

MIDWEST LAND GROUP PRESENTS

40 ACRES IN

LAWRENCE COUNTY MISSOURI



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

HOME AND FARM IN STOTTS CITY, MISSOURI

Located west of Mt. Vernon, Missouri, and just one mile north of Interstate 44, lies this well-maintained property featuring a 5,000 +/- square foot home, a large shop, and a barn all sitting on 40+/- acres. If you're searching for a large home with a fully functioning farm operation, look no further.

As you pull into the drive up to the house, you'll appreciate the orientation of the home and outbuildings. The three-story Amish-built home features six bedrooms and four bathrooms. While a portion of the basement is part of the original 1979 farmhouse, the main portions of the home were built in 2013. The home is completely wired for electric, and features a spacious open floor plan, hardwood floors, and a great view overlooking the pastures to the south.

Situated just a short walk from the home is a 1,175 square foot shop with concrete floors and electric, a 25'x40'

barn with a 15' lean-to, and a large chicken coop. One of the best features of the property is a large one-acre blueberry patch. The sellers currently run a seasonal "pick your own" operation from the farm, which typically runs 3-4 weeks in the summer. The blueberry patch is made up of 32 individual rows comprised of three varieties of blueberries, including Bluecrop, Blueray, and Duke. This seasonal harvest provides approximately \$15,000 of yearly farm income.

The remaining acreage of the farm is comprised of about 30 acres of fenced and cross-fenced pasture and about 5 acres of timber. The property has paved road frontage along the north boundary along County Road 2130 and a second side of road frontage on the west side along County Road 1053. For more information or to schedule a showing, contact listing agent Clay O'Dell at (417) 414-1808.



PROPERTY FEATURES

COUNTY: **LAWRENCE** | STATE: **MISSOURI** | ACRES: **40**

- 39.5 +/- acres
- 5,000 +/- sq. ft. home
- 6 bedrooms and 4 bathrooms
- 1,175 +/- sq. ft. shop with concrete floors and electric
- 25'x40' barn with 15' lean-to
- Large chicken coop
- 32 rows of established blueberries
- 30 +/- acres of pasture
- One pond
- 5 acres of timber
- Mt. Vernon school district
- Paved road frontage
- 15 minutes from Mt. Vernon, MO
- 35 minutes from Joplin, MO
- 40 minutes from Springfield, MO



5,000 SQ. FT. HOME

The three-story Amish-built home features six bedrooms and four bathrooms. While a portion of the basement is part of the original 1979 farmhouse, the main portions of the home were built in 2013.



6 BED, 4 BATH



POND



BARN, SHOP, & OUTBUILDINGS



32 ROWS OF ESTABLISHED BLUEBERRIES

The sellers currently run a seasonal “pick your own” operation from the farm, which typically runs 3-4 weeks in the summer. The blueberry patch is made up of 32 individual rows comprised of three varieties of blueberries, including Bluecrop, Blueray, and Duke. This seasonal harvest provides approximately \$15,000 of yearly farm income.



CROSS-FENCED PASTURE & TIMBER

The remaining acreage of the farm is comprised of about 30 acres of fenced and cross-fenced pasture and about 5 acres of timber.



AERIAL MAP



Boundary Center: 37° 5' 14.5, -93° 57' 39.9

0ft 320ft 640ft



Maps Provided By:



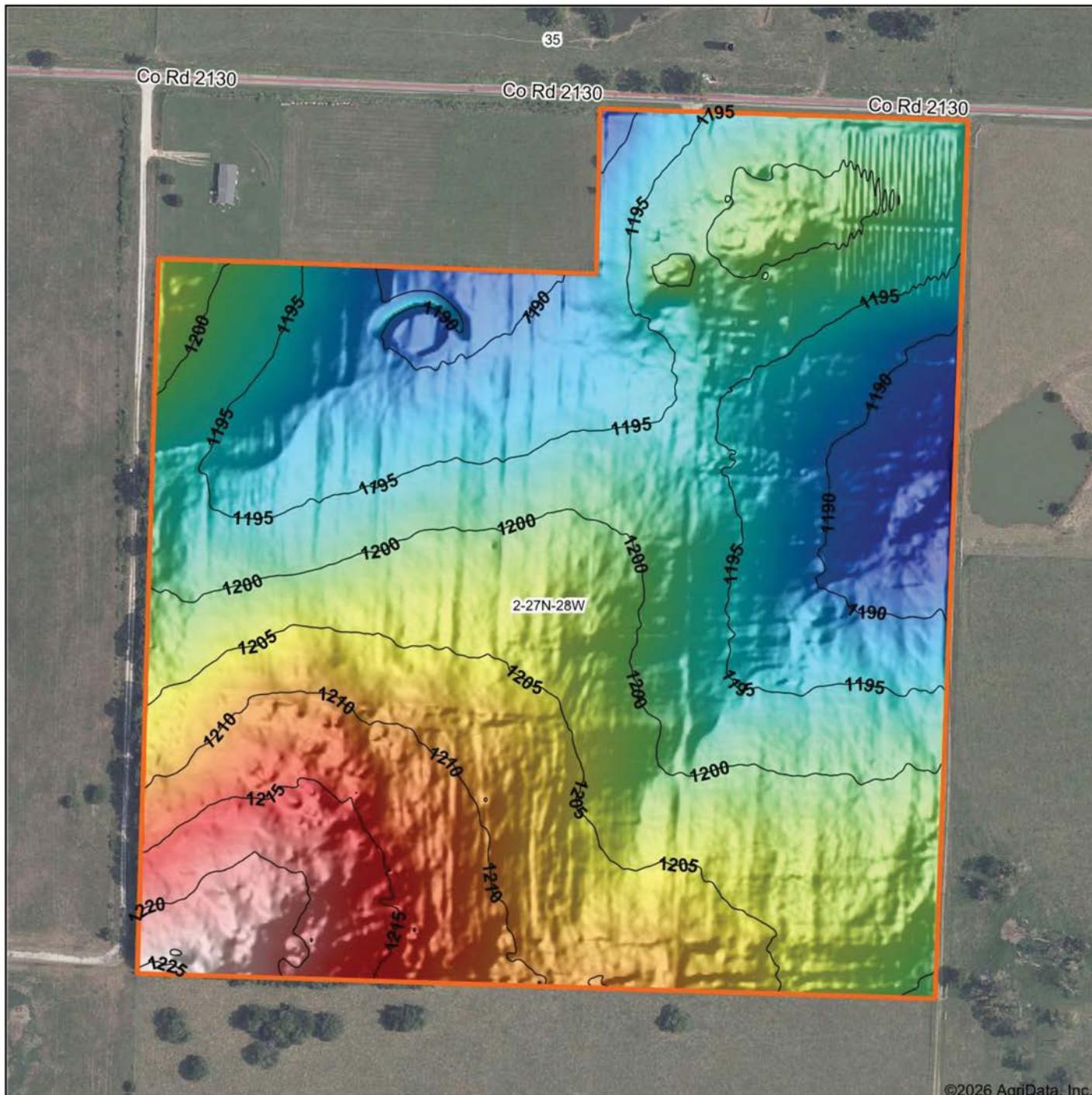
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2-27N-28W
Lawrence County
Missouri

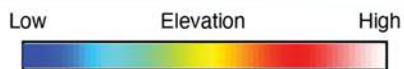


2/27/2026

HILLSHADE MAP



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Source: USGS 1 meter dem
 Interval(ft): 5
 Min: 1,184.8
 Max: 1,225.6
 Range: 40.8
 Average: 1,200.6
 Standard Deviation: 8.14 ft



2/27/2026

2-27N-28W
Lawrence County
Missouri

Boundary Center: 37° 5' 14.5, -93° 57' 39.9

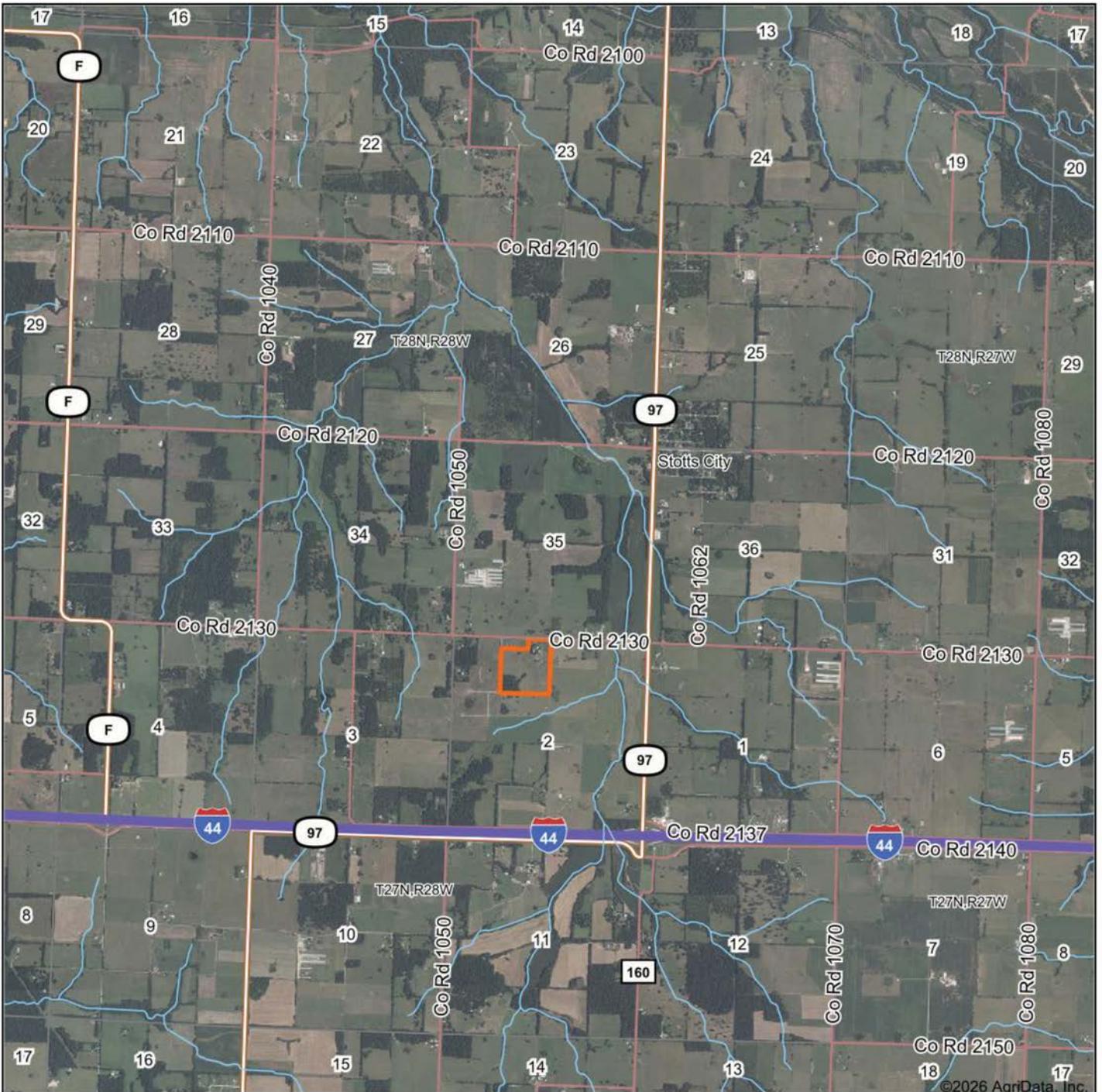


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OVERVIEW MAP



Boundary Center: 37° 5' 14.5, -93° 57' 39.9



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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.



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