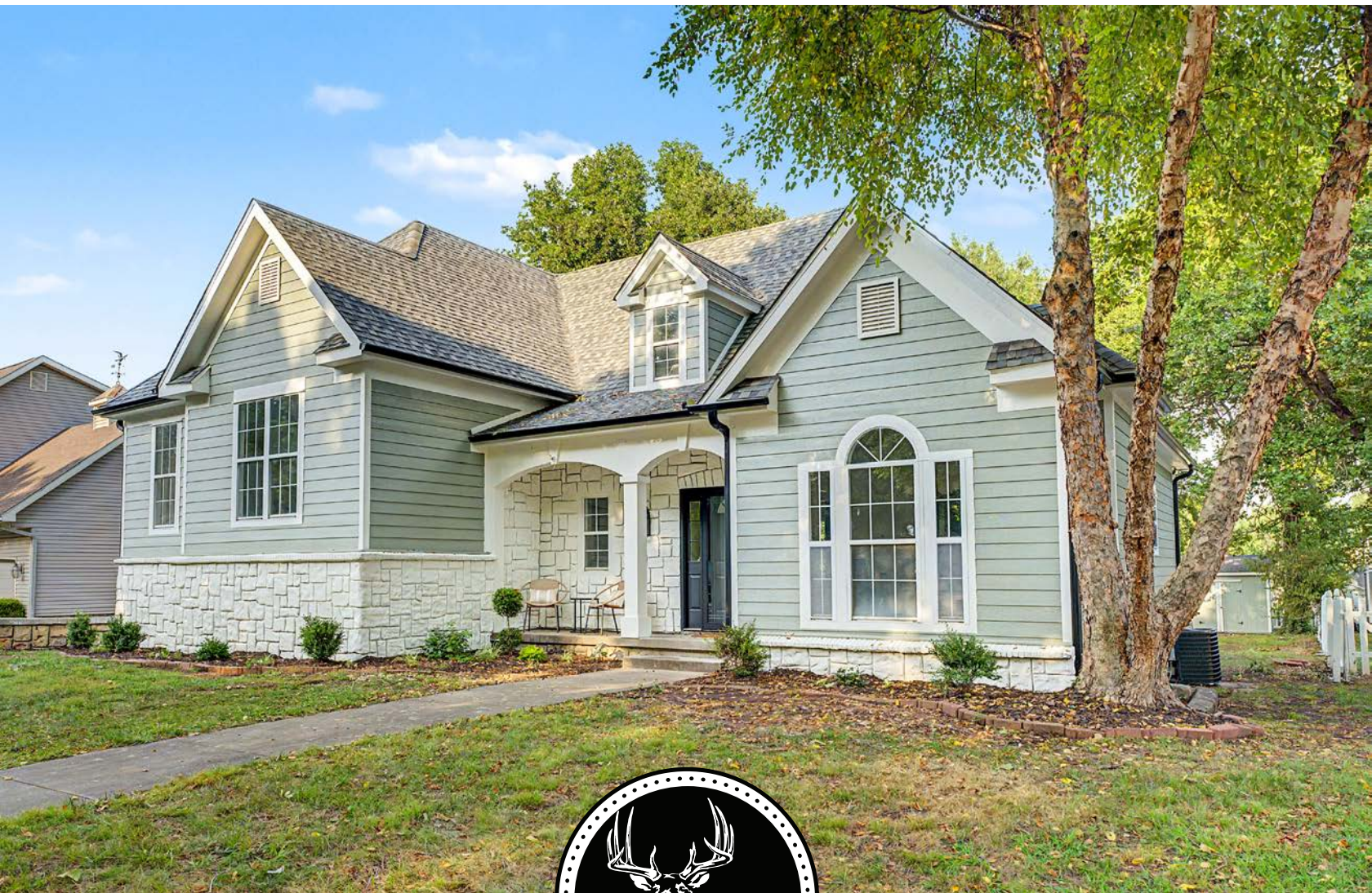


MIDWEST LAND GROUP PRESENTS

0.4 ACRES IN

JASPER COUNTY MISSOURI

825 COLONIAL DRIVE, WEBB CITY, MO 64801



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

COMPLETELY REIMAGINED HOME WITH FOUR LEVELS OF EXCEPTIONAL LIVING

Welcome to 825 Colonial Drive, where timeless architecture meets modern luxury. Thoughtfully renovated from top to bottom, this stunning split-level home offers four levels of beautifully finished living space, combining sophisticated design with everyday comfort in one of Webb City's most desirable neighborhoods.

Step through the front door into a bright, welcoming main level highlighted by refinished hardwood floors, soaring ceilings, abundant natural light, and a warm fireplace that anchors the spacious living room. The heart of the home is the completely remodeled kitchen, featuring custom cabinetry, updated lighting, generous prep space, and an improved layout designed to maximize storage and functionality. A charming breakfast nook overlooks the backyard, while the formal dining room provides an elegant setting for holidays, family dinners, and entertaining guests.

The upper level is dedicated to relaxation, offering a spacious primary suite with a luxurious ensuite bath featuring a soaking tub, a beautifully tiled walk-in shower, a double vanity, and a generous walk-in closet. Two additional bedrooms, a fully updated bathroom, and a conveniently located laundry room complete the floor.

Just a few steps below the main floor, you'll find two oversized bedrooms with ample closet space, providing flexibility for family, guests, or a home office.

The walkout basement level creates the ultimate gathering space with a large family room centered around a second fireplace, a spacious fifth bedroom, full bath, and plenty of room for a pool table, game area, or media room. Step outside to enjoy the backyard, complete with a fire pit gathering area, mature shade trees, white picket fencing, and space beneath the expanded deck that's perfect for creating an additional covered outdoor living area.

No detail was overlooked during the extensive renovation. Major improvements include new siding, gutters, fresh interior and exterior paint, updated HVAC, modern lighting and fixtures, refinished hardwood floors, new carpet, expanded decking, an enlarged driveway and parking area, and new concrete extending around the home to the backyard.

With five bedrooms, three-and-a-half baths spanning over 3,247 square feet, multiple living areas, and quality updates throughout, this is far more than a remodeled home—it's a property designed for the way families live today.

Homes with this level of craftsmanship, space, and attention to detail rarely become available in Webb City. Schedule your private showing and experience everything 825 Colonial Drive has to offer. Call Clayton Campbell at (417) 313-3281 to schedule an appointment today.

PROPERTY FEATURES

COUNTY: **JASPER** | STATE: **MISSOURI** | ACRES: **0.4**

- Renovated 5 bedroom, 3.5 bath home spanning 3,247 square feet
- Four finished levels offering exceptional living space
- Beautifully remodeled kitchen with custom cabinetry and abundant storage
- Spacious primary suite with walk-in closet, tiled shower, soaking tub & double vanity
- Two fireplaces and multiple living areas perfect for entertaining
- Refinished hardwood floors, new carpet, modern lighting & updated fixtures throughout
- New siding, gutters, fresh interior & exterior paint
- Expanded deck overlooking the backyard with fire pit gathering area
- Mature shade trees and white picket fence
- Updated HVAC plus expanded driveway, additional parking & new concrete walkways
- Located in one of Webb City's most desirable established neighborhoods
- 825 Colonial Drive, Webb City, MO 64801



OPEN CONCEPT HOME

Thoughtfully renovated from top to bottom, this stunning split-level home offers four levels of beautifully finished living space, combining sophisticated design with everyday comfort. Step through the front door into a bright, welcoming main level highlighted by refinished hardwood floors, soaring ceilings, abundant natural light, and a warm fireplace that anchors the spacious living room.



REMODELED KITCHEN

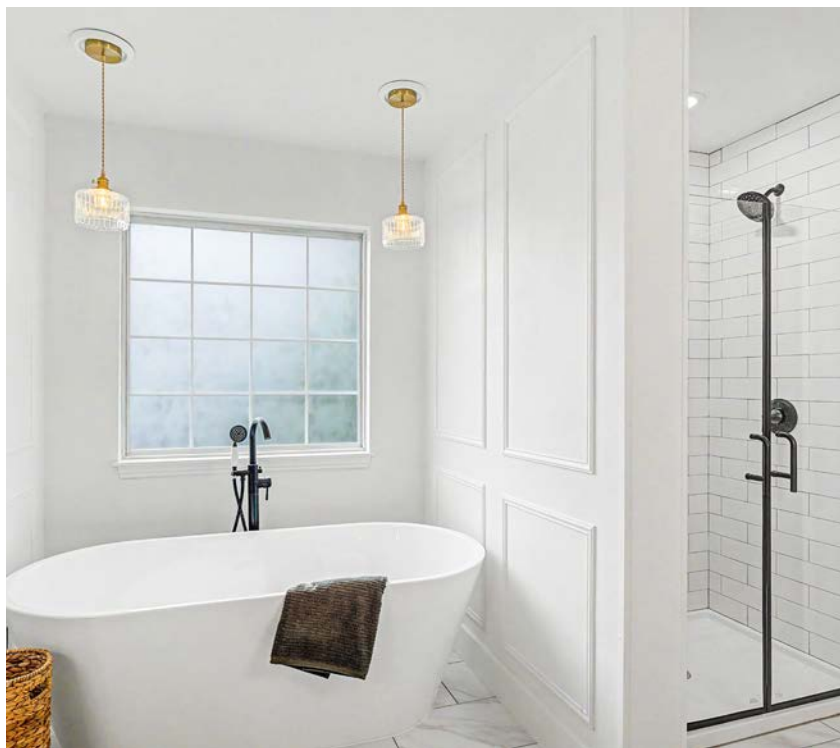


HARDWOOD FLOORS, NEW CARPET



SPACIOUS PRIMARY SUITE

The upper level is dedicated to relaxation, offering a spacious primary suite with a luxurious ensuite bath featuring a soaking tub, a beautifully tiled walk-in shower, a double vanity, and a generous walk-in closet.



EXPANDED DECK

Step outside to enjoy the backyard, complete with a fire pit gathering area, mature shade trees, white picket fencing, and space beneath the expanded deck that's perfect for creating an additional covered outdoor living area.



WALKOUT BASEMENT

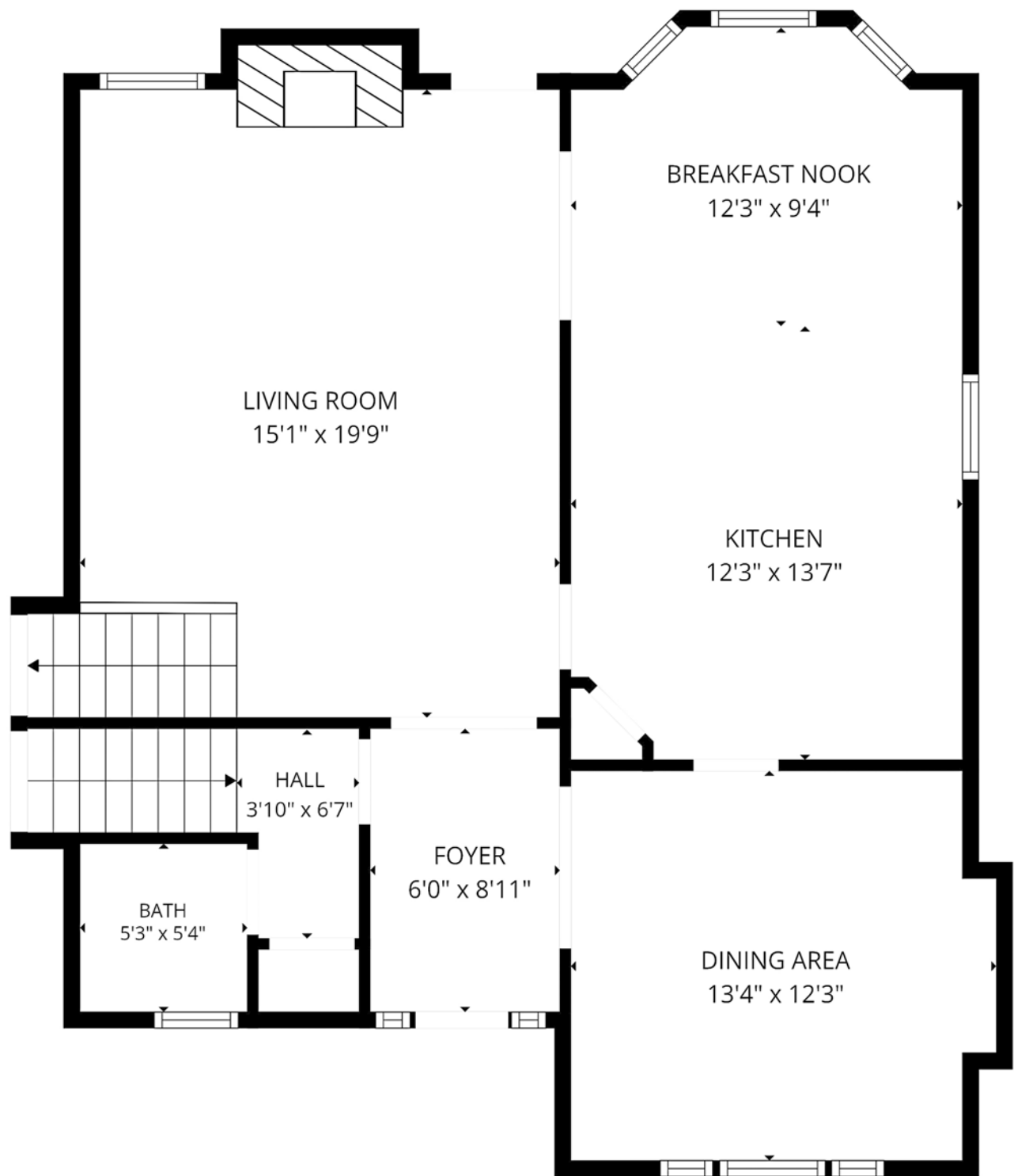
The walkout basement level creates the ultimate gathering space with a large family room centered around a second fireplace, a spacious fifth bedroom, full bath, and plenty of room for a pool table, game area, or media room.



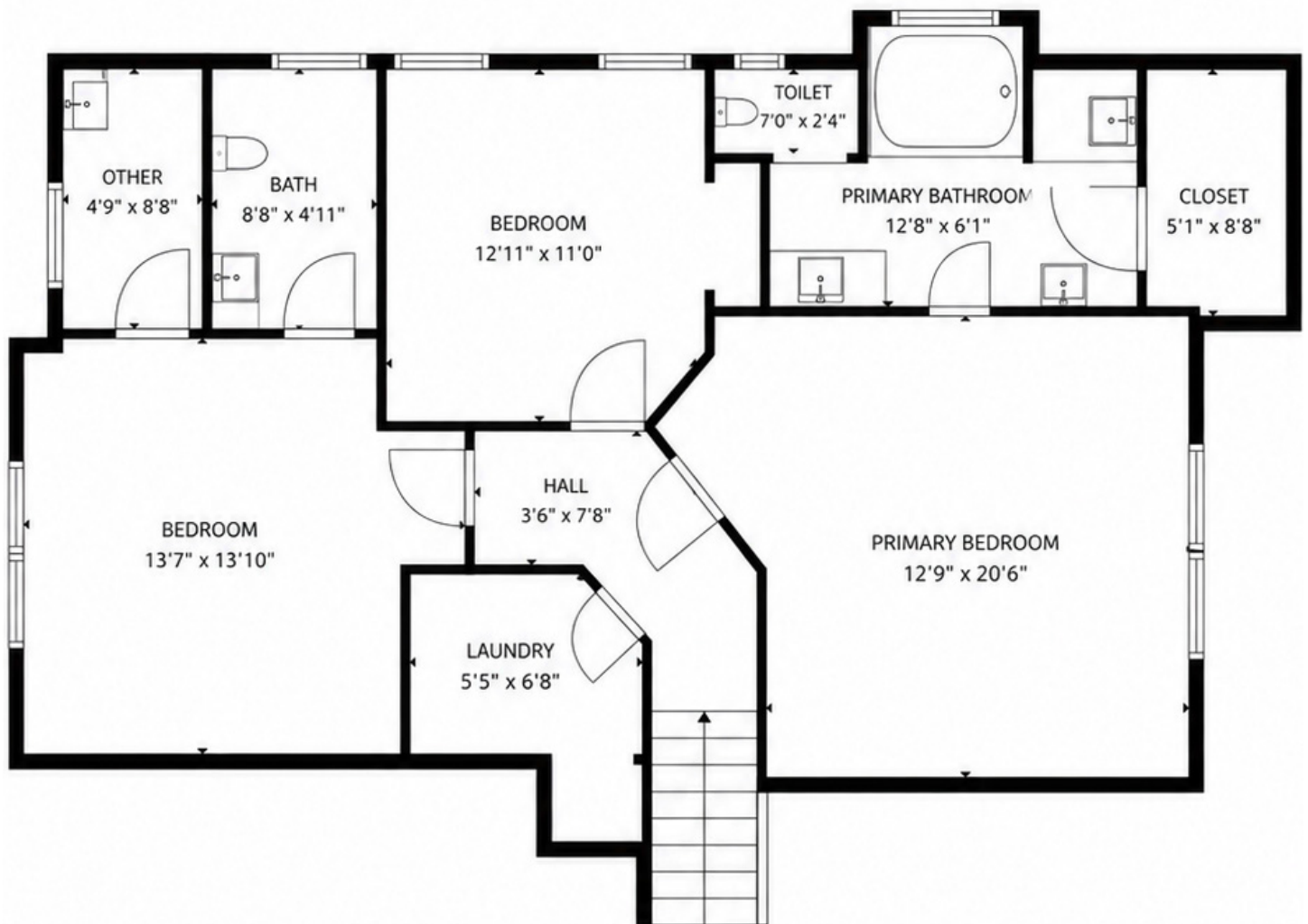
ADDITIONAL PHOTOS



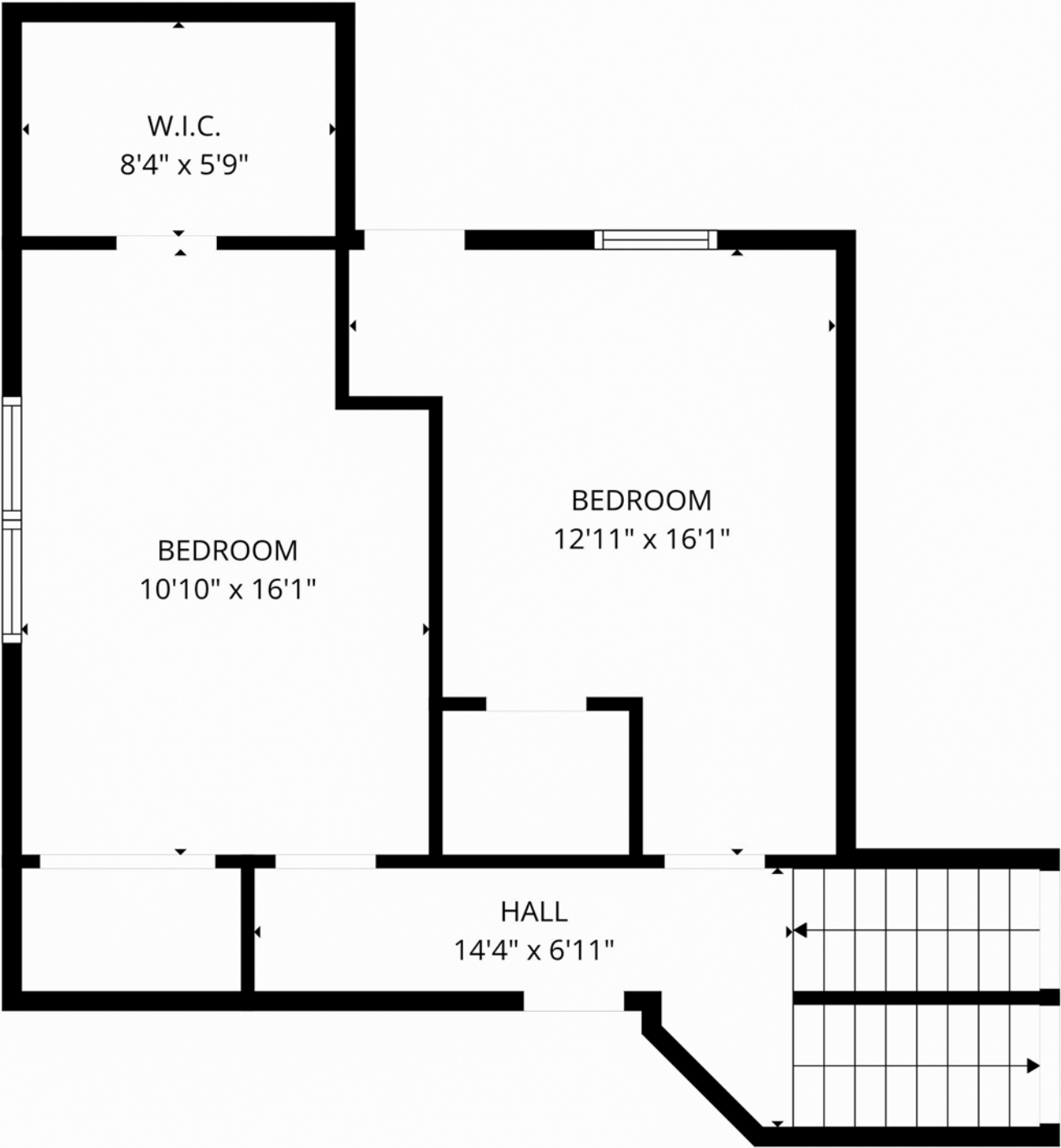
MAIN FLOOR LAYOUT



TOP FLOOR LAYOUT

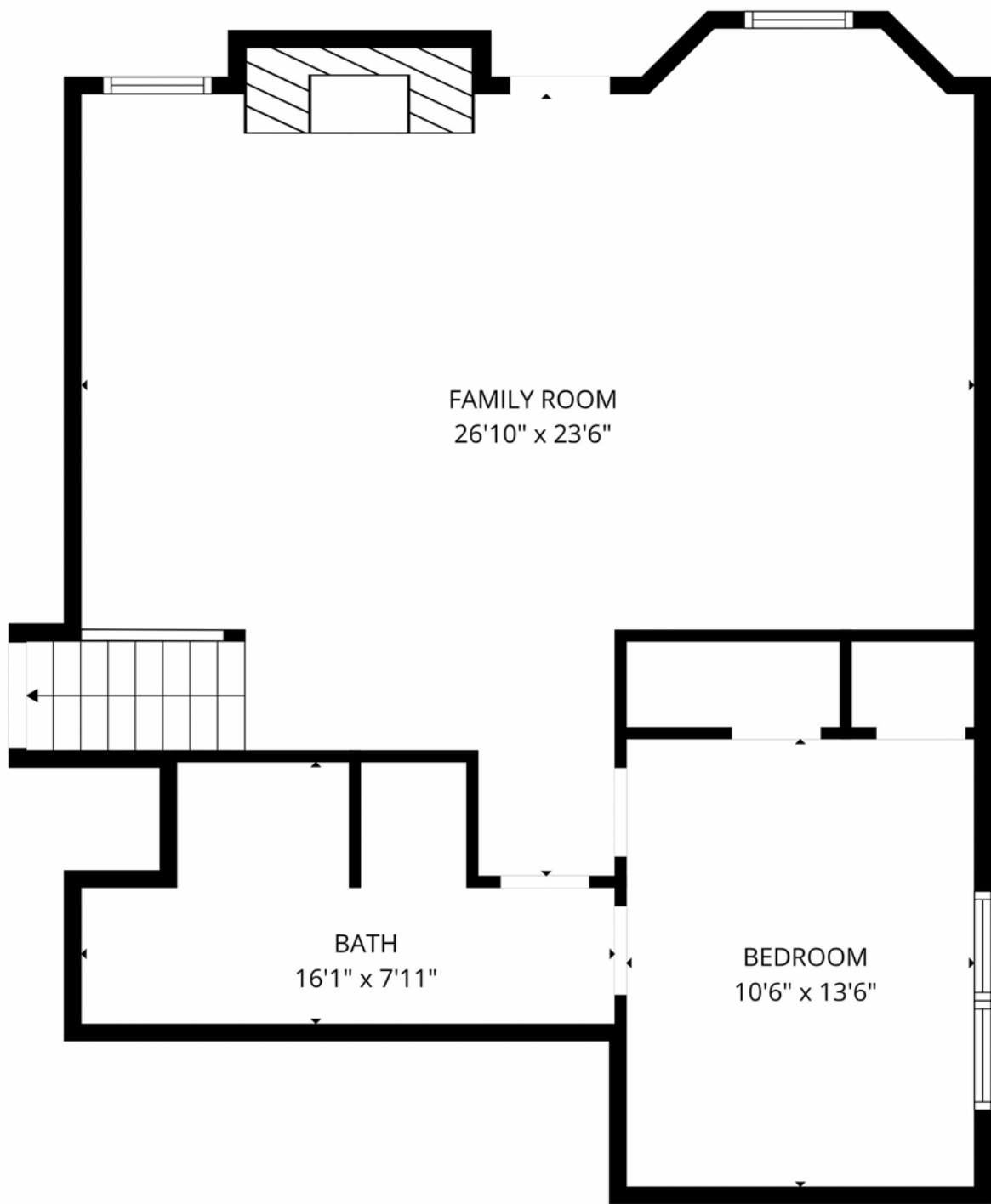


SPLIT BOTTOM FLOOR LAYOUT



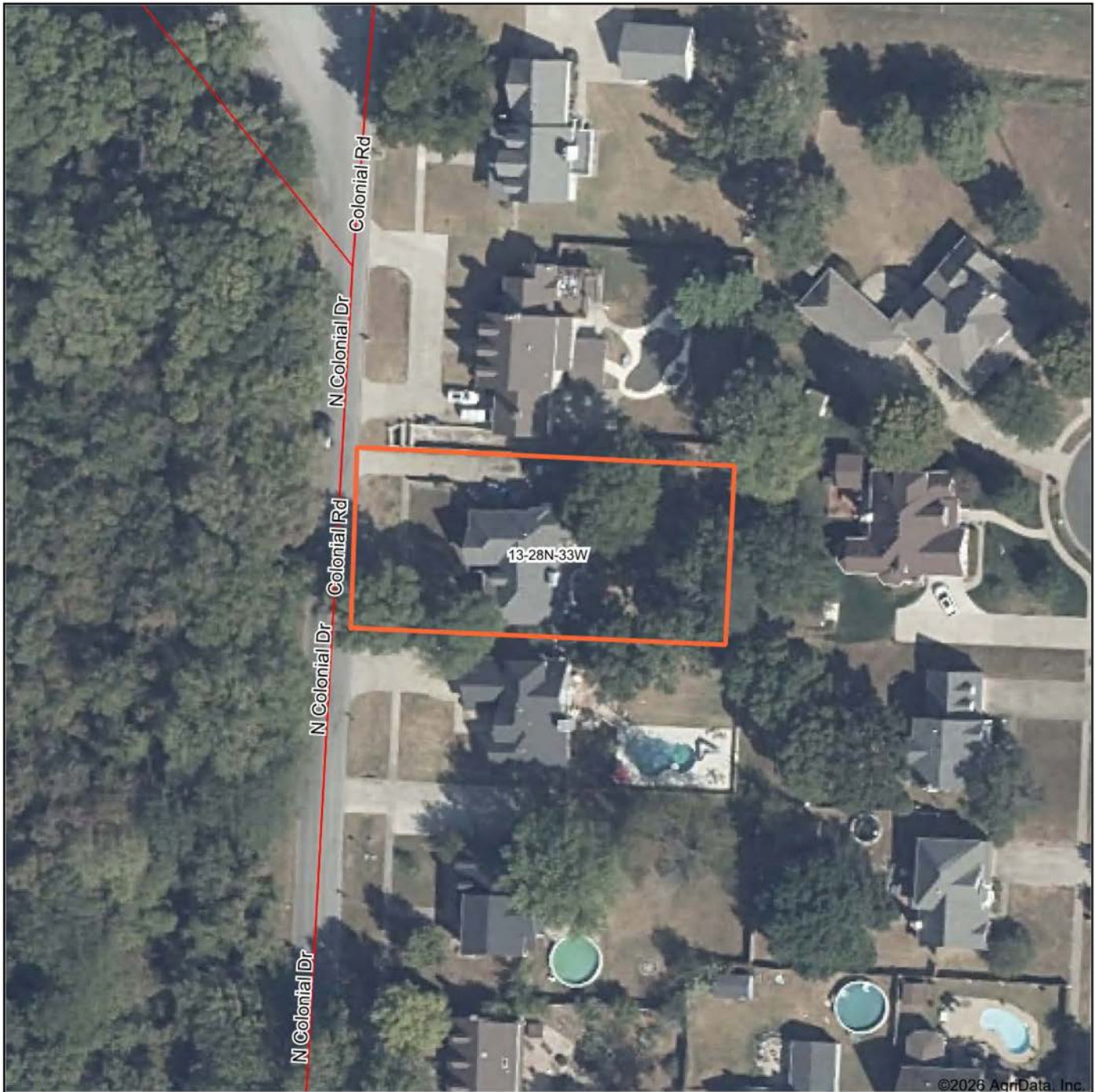
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

BASEMENT FLOOR LAYOUT



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

AERIAL MAP



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Maps Provided By:



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Boundary Center: 37° 9' 20.7, -94° 29' 14.74

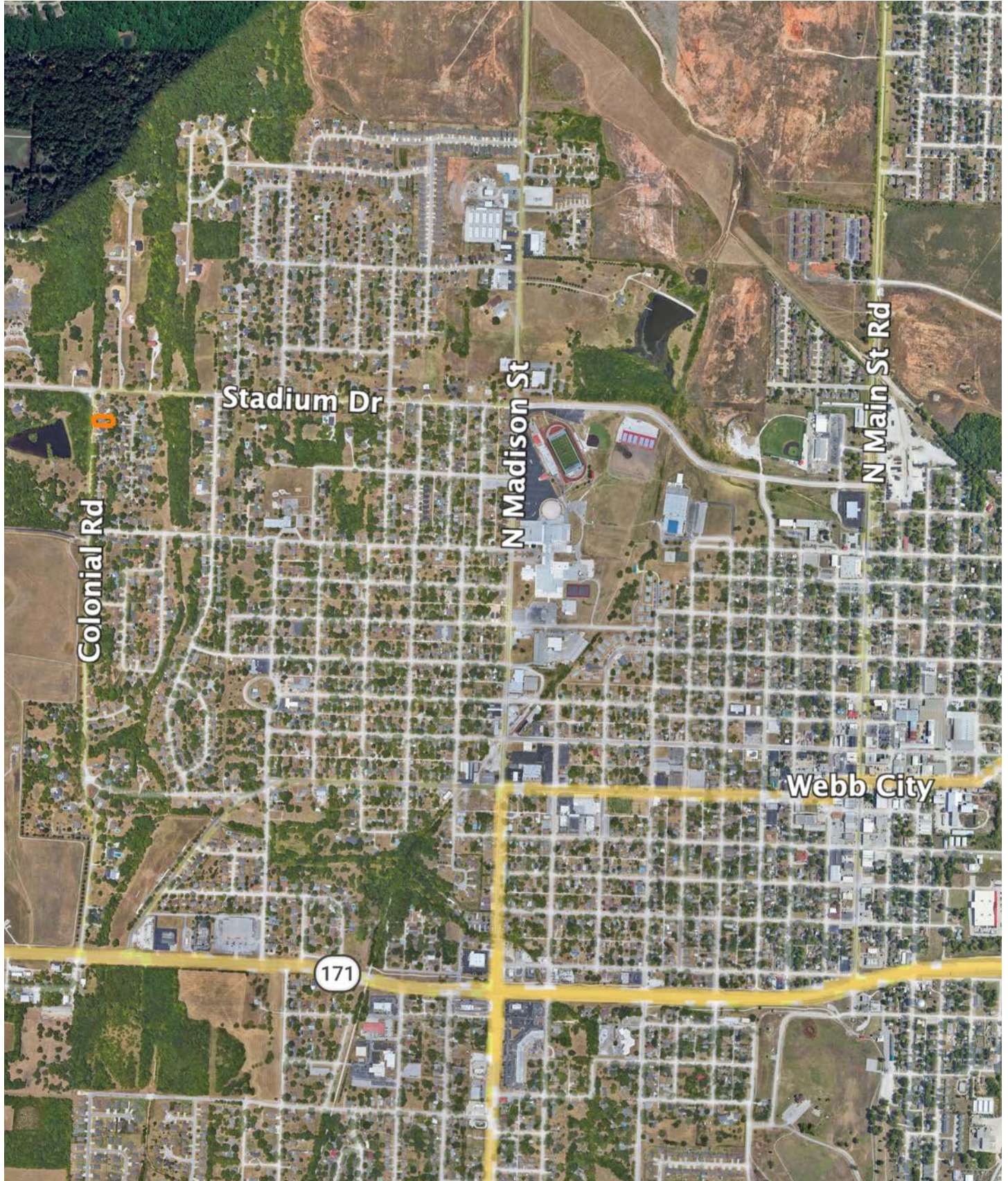
13-28N-33W
Jasper County
Missouri

0ft 74ft 148ft



8/7/2026

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

417.313.3281

CCampbell@MidwestLandGroup.com



MidwestLandGroup.com

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