

MIDWEST LAND GROUP PRESENTS



40 ACRES
JASPER COUNTY, MO

25949 Paper Loop, Joplin, Missouri, 64801



MIDWEST LAND GROUP IS HONORED TO PRESENT

LIVE THE DREAM ON 40 ACRES WITH A SPACIOUS HOME, POND, POOL, AND VERSATILE SHOP BUILDING

Welcome to your dream property - a custom-built 6 bedroom, 4 bathroom home spanning over 5,000 square feet, perfectly situated on 40 acres of beautiful land, just off blacktop and minutes from town. This spacious home was thoughtfully designed with family living and entertaining in mind.

Step inside to an open-concept main floor that seamlessly connects the kitchen, dining, and living areas. The master suite is conveniently located on the main level, offering comfort and privacy. Downstairs, the finished basement is an ideal space for game nights, movie marathons, or relaxing with the family. It also features generous storage and a built-in safe room for added peace of mind.

Upstairs includes two additional bedrooms, a family room, a full bathroom, and a charming mini kitchen with a sink and fridge - perfect for guests, older kids, or extended family stays. Just outside, the covered back porch offers a peaceful gathering space with views of a scenic 1-acre pond that includes a sand beach. Nearby, an above-ground pool with a surrounding deck adds even more options for outdoor fun and entertainment.

The property is thoughtfully laid out, spacious, and uncluttered, with a large graveled area between the

home and two impressive metal buildings. There's plenty of room to park vehicles, recreational toys, trailers, or equipment.

The primary 60'x80' metal building includes a massive solar panel array, keeping monthly electric bills under \$50 on average. Inside, 20'x60' of the space is finished into a 2 bedroom apartment complete with a full kitchen, living room, bathroom, and washer/dryer hookups. This could generate around \$1,000 a month in rental income with the 1,200 square foot apartment. It could also be used as a mother-in-law suite or for visiting family members. The main 60'x40' section is temperature-controlled and features oversized doors, making it ideal for storing RVs, boats, or large equipment. The remaining 60'x20' section is perfect for general storage or lawn care equipment with a 14-foot overhang on 48 feet of that side for extra covered storage.

A second 60'x30' metal building is fully insulated and heated, making it an excellent workshop or additional storage space. The land itself is a beautiful mix of manicured open ground in the front and mature timber in the back, including a wet-weather creek, creating a private habitat area that holds abundant wildlife, including deer and turkey.

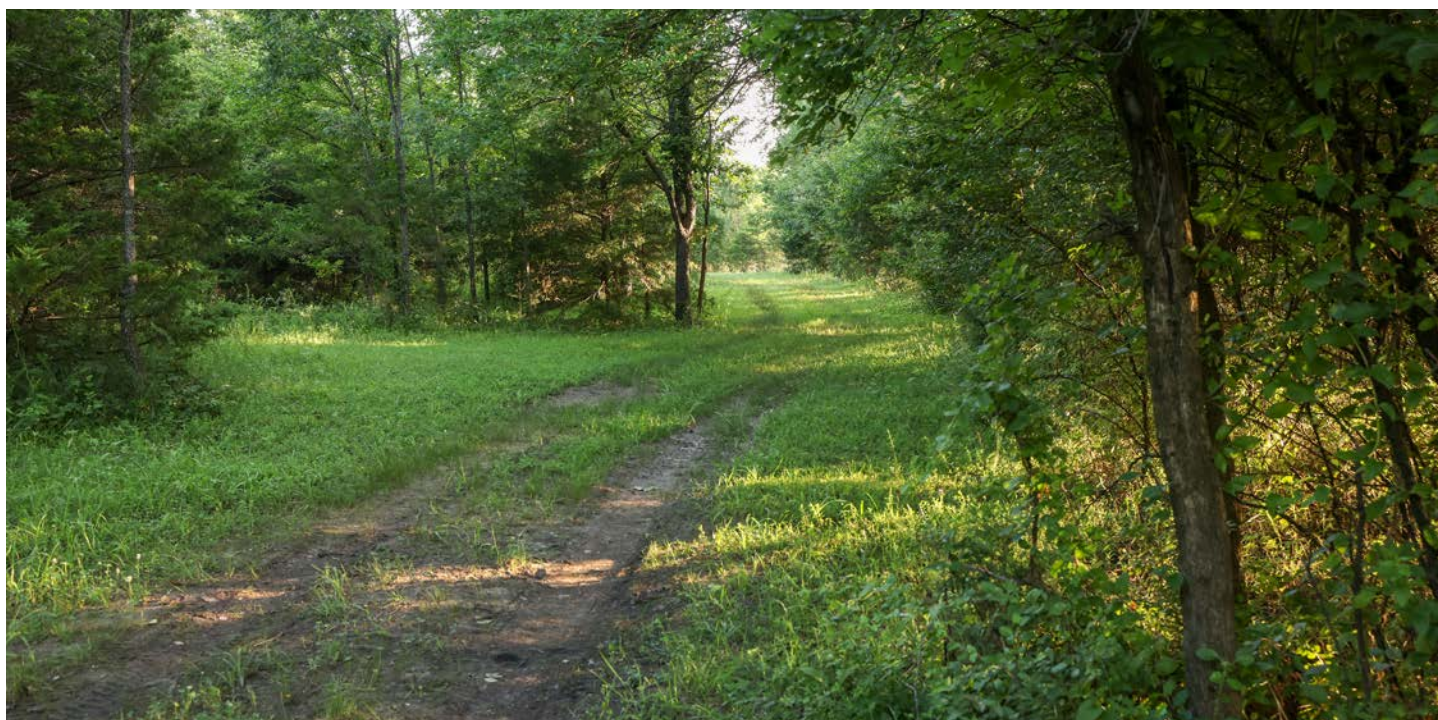
The property is enhanced with pipe fencing around most of the perimeter, a key-code security gate at the entrance, and an automatic gate closer to the house. There are multiple water sources and ample grazing opportunities, including a piped-fence corral for livestock.

This one-of-a-kind property offers the perfect balance of comfort, functionality, and outdoor beauty - a true rural retreat with space to live, work, play, and grow. Properties like this rarely come along. Don't miss the chance to make it yours. Call Clayton at (417) 313-3281 today to schedule a private showing.

PROPERTY FEATURES

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

- Custom-built 6 bedroom 4 bathroom home spanning over 5,000 square feet
- Lots of space and features for enjoyment and entertainment
- 60'X80' metal building with a 20'X60' 2 bedroom apartment, a 60'X40' temperature-controlled area, 60'X20' of storage, and solar panels
- Rental income potential of \$1,000 a month with 1,200 square foot 2 bedroom apartment, or it could be used for a mother-in-law suite
- Pipe fenced with key code security gate off blacktop
- Secluded - located between downtown Joplin and Carl Junction
- Scattered trees provide shade for livestock and thick timber for deer and turkey
- Multiple trails throughout the whole property
- 1-acre pond with dock and sandy beach area and additional smaller pond
- Carl Junction School District
- 25949 Paper Loop, Joplin, Missouri 64801



CUSTOM BUILT HOME

Step inside to an open-concept main floor that seamlessly connects the kitchen, dining, and living areas. The master suite is conveniently located on the main level, offering comfort and privacy.



SHOP BUILDING WITH APARTMENT

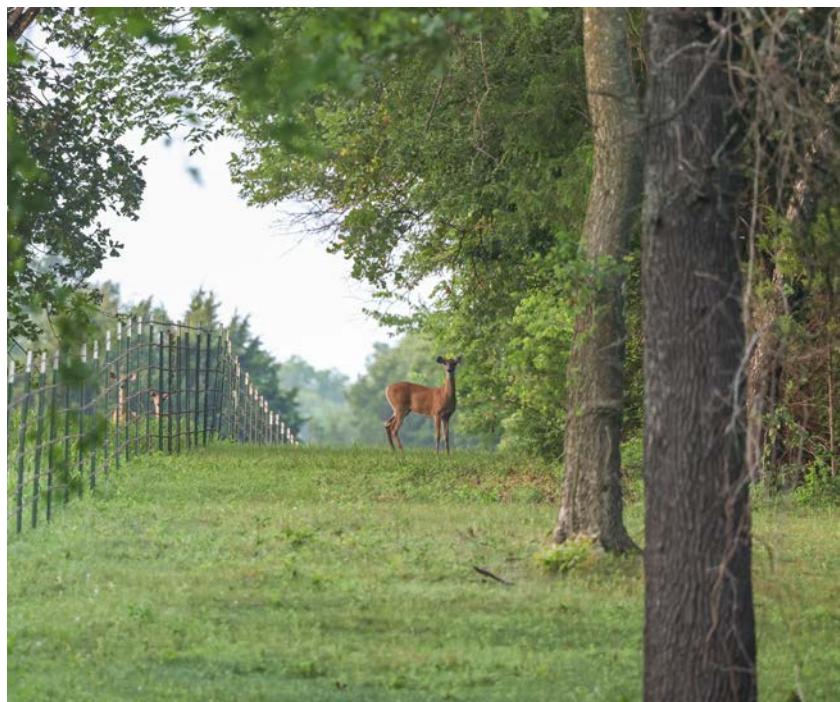
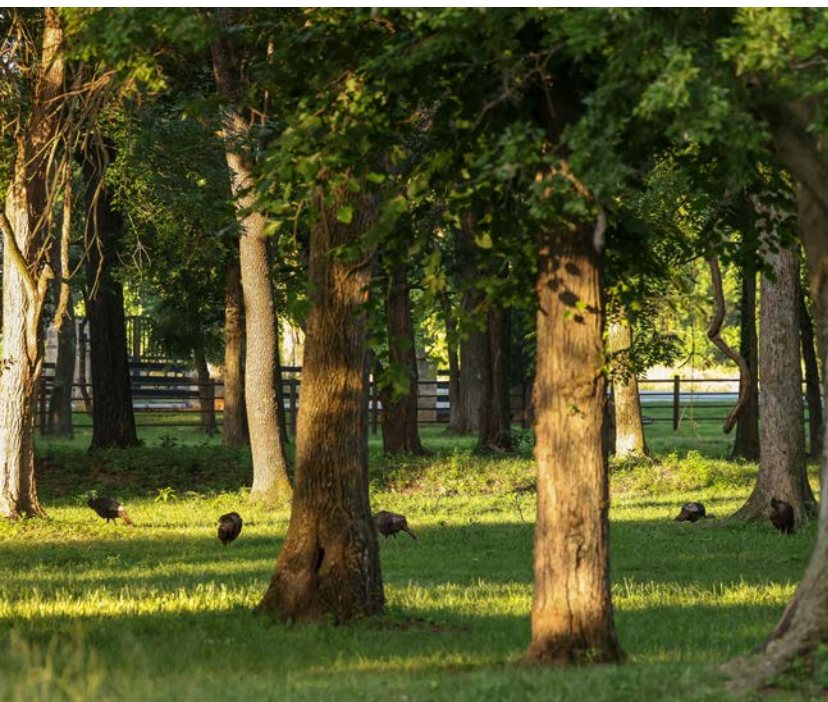
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SECLUDED SETTING



ABUNDANT WILDLIFE



ADDITIONAL PHOTOS



AERIAL MAP



TOPOGRAPHY MAP



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 10.0

Min: 939.2

Max: 988.6

Range: 49.4

Average: 957.0

Standard Deviation: 5.77 ft

0ft 278ft 556ft

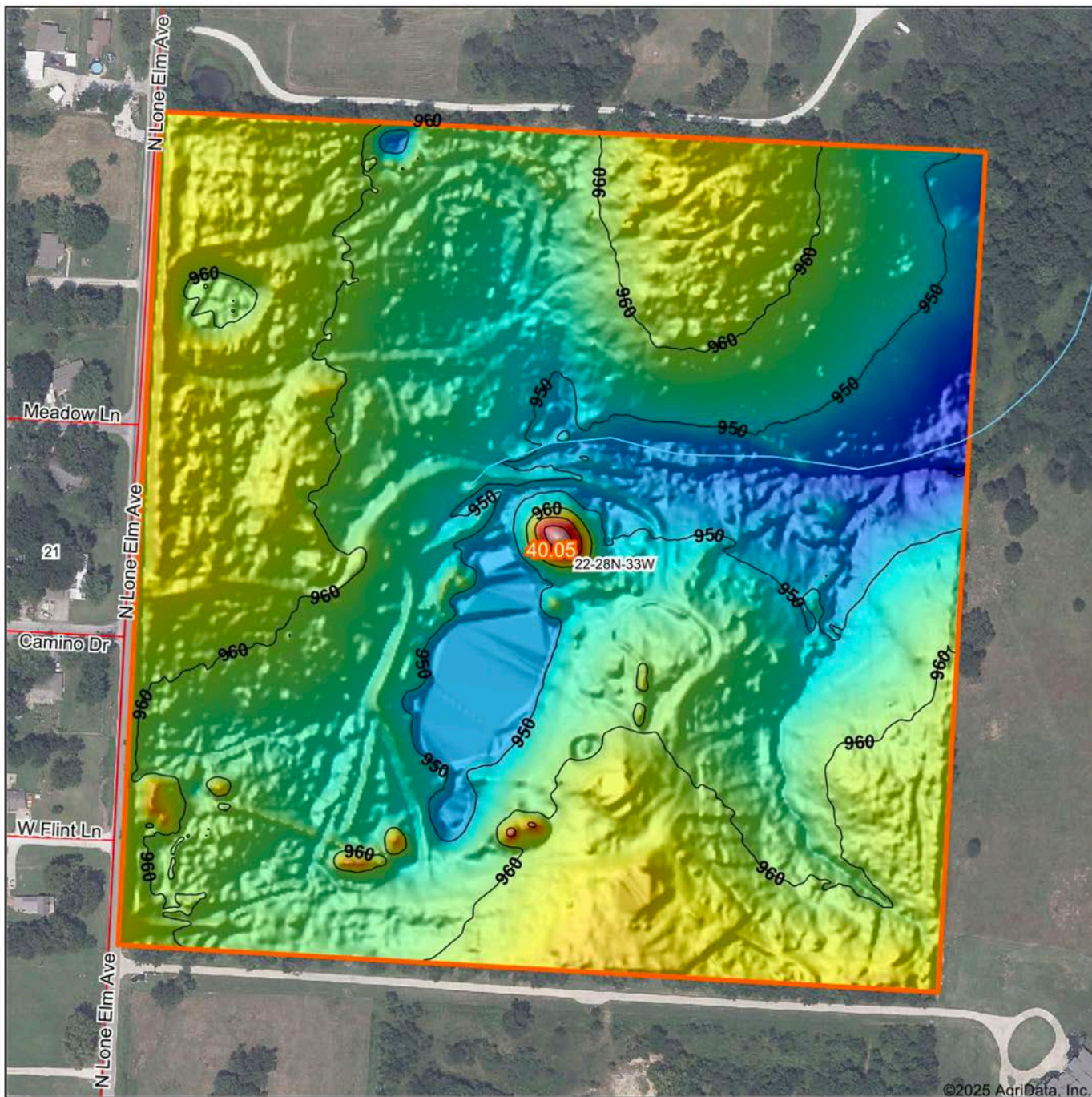


7/9/2025

22-28N-33W
Jasper County
Missouri

Boundary Center: 37° 8' 15.78, -94° 31' 36.56

HILLSHADE MAP



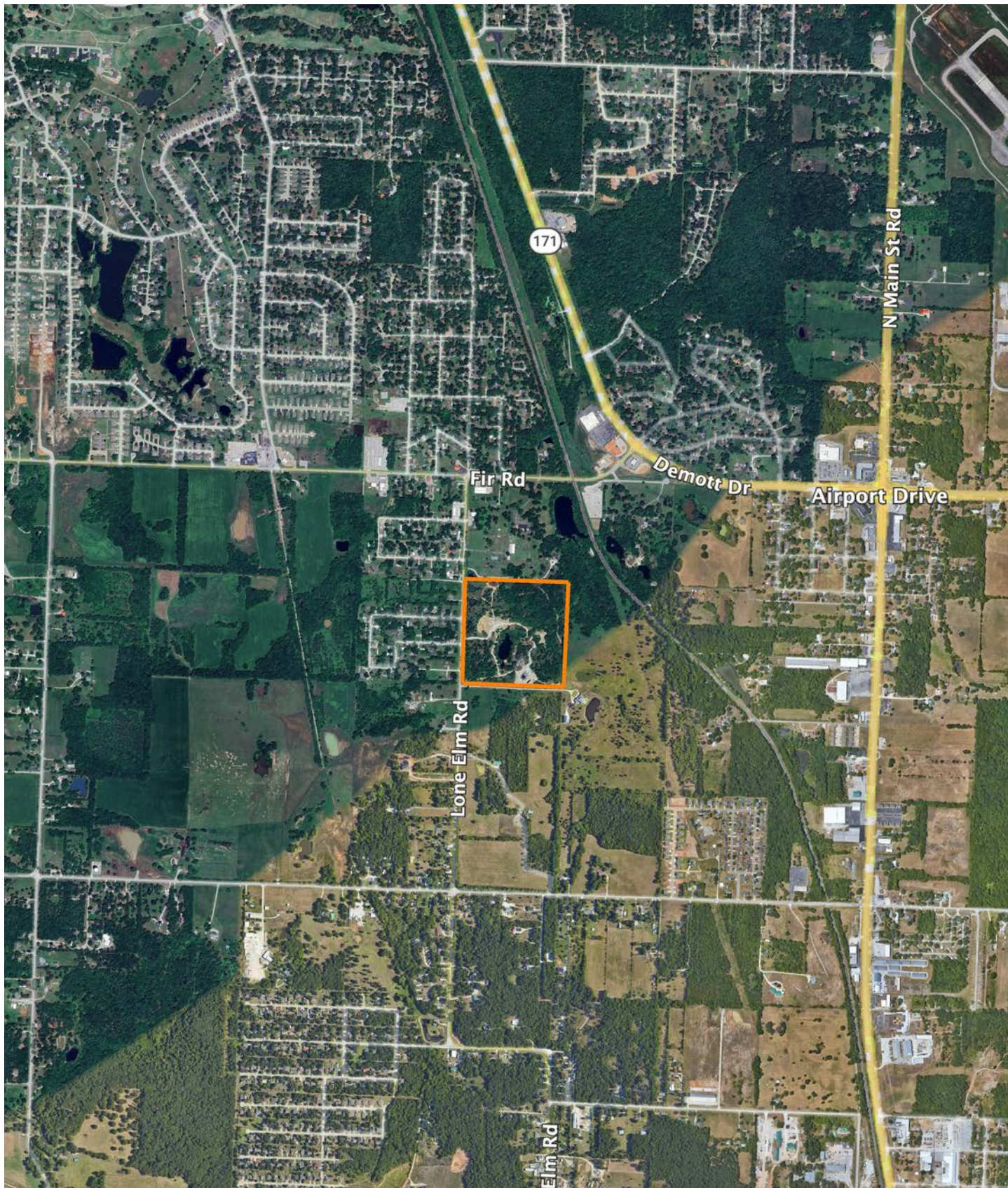
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Missouri
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OVERVIEW MAP



AGENT CONTACT

Clayton Campbell's journey from growing up in a small town in central Kansas to becoming a dedicated land agent reflects his deep-rooted passion for the environment and land stewardship. Raised in an environment surrounded by farming on both sides of the family, Clayton developed a profound appreciation for land ownership and its role in shaping legacies.

After completing his education at Pittsburg State University, Clayton embarked on a career that aligned with his passion. His experience as an account executive and sales manager at the nation's largest privately held environmental laboratory equipped him with the skills to protect water and soil across the Midwest. Following this, he transitioned to a national sales manager role at a leading educational company specializing in building STEM labs nationwide.

Clayton's background in sales and service has proven invaluable in his current role as a land agent. He leverages his problem-solving abilities, negotiation skills, and a commitment to finding mutually beneficial solutions for all parties involved.

In addition to his professional endeavors, Clayton is an integral part of the pro-staff for the award-winning outdoor TV show, Heartland Bowhunter, since its inception in 2007. This affiliation has provided him with unique opportunities to travel across the country, engaging in hunting experiences for nearly two decades. His expertise in harvesting turkey, deer, and elk, coupled with his understanding of quality deer management, serves him well in assisting his land clients.

Beyond his outdoor pursuits, Clayton enjoys spending quality time with his wife, Courtney and their four children. Their shared interests include hiking, camping, and cooking together. They have a passion for exploring different regions and savoring the local culinary scene. Actively involved in their local church, the couple also volunteers for various local ministries.

If you're in the market for land in Southeast Kansas and Southwest Missouri, Clayton Campbell is positioned as the go-to agent. With a commitment to providing a personal touch, he ensures that each client walks away with a positive and memorable experience, reflecting his dedication to land preservation and client satisfaction.



CLAYTON CAMPBELL,
LAND AGENT

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MidwestLandGroup.com

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