

MIDWEST LAND GROUP PRESENTS

10 ACRES

CLAY COUNTY, MO

15518 WASHINGTON SCHOOL RD, EXCELSIOR SPRINGS, MISSOURI 64024



MidwestLandGroup.com

MIDWEST LAND GROUP IS HONORED TO PRESENT

10 +/- ACRES WITH RECENTLY REMODELED RANCH HOME IN BEAUTIFUL RURAL SETTING

This exceptional 10 +/- acre property in Excelsior Springs, Missouri, is the rare find that appeals to both the discerning homebuyer and the passionate horse enthusiast. Inside, a recently remodeled 3 bedroom, 2 full bath ranch home welcomes you with an open floor plan, main level living, hardwood floors throughout, tiled bathrooms, a large walk-in shower, beautiful granite countertops, and a brand-new 20'x14' deck. The home is completely move-in ready, while an unfinished basement provides a blank canvas for future expansion. Outside, the meticulously maintained acreage is fully fenced with high-tensile horse-tension fence, setting the stage for a property that is as functional as it is beautiful.

The equestrian amenities on this property are second to none. A brand new 40'x30' barn built in 2021, two automatic frost-free horse water systems, a fenced dry lot, and high-quality pastures ensure your horses are

well cared for in a facility built to last. Whether you're an experienced horse owner looking for a turn-key setup or a first-time acreage buyer wanting the flexibility to grow into the lifestyle, this property has everything already in place. The hard surface road frontage provides a scenic entrance to the property, and the Excelsior Springs School District adds long-term value for growing families.

Perfectly positioned in direct proximity of 92 Highway and 69 Highway, just 35 minutes from downtown Kansas City, this property offers the ultimate combination of rural setting with urban accessibility. The peace and privacy of country living with convenient access to the city whenever you need it. Meticulously maintained from the pastures to the countertops, this Excelsior Springs gem represents a lifestyle opportunity that is truly rare — and one that won't last long on the market.



PROPERTY FEATURES

COUNTY: **CLAY** | STATE: **MISSOURI** | ACRES: **10**

- 10 +/- acres
- 3 bed, 2 full bath
- Open floor plan
- Main level living
- Hardwood floors throughout
- Tiled bathrooms
- Large walk-in shower
- Granite countertops
- Recently remodeled
- New 20'x14' deck
- Unfinished basement ready for your finishings
- Fully fenced with horse-tension fence
- 40'x30' barn built in 2021
- Two automatic frost-free water systems for horses
- Fenced dry lot
- High-quality pastures
- Meticulously maintained
- Excelsior Springs Schools
- Hard surface road frontage
- Conveniently located
- 35 minutes to downtown



3 BED, 2 FULL BATH HOME



OPEN FLOOR PLAN

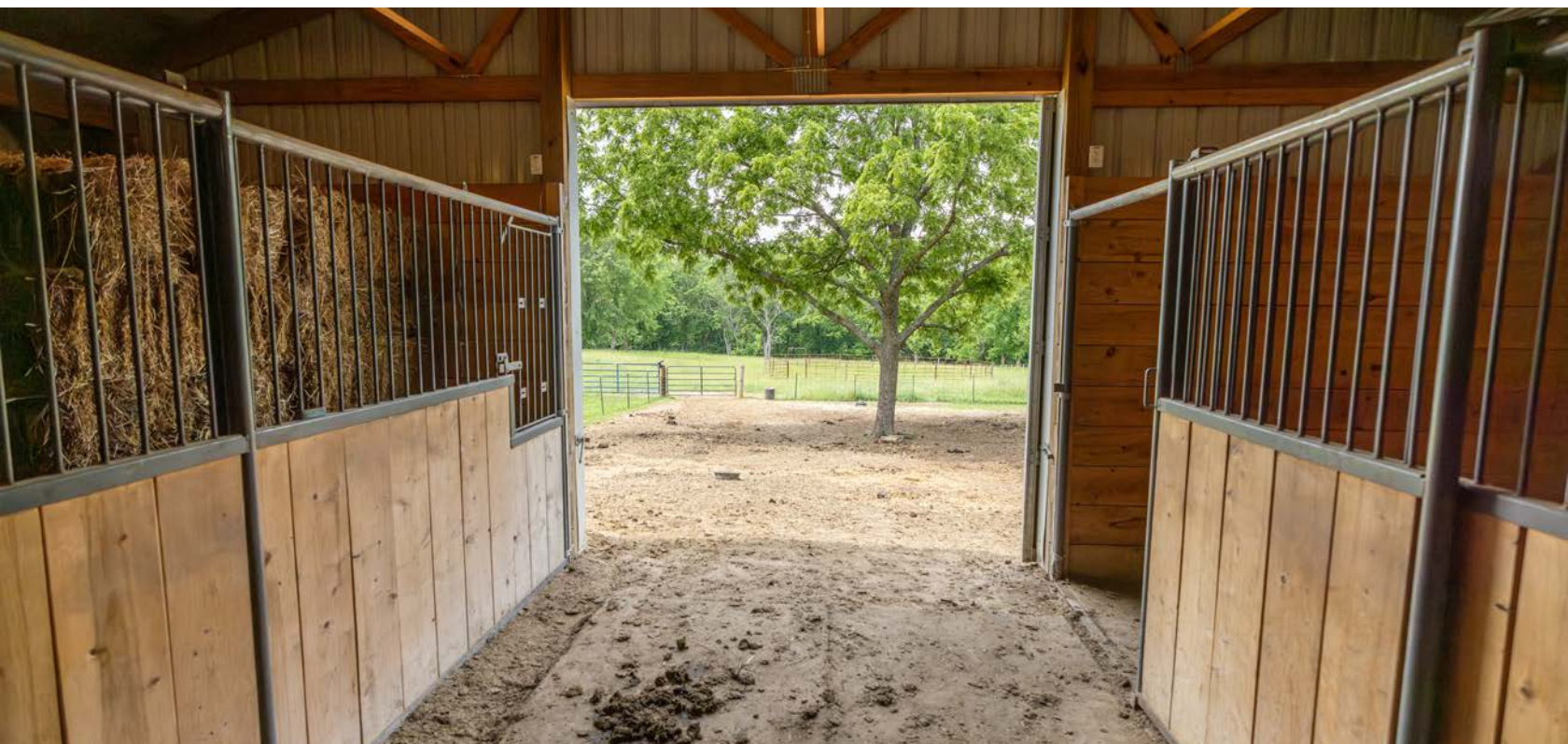


NEW 20'X14' DECK



40'X30' BARN BUILT IN 2021

The equestrian amenities on this property are second to none. A brand new 40'x30' barn, two automatic frost-free horse water systems, a fenced dry lot, and high-quality pastures ensure your horses are well cared for in a facility built to last.



FULLY FENCED HIGH-QUALITY PASTURES



ADDITIONAL PHOTOS



AERIAL MAP



Boundary Center: 39° 22' 27.35, -94° 14' 23.34

0ft 278ft 555ft



Maps Provided By:



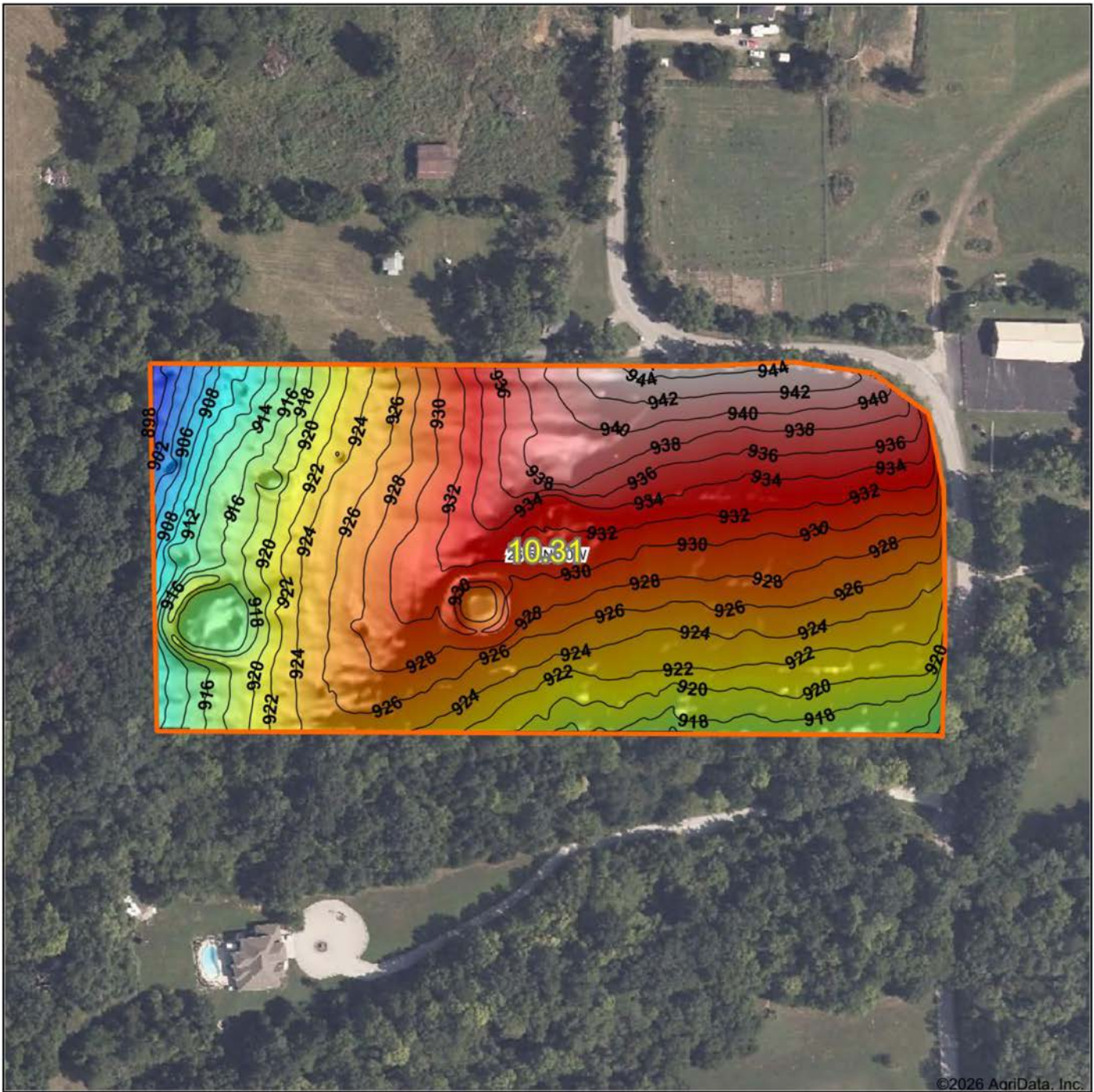
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26-53N-30W
Clay County
Missouri



6/2/2026

HILLSHADE MAP



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Low Elevation High



Maps Provided By:

surety
CUSTOMIZED ONLINE MAPPING

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Source: USGS 1 meter dem

Interval(ft): 2

Min: 897.0

Max: 945.0

Range: 48.0

Average: 926.4

Standard Deviation: 8.66 ft

0ft 194ft 388ft



6/2/2026

26-53N-30W

Clay County

Missouri

Boundary Center: 39° 22' 27.35, -94° 14' 23.34

OVERVIEW MAP



AGENT CONTACT

Land agent Jordan Babb has a deep understanding and strong passion for all aspects of the land. More than anything, he loves sharing that passion with others. Born and raised in Kearney, Missouri, Jordan has been an avid hunter since a young age. Having actively managed seven family farms, he understands the importance of land management and maintenance, as well as habitats for wildlife. Ultimately, his goal is to make his clients' plan a reality while serving as a constant resource to his fellow outdoorsmen.

Jordan graduated from Kearney High School and attended Maple Woods Community College, where he studied Business Management. He began his professional career in sales for the commercial tire industry and continued into management and business development. At Midwest Land Group, he's able to combine his professional background with his love for land management and farming. His deep understanding of agriculture, experience in ranching and row crops, and specialization in implementing food plots enable him to connect and educate both buyers and sellers over the opportunities each piece of land holds.

A member of the Red Angus Association of America and I-35 Cattlemen's Association, Jordan is passionate about being a steward of the land and runs a herd of registered Red Angus cattle. He lives for hunting season and enjoys hunting mature whitetails. In his free time, he also enjoys team roping, golfing, grilling out, and spending time with his fiancé, Alison. If you're thinking about buying or selling land in Northwest Missouri, give Jordan a call.



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