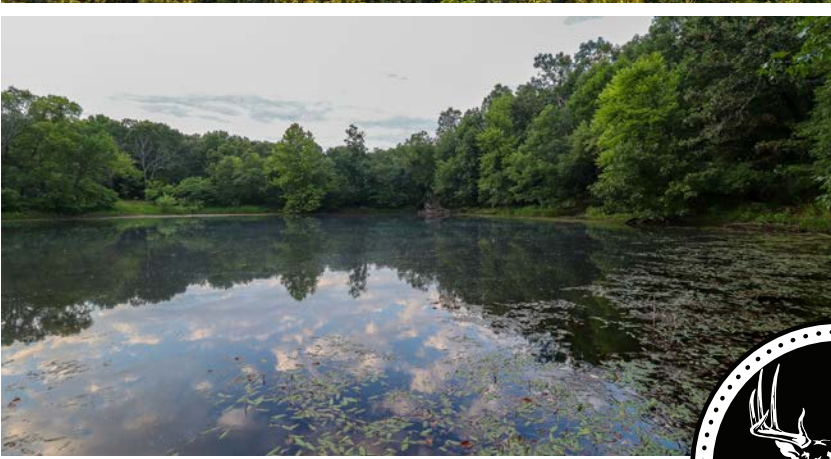


MIDWEST LAND GROUP PRESENTS

48 ACRES

LAWRENCE COUNTY, MO

TBD COUNTY ROAD 1220, MT VERNON, MISSOURI 65712



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

DIVERSE TIMBER TRACT NEAR REPUBLIC, MISSOURI

Midwest Land Group is proud to present this unique 48 +/- acre tract in Lawrence County. This property has everything you could want in a large build site, recreational property, or investment property. The water features, rolling topography, convenient location, and beautiful timber are just a few of the aspects that will make you fall in love with this property.

This tract has a great location, being situated just 15 minutes from Republic and 15 minutes from Mount Vernon. The property features two sides of county road frontage with County Road 1220 on the western boundary and County Road 2115 along the northern boundary. These quiet county roads allow for multiple access points onto the property. A navigable two-track road leads from the main gate at the northern boundary, down to the far southern boundary. One of the best features of this tract is the water. Two large ponds are located in the center of the property and together offer about an acre and a half of surface water. These ponds are stocked and offer great recreational opportunities as well as add a tremendous amount of aesthetic value. The remainder of the property is primarily all timber with

various aged hardwoods and a large portion of old field that has some large cedars.

Located just east of the two ponds is a small rock quarry that only takes up about a half-acre. This small quarry was utilized for a few years during the 1950s and 1960s for limestone blocks. A small stack of these blocks can still be found in the quarry! This area has most recently been used for storage, and the solid stone base could likely be used as a build site for a shop or storage shed. As you tour this property, you'll see plenty of deer and turkey sign. There are several great potential build sites on the property that would offer beautiful views, secluded settings, and mature trees. The varying terrain and flat ridgetops are accommodating for any build plans. The property is split into two different parcels, with one parcel sitting within the Mount Vernon School District and the other being within the Marionville School District. These 48 +/- acres offer a tremendous amount of flexibility of use and have opportunities for everyone. Call today for more information or to schedule your private showing.



PROPERTY FEATURES

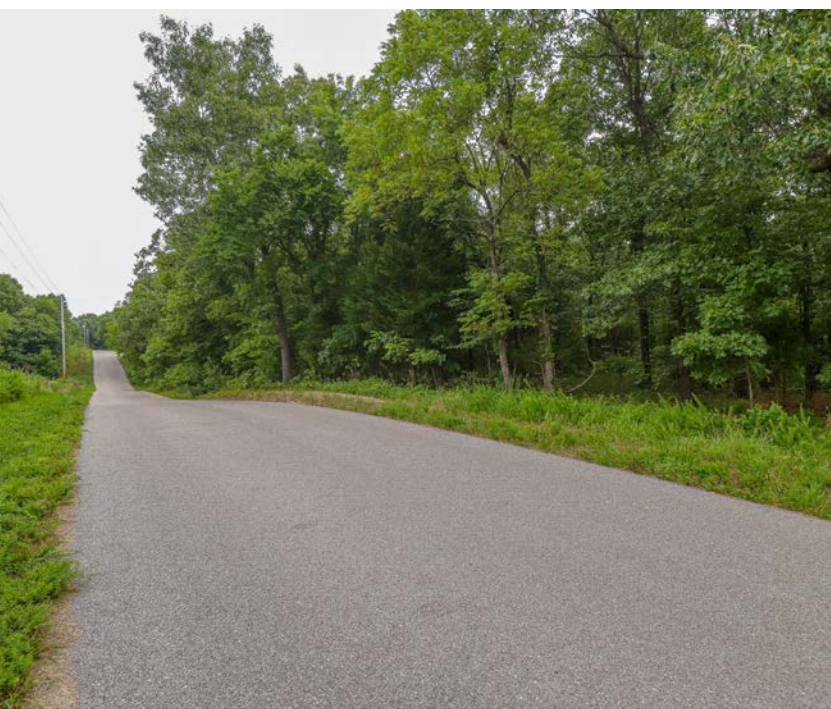
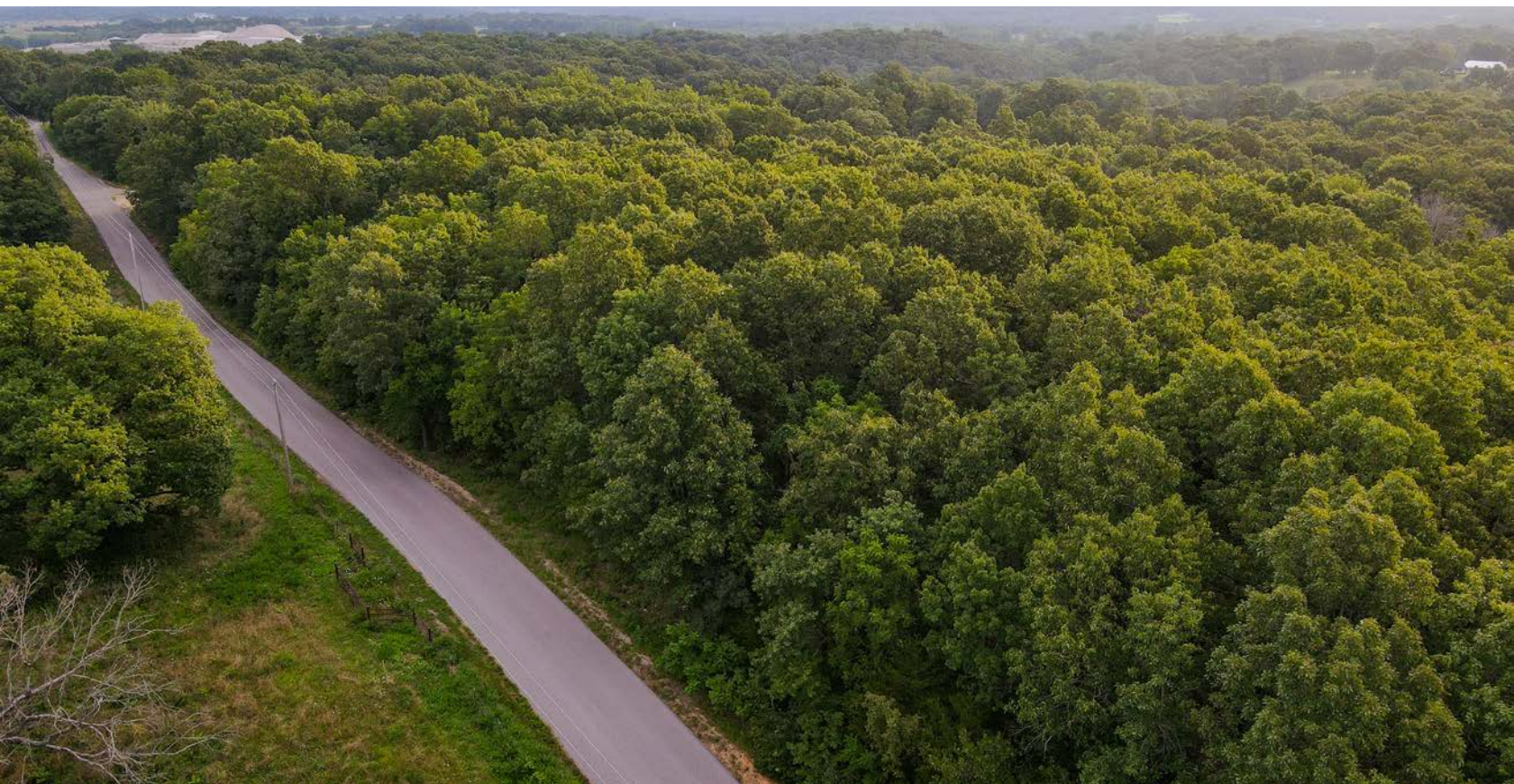
COUNTY: **LAWRENCE** | STATE: **MISSOURI** | ACRES: **48**

- 2 sides of road frontage
- 2 large ponds
- 1.5 acres of surface water
- Great hunting opportunities
- No covenants or restrictions
- Gentle topography
- Great build sites
- Wet-weather creeks
- Choice between Mt. Vernon and Marionville Schools
- 15 minutes from Mt. Vernon, MO
- 15 minutes from Republic, MO
- 30 minutes from Springfield, MO

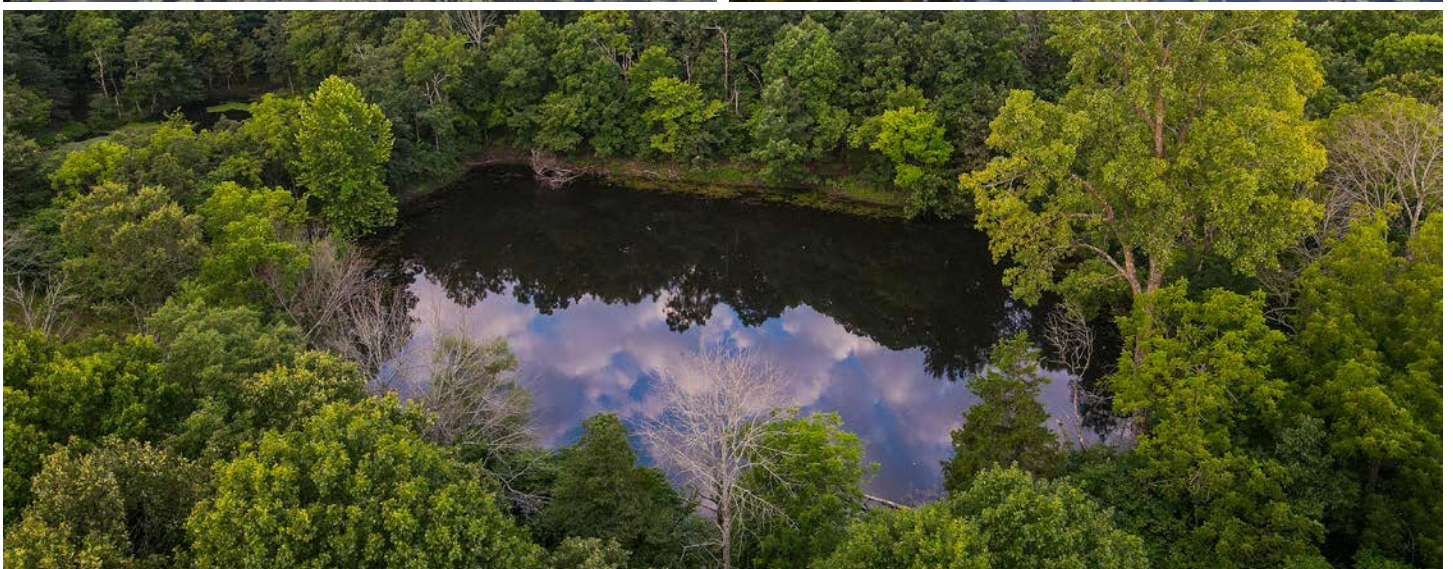


2 SIDES OF ROAD FRONTAGE

With County Road 1220 on the western boundary and County Road 2115 along the northern boundary, these quiet county roads allow for multiple access points onto the property.



2 LARGE PONDS

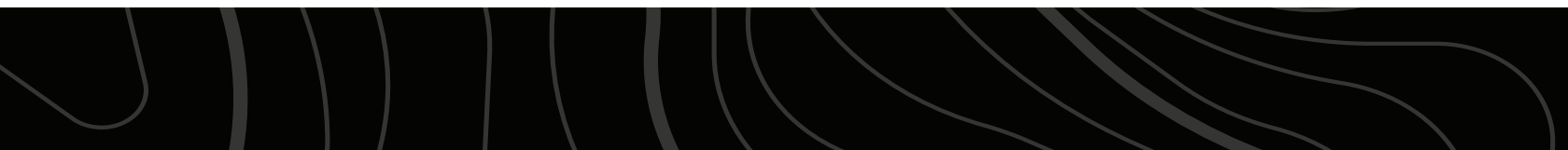
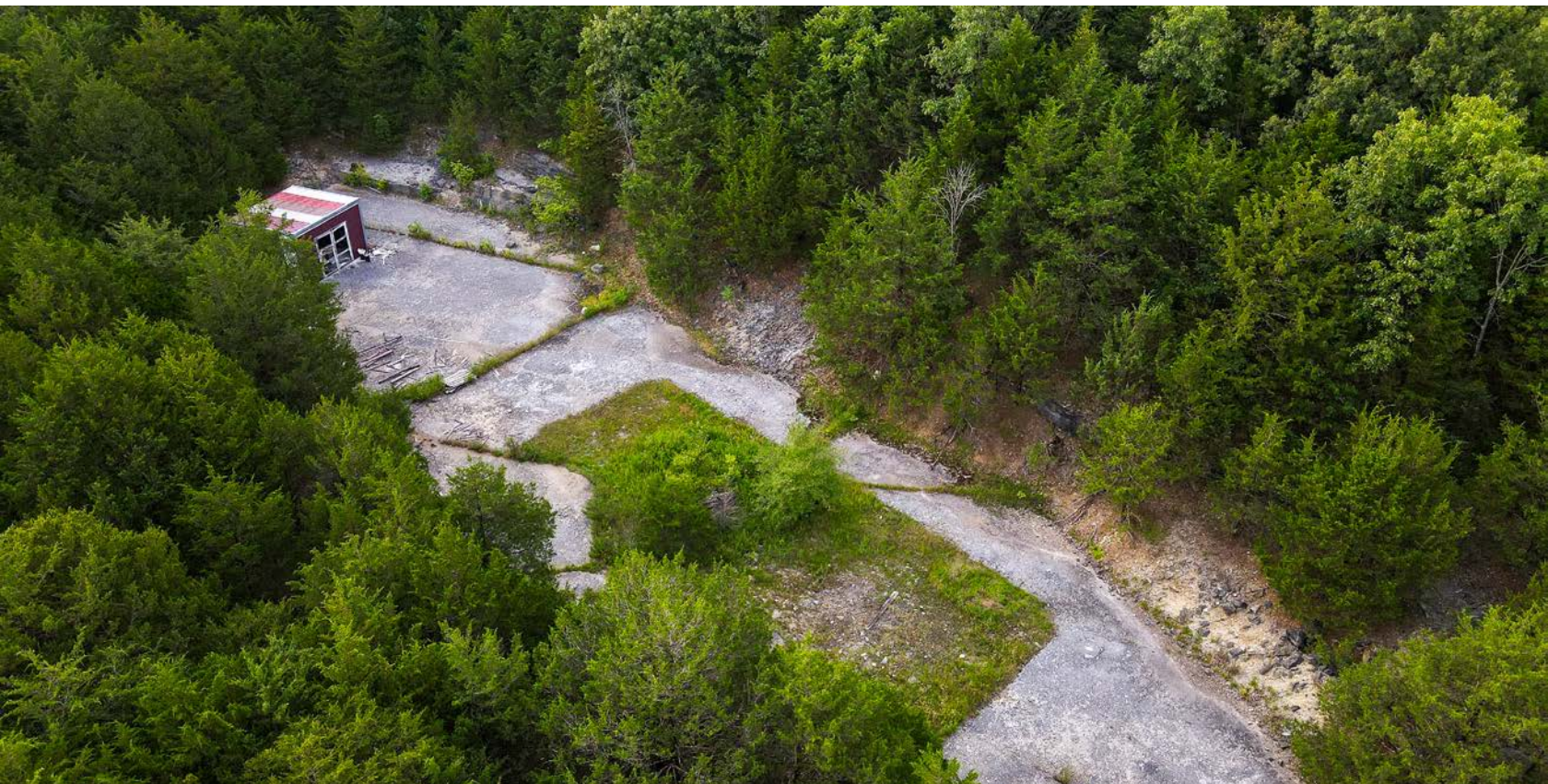


SMALL ROCK QUARRY

Located just east of the two ponds is a small rock quarry that only takes up about a half-acre. This small quarry was utilized for a few years during the 1950s and 1960s for limestone blocks. A small stack of these blocks can still be found in the quarry! This area has most recently been used for storage, and the solid stone base could likely be used as a build site for a shop or storage shed.



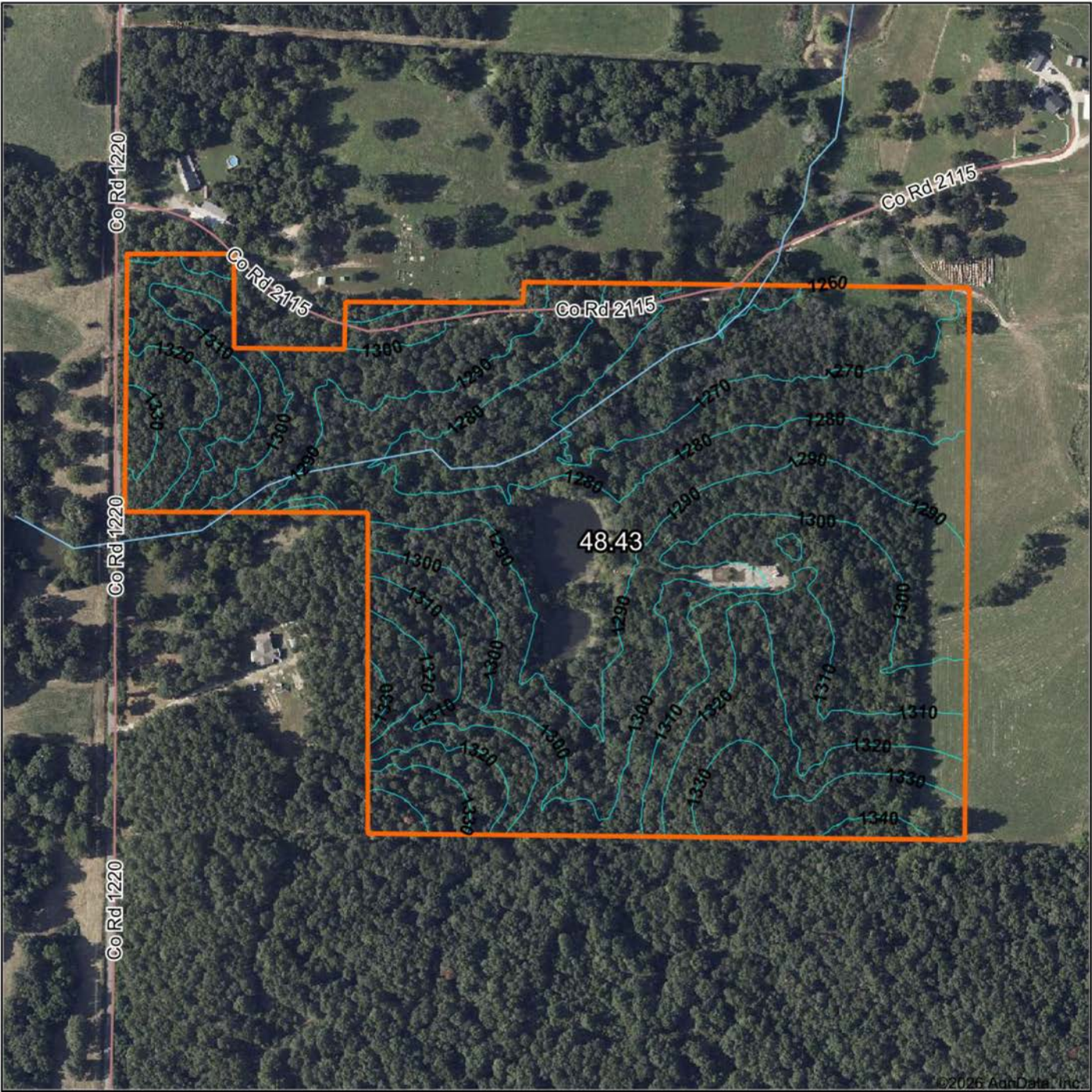
GREAT BUILD SITES



ADDITIONAL PHOTOS



TOPOGRAPHY MAP



Maps Provided By:



© AgriData, Inc. 2025 www.AgridataInc.com

Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 1,256.9

Max: 1,350.4

Range: 93.5

Average: 1,297.8

Standard Deviation: 20.14 ft

0ft 367ft 733ft

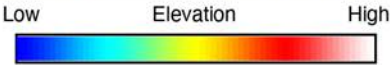
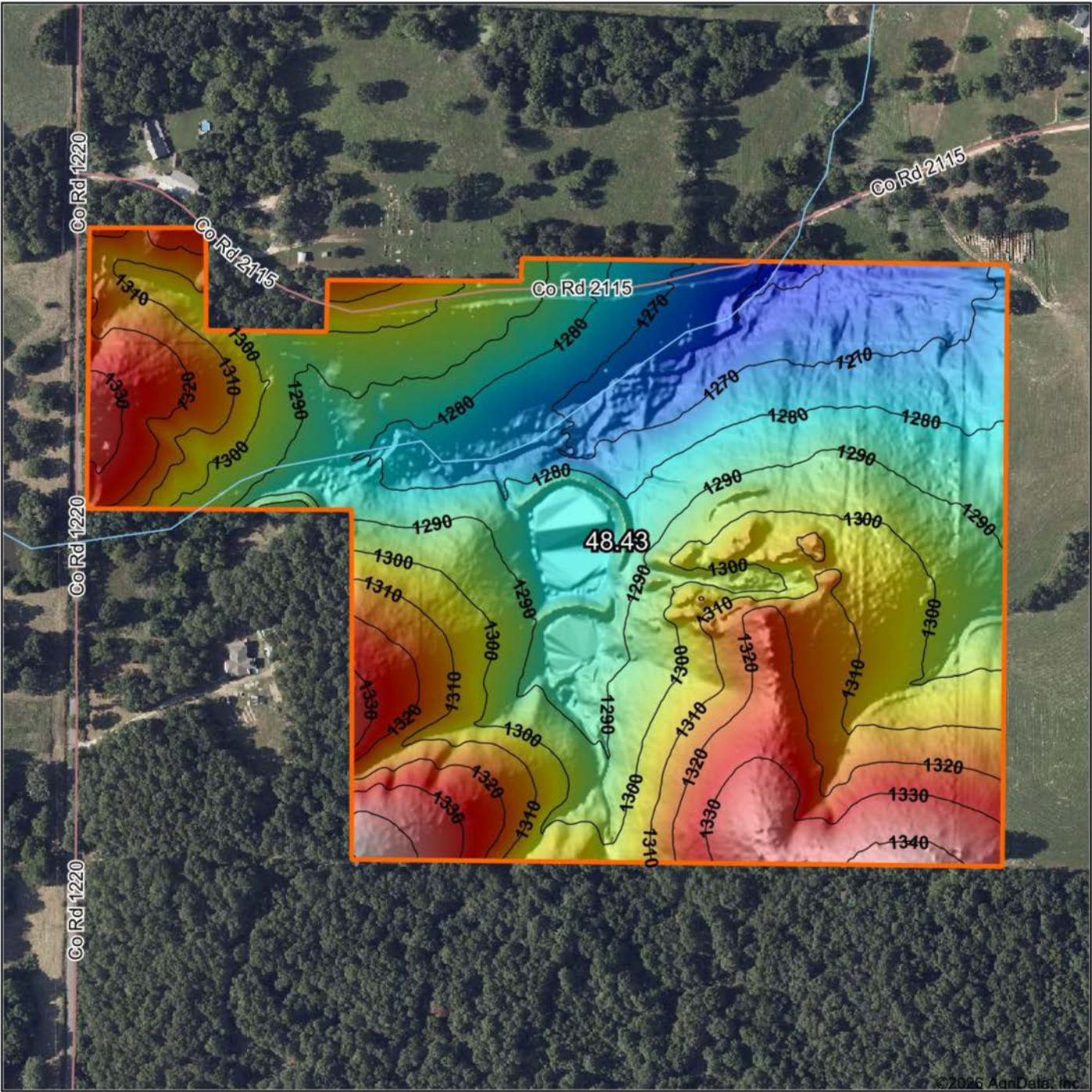


6/20/2026

27-28N-25W
Lawrence County
Missouri

Boundary Center: 37° 6' 16.62, -93° 39' 36.43

HILLSHADE MAP

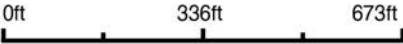


Maps Provided By:



© AgriData, Inc. 2025 www.AgriDataInc.com

Source: USGS 1 meter dem
Interval(ft): 10
Min: 1,256.9
Max: 1,350.4
Range: 93.5
Average: 1,297.8
Standard Deviation: 20.14 ft

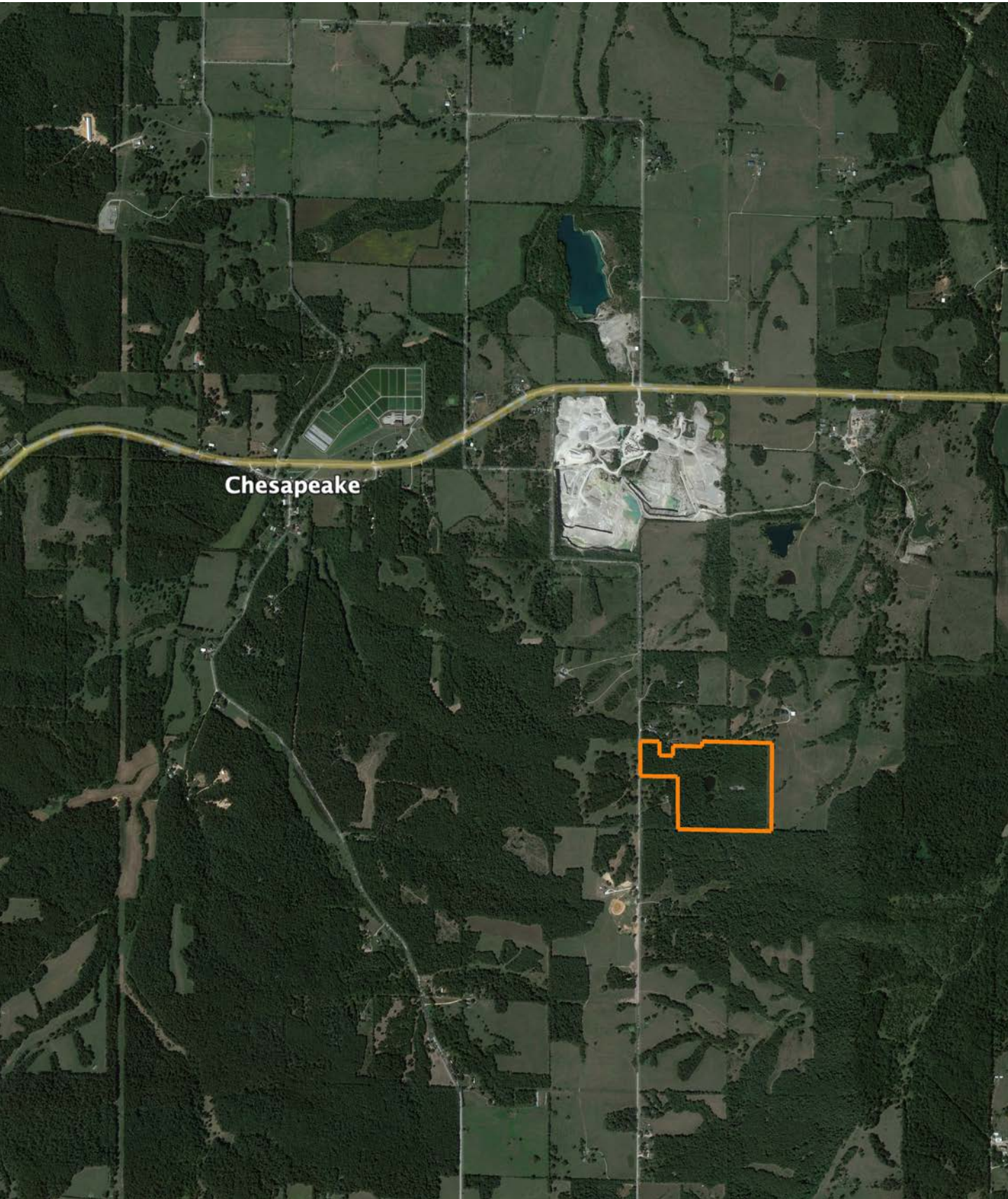


6/20/2026

27-28N-25W
Lawrence County
Missouri

Boundary Center: 37° 6' 16.62, -93° 39' 36.43

OVERVIEW MAP



BROKER 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 BROKER
417.612.8215
COdell@MidwestLandGroup.com



MidwestLandGroup.com

This property is being offered by Midwest Land Group, LLC. 913.674.8010. All information provided by Midwest Land Group, LLC or their agents was acquired from sources deemed accurate and reliable, however we do not warrant its accuracy or completeness. Midwest Land Group, LLC assumes no liability for error, omission or investment results. Midwest Land Group, LLC. Licensed in Alabama, Arkansas, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Minnesota, Mississippi, Missouri, Montana, Nebraska, North Dakota, Ohio, Oklahoma, South Dakota, Tennessee, Texas, Wisconsin, and Wyoming.