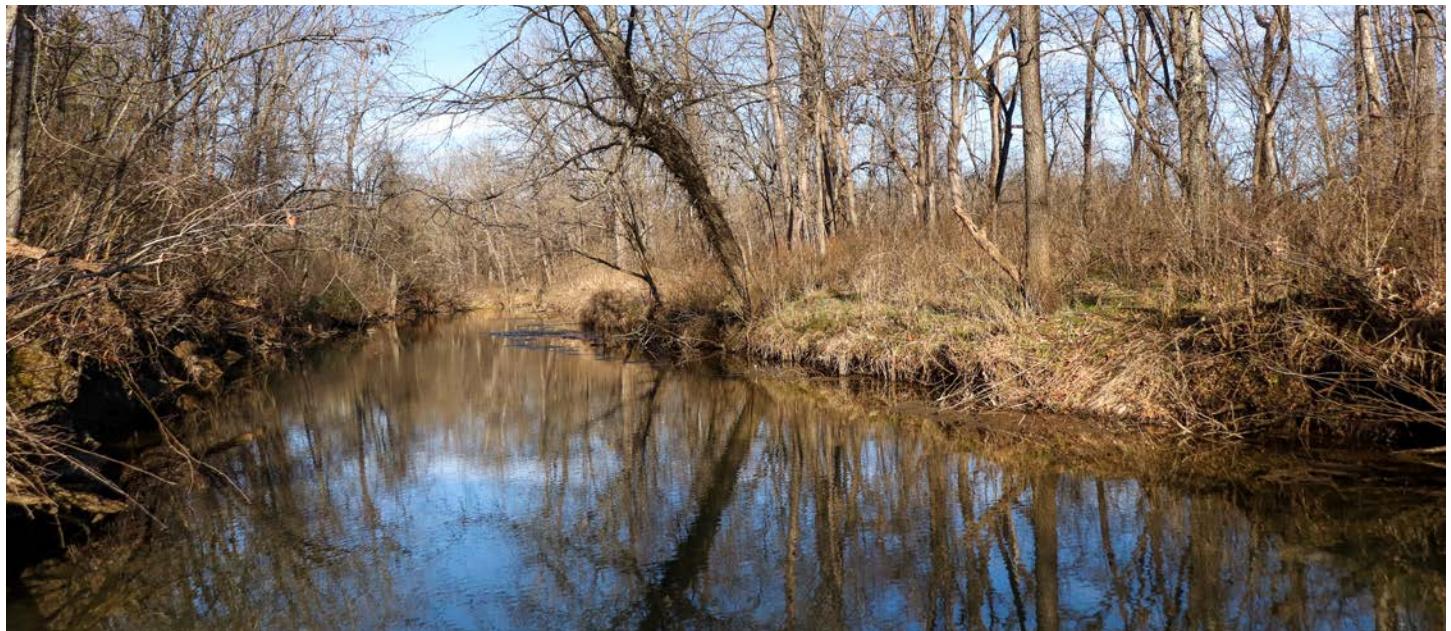
# NO HOA OR RESTRICTIONS

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# TURNBACK CREEK FRONTAGE

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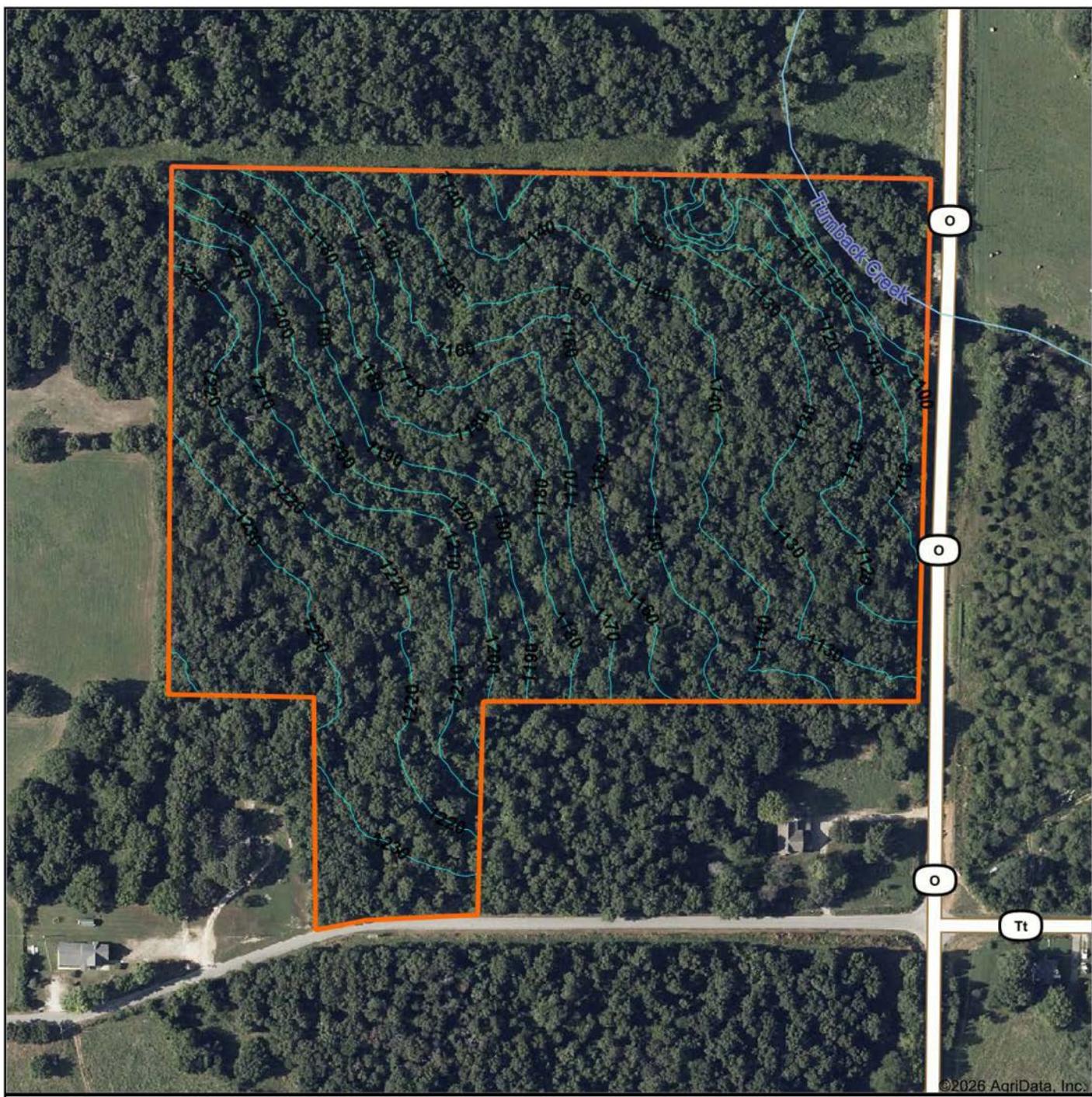


# AERIAL MAP

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# TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

0ft 273ft 545ft

Interval(ft): 10.0

Min: 1,080.3

Max: 1,238.6

Range: 158.3

Average: 1,170.3



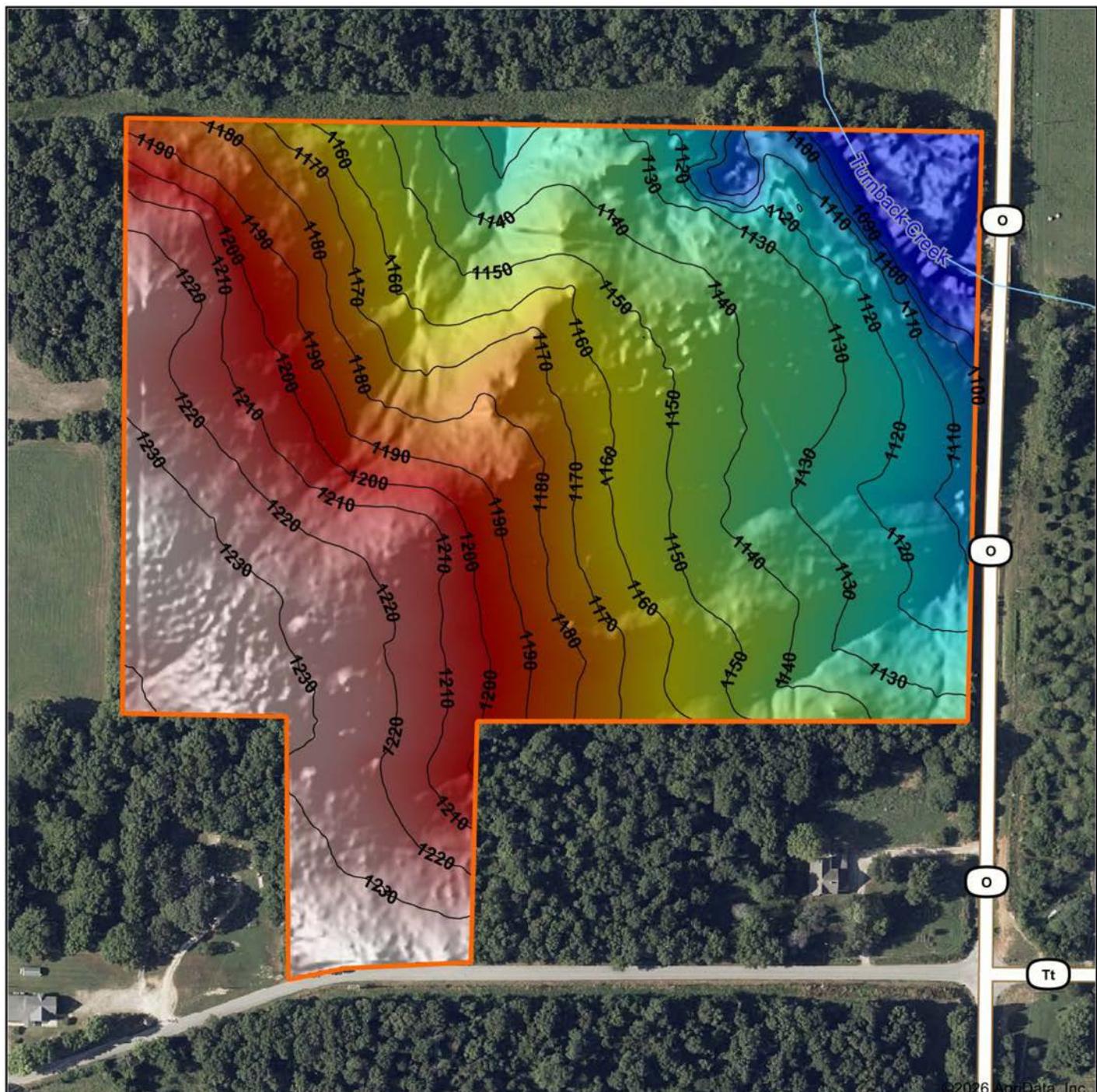
2-28N-25W  
Lawrence County  
Missouri

1/5/2026

Boundary Center: 37° 9' 29.69", -93° 38' 16.65"

Standard Deviation: 42.75 ft

# HILLSHADE MAP



Low Elevation High



Maps Provided By:

**surety**  
CUSTOMIZED ONLINE MAPPING  
www.AgnDataInc.com

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Source: USGS 1 meter dem

Interval(ft): 10

Min: 1,080.3

Max: 1,238.6

Range: 158.3

Average: 1,170.3

Standard Deviation: 42.75 ft

0ft

242ft

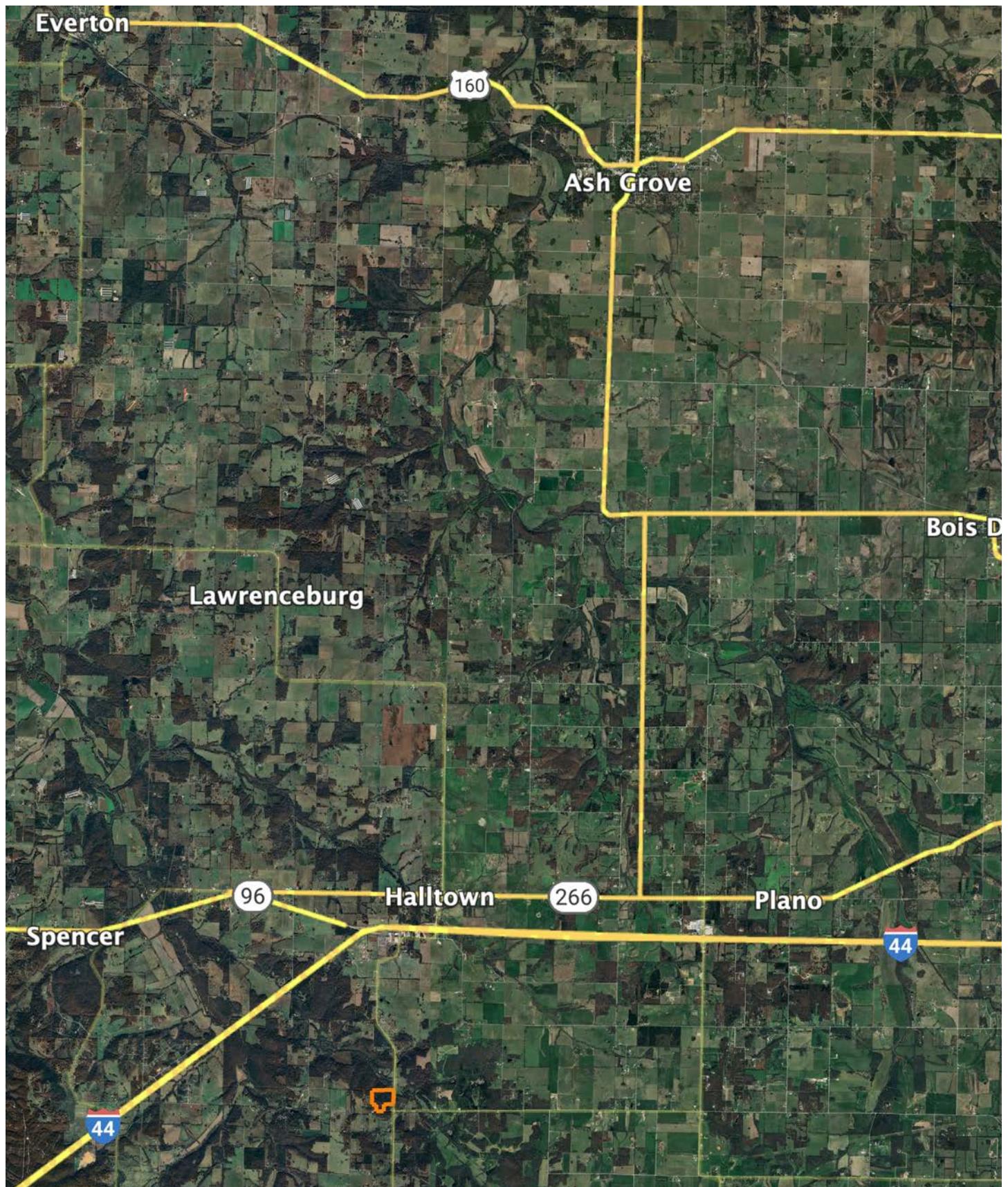
485ft



2-28N-25W  
Lawrence County  
Missouri  
1/5/2026

Boundary Center: 37° 9' 29.69", -93° 38' 16.65"

# OVERVIEW MAP



# AGENT CONTACT

Born in Springfield, Missouri, Clay O'Dell grew up loving to bow hunt and has done so ever since, enjoying the challenges that come along with it. His parents raised him with standards that have stuck with him his entire life: to treat others as you'd want to be treated, and to work hard in order to achieve your goals.

While earning his Bachelor's in Agricultural Business from Missouri State University, Clay worked as a wildlife technician for renowned deer biologist Dr. Grant Woods (GrowingDeer.tv) and later interned with a local bank, assisting in the agricultural lending department. Following his calling to work in the outdoors, Clay worked as a land manager and field producer with GrowingDeer.tv, taking on different roles, anything from filming hunts and web shows to managing a 2,400-acre wildlife mecca in Southern Missouri. In this position, he traveled across the country, assisting in designing and implementing habitat management plans for 100+ properties.

Today, Clay combines that experience with his knowledge of land and agriculture to help clients achieve their dreams, using his professionalism, strong work ethic, and dedication to the craft. When he's not working, Clay enjoys hunting deer, turkey and waterfowl, as well as chasing white bass and crappie. He knows what it takes to have a great hunting property as well as a profitable farm, and understands the importance and value these properties hold for landowners and their communities.



**CLAY O'DELL, LAND AGENT**

**417.612.8215**

COdell@MidwestLandGroup.com



## MidwestLandGroup.com

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