

0 Lawrence 2080
Ash Grove, MO 65604



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MLS# SOM60319345



\$299,900

Rare combination of creek frontage, build-ready usability, privacy, and location in eastern Lawrence County--just minutes from Republic, Mt. Vernon, and Springfield. This 30.32-acre tract features Turnback Creek running through the property, with ownership on both sides. The land is fully wooded with mature timber and rolling terrain, along with an established trail system throughout the property and easy access down to the creek. A newly installed driveway leads to a cleared build site positioned nearly 150 yards off the road and surrounded by timber, offering a high level of privacy. The site sits well outside of the floodplain and is ready for immediate use. The property offers paved road frontage on two sides, fencing along two sides, and marked corners following a recent survey. Power is available along the road, and no restrictions allow you to use the property however you want. Located approximately 15 minutes to Republic or Mt. Vernon and around 20 minutes to Springfield, this property provides convenient access to town while still offering the space, privacy, and lower property taxes of Lawrence County. Properties with this combination of creek frontage, usability, and location are becoming increasingly difficult to find--especially in this acreage range.



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