

JCMO AREA HOMES

FOR SALE



KRISTINA & SCOTT'S
McMICHAEL 
Team



20 Years



Read one of the many stories from our 20 years in business on **Page 4!**

Visit JCMOAreaHomes.com to view full home details or to get in touch - our award winning team is here to help!



THANKS so much for taking the time to look through our magazine. The Kristina & Scott's MCMICHAEL Team does everything it takes to get your home sold, which is why we started this magazine! There are a lot of people looking through magazines in doctor and dentist offices, hospitals, hair salons, accountants, gas stations, grocery stores, etc. We make sure these magazines are all over town! Plus, we mail them to residents of the Jefferson City area each month.

We just do more than most realtors! We post our listings in two Multiple Listing Services (Jefferson City and Columbia). Our listings are on all JC and Columbia Realtor's websites, as well as our own and the national ones. We use various social

media techniques to get our listings noticed. Check out our Virtual Tours because they are top notch! We use the latest camera equipment to gain just the right look for your home and even use our drone for the special shots no one else can get!

Not sure what to do to get your home ready? We can stage your home at no additional cost! The MCMICHAEL Team just wants your home to sell and sell quickly.

"It's Just Us. Helping Just You."

Want to know more? Text us at **573.690.2075** and we can send you our Seller's Guide, which is all about us, right to your phone! Talk to you soon!



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CALL ME TODAY.










115
Wildfire Court

This beautiful 5 bed, 3 full bath ranch home is located on a quiet cut-de-sac. Enter into the spacious living room with an open floor plan and find the perfect space to entertain or cozy up and take in the natural light streaming in the picture window. The kitchen features quartz countertops, tiled backsplash, a pantry and oversized island. The dining room has plenty of light from the glass sliding doors, where you can step out to the deck and enjoy summer barbecues. The split bedroom plan makes the primary bedroom a quiet retreat with its own private bathroom, boasting a tiled shower and double vanity. Downstairs is a large family room with a wet bar. Two more bedrooms and a 3rd bath downstairs provide plenty of space for everyone's needs. This home has so much more to offer! MUST SEE!



 \$405,995K
  Holts Summit
  5
  3
  2,850



CALL (573) 690-7268 TO SCHEDULE A SHOWING

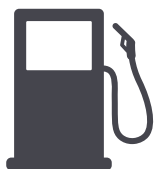


NOTHING GOOD EVER HAPPENS AT NIGHT...

Celebrating our 20 years in Business | 20 years of Stories

This year I've decided to share some stories about our 20 years in Business. I have written about working late in our office: running posters, meeting with clients or just driving around looking at property we didn't have time to look at during the day. Well, this month's story is about one of those late nights and this one sure proves the old adage, "Nothing good ever happens at night!"

Everyone that knows me knows I love snow, or maybe better put, how I love when it is s-n-o-w-i-n-g! Forget the slushy stuff afterwards! Well, one winter night when Gavin was still young enough to be in a pumpkin seat (everything relates to the age of our children, doesn't it?), we set out for a drive in the fresh, falling snow to look at a new build. We buckled Gavin in the Tahoe and got the little guy all cozy for a late night drive. We headed out and realized we were low on gas and better stop at the gas station before they closed.



As Scott was out pumping gas, I noticed there were two other cars around us - one gentleman was also getting gas and the other car was empty as the occupants must have gone into Gas station. The

gentleman that had been gassing up returned abruptly from inside and I saw him say something to Scott as he kept moving rapidly towards his own car.



Scott immediately put the nozzle back onto the pump and got back into our SUV. As he was telling me the words that were exchanged outside, he backed us up to the next lot and started dialing 911. The conversations joined as the dispatcher was now on the line and hearing how the man had asked

Scott to call the police because Gas station was about to be robbed at gunpoint and he didn't have his cell phone... He told Scott he was getting out of there and that we should too!

While Scott was still on with the 911 dispatcher explaining all of this, 2 police cars rolled in followed shortly by a State Trooper and then several Sheriff's Officers. We watched as the officers went into the convenient store with guns drawn, because 911 told us to stay right where we were. We could barely see as hands went up above some aisles - we were told they brought the men to the floor - while

more officers rushed through the front door of the small building. An officer eventually exited.

The officer walked right over to Scott's driver's side window and asked us questions - one of which was, why did we call in saying the Gas station was going to be robbed? Scott told the officer exactly how this all happened and what the man had asked us to do.

By that time, there was a 2nd officer at our vehicle listening to our answers. The officers then told us the two individuals in question were NOT armed and did not appear to be robbing Gas station. They went on to say the gas station attendant was pretty shaken up, too. We just apologized and felt so stupid as we drove off with McMichael Realty plastered all over the side of our vehicle. It was a proud moment for us!

It kept snowing and was getting pretty deep as we drove around, looked at the new build and then drove a few backroads. We decided to check on the office to spread some ice melt in front before going home.



We had just left the office to head home when we could see a car pulled diagonally across the road, blocking it - the car was on fire!!! The flames were shooting out of the engine from the already raised hood...it was quite startling. Scott kept driving towards the car to help and right before we reached the car - he stopped.

It was them - it was the car from Gas station - it was the two men that didn't rob gas station!!!

By now the flames were getting bigger and the two men were out of the car frantically throwing snow onto the fire. I said that we needed to get out and help, but Scott said, "Are you out of your mind, I am not going near them tonight."

So there we sat, car on fire, 2 men rushing around throwing snow on it with our headlights lighting the whole mess up. We talked about just turning around and leaving, but would that be kind of like leaving the scene of an accident? We had to do the only thing we knew to do - we had to call 9-1-1 AGAIN!



Yes, the call went just like you can imagine it going. Scott told the 911 dispatcher who he was, again, and that we ran into the same men that were going to rob Gas station and now their car is on fire.

The dispatcher told us to wait right there - **AGAIN!**

The same officers arrived - **AGAIN!**

The officers put the fire out and saw us and came over to question us - **AGAIN!**



HOME

They looked at us like they didn't believe us. About what? I do not know. We told them what had happened and then told them we were just going straight home, we promised!

All of you are going to think we are just crazy. After reading these monthly stories from our 20 years in business, and after remembering all of these stories and sharing them with all of you... it does sound crazy!





612

Mulberry Avenue

This lovely one level, 3 bedroom, 2 bath ranch home has tons of charm! Step into the living room and immediately feel right at home. The bay window provides lots of natural light, and is the perfect spot for cozying up on a rainy day. The kitchen has a modern farmhouse look with plenty of cabinetry. Step out onto the large back deck that is perfect for entertaining or simply relaxing with an ice tea. This home is in the New Bloomfield school district, and is conveniently located just 15 minutes from Jefferson City. You must come see this one! With previous updates and all one level living this is sure to go quickly!



\$159.9K



New
Bloomfield



3



1



1,056



435

Greenway Drive

This charming 3 bed, 2 bath home is located in the Brookstone Estates subdivision. A large picture window, vaulted ceiling and semi-open floor plan make the living room spacious. The kitchen has plenty of cabinetry and the dining area features a coffered ceiling and sliding glass doors that open onto the patio. This home has a split bedroom plan, making the primary bedroom a private retreat with its own full bath and walk-in closet. The backyard is fenced and completely level, making it the perfect place for a pool or garden area, barbecues or just relaxing. Spot will love it too! Enjoy access to the subdivision's lake with pavilion for even more outdoor activities! You must come see this one!



\$199.9K



Holts Summit



3



2



1,250





13

Echo Bluff Spur

Under Contract

This must see new build is nestled down a private drive on 5 wooded acres at the beautiful Bluffs Development. The one-level home has an open floor plan which opens up the living room and kitchen into a focal point. Lasting laminate flooring is throughout, including the primary bedroom, with carpet in other two bedrooms. Everyone will gather in the designer kitchen with oversized island area, all appliances (including refrigerator), gorgeous custom cabinetry, and granite countertops. The split bedroom plan leaves the primary bedroom a place to relax by stepping into the tiled shower with glass door plus 2 vanities. This home offers the stunning beauty of nature, the feeling of privacy and seclusion, and yet is just 5 minutes away from the Missouri River Bridge



\$419K



Holts
Summit



3



2



1,646





2

Bluffs Lane

This 3 bed, 2 bath new build is located on 5 wooded acres at the beautiful Bluffs Development. The one-level home has an open floor plan which opens up the living room and kitchen into a focal point. Everyone will gather in the designer kitchen with oversized island area, gorgeous custom cabinetry, and granite countertops. The split bedroom plan leaves the primary bedroom a place to relax by stepping into the tiled shower with glass door plus 2 vanities. This home is outside city limits, and offers the stunning beauty of nature and the feeling of privacy and seclusion, yet is only 1 mile from the Center St Exit.



\$435K

Holts
Summit

3



2



1,776



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1720 Cedar Lane

Under Contract

This charming ranch home has 3 beds and 2 1/2 baths, and a size-able backyard! You'll feel right at home from the moment you step in the door. The living room is the perfect place to relax and the kitchen has plenty of counter-space and abundant cabinetry. Enjoy meals with family and friends in the dining room or enjoy barbecues on the covered back deck while taking in the gorgeous scenery. The primary bedroom features its own private half bath. Downstairs is the family room with kitchenette area, a full bath with jetted tub, laundry room, spacious storage area, and a large workshop. Step outside and enjoy nature's beauty right from your own backyard. You won't want to miss this one.



\$179.9K



Holts
Summit



3



3



1,467





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61

Larand Drive

This home has been loved by US & we always treated it as our forever home...We just finished remodeling with just what we wanted! The main level has hardwood flooring with cathedral ceilings, updated lighting plus indirect lighting. It is semi-open to the kitchen where new cabinetry boasting showcase glass doors, style driven deep drawers - with snack sections & plate stacks - steal the show. Granite countertops with deep composite sink and a hidden compartment for baking pans (just push in to release) make the "ice color" cabinets stylish. Upper-end GE Appliances in Matte Black finish this custom designed kitchen. Open french doors onto the massive glassed and screened-in deck with cathedral ceiling and can lighting. NO MAINTENANCE anywhere on this beauty...only relaxing here!



\$398K

Holts
Summit

4



3



2,900





8000

Hunters Lane

This 3 bed, 3 bath home is located in the Blair Oaks School District. The open floor plan and vaulted ceiling provide a spacious feel. The living room has a beautiful bay window, which offers plenty of natural lighting. The kitchen features an oversized island and lots of cabinetry. Enjoy the view at dinner with sliding glass doors which open onto the back deck overlooking the level back yard. The 3 bedrooms on the main level are on one side of the home with the primary bedroom having its own full bath. Just downstairs is even more room with a family room, another full bath, and a large storage room. This home has had one owner and has been well taken care of and loved, and is ready to be your new home! (There is a \$1000 credit for a new dishwasher and to stain the deck in spring.)



\$297K



Wardsville



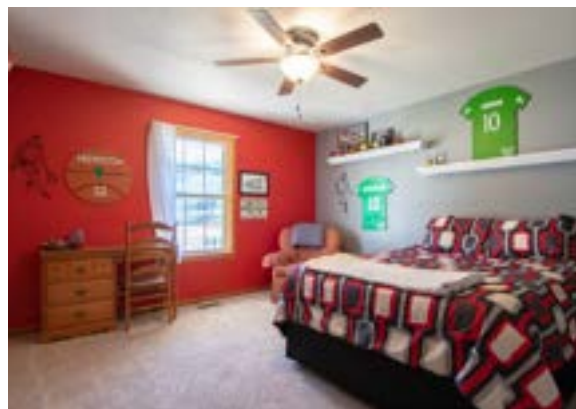
3



3



2,096










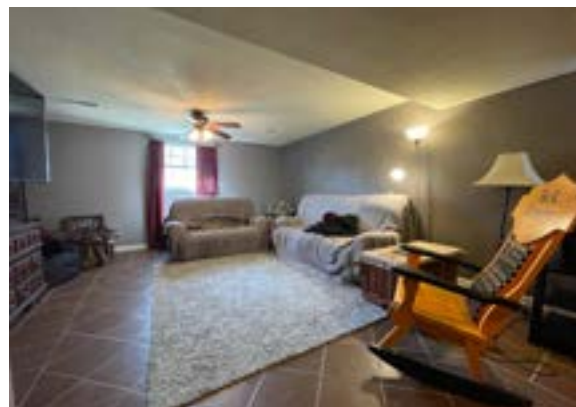
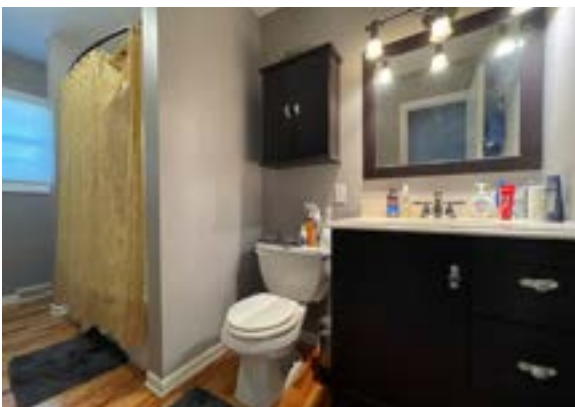
435

Osage High Street

This 2 bedroom, 2 bath split-foyer home is located near the Osage River and is less than ten minutes from central Jefferson City. This home features wood flooring throughout the main level, with carpet in the second bedroom. There is plenty of cabinetry in the kit/din combo, and sliding glass doors that open onto the back deck where you will want to enjoy morning coffees and afternoon barbecues with friends and family. Retreat downstairs to the large family room with full bath. A size-able, mostly level backyard and storage shed provide plenty of room for any recreation and hobbies. Gather around the fire pit on cool evenings and reminisce while roasting marshmallows. This home has the feel of small town living while still being conveniently located minutes from the amenities of the city.



 \$250K  Jefferson City  2  2  1,395



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Lot 1

County Road 385

Under Contract

This must see new build by Kenny Shelton Construction is on 4.12 acres w/ NO RESTRICTIONS! The 4 bedroom +5th bedroom (office), 3 bath home has an open floor plan. The designer kitchen has custom cabinetry made out of knotty alder with a customized drawer design, oversized island and specialty lighting. The rich wood floors on the main are just stunning as they span the open area of the living room and kitchen. The primary bedroom leads into the bathroom with tiled shower & floor, plus double sinks with the same custom cabinetry. There is a full kitchen down (except stove) with an expansive island to gather around. There is a spacious family room & theater room (no equipment), storage & 3rd garage make this home have something for everyone with wooded acreage behind.



\$555.9K



Holts
Summit



4



3



3,726

(Photos are of a similar home, same floor plan)



203

N Lincoln Street

This 2 bedroom, 1 bath home with a size-able backyard on 0.15 acre lot would be a great investment property. This home is located in the Jefferson City School District: East Elementary, Lewis & Clark, and JCHS. Located just a few blocks away from the Ellis-Porter Riverside Park and the CRMU amphitheater.



\$129.9K

Jefferson
City

2



1



808



MAKE THE SWITCH. CALL TODAY!

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BUILD IT

Lots & Land



Legacy Estates

Main Level is a minimum of 1,450 sq. ft.

Split-Level is a minimum of 1,500 sq. ft. *(with 900 on the Main Level)*

Two-Story is a minimum of 1400 sq. ft. *(with 900 on the Main Level)*

Front side of the home shall be brick or approved hard surface





Just on the edge of town and minutes from direct access to Hwy 54! This upscale development features wide, paved streets and lots ideal for walk-out basements, many with wooded backyards. Several phase 1 lots are available and ready for you to build your dream home! Come take a drive through this wonderful development with many beautiful homes already constructed! Utilities include city sewer, electric and water.

Call the McMichael Team, today! (573)-896-9991.

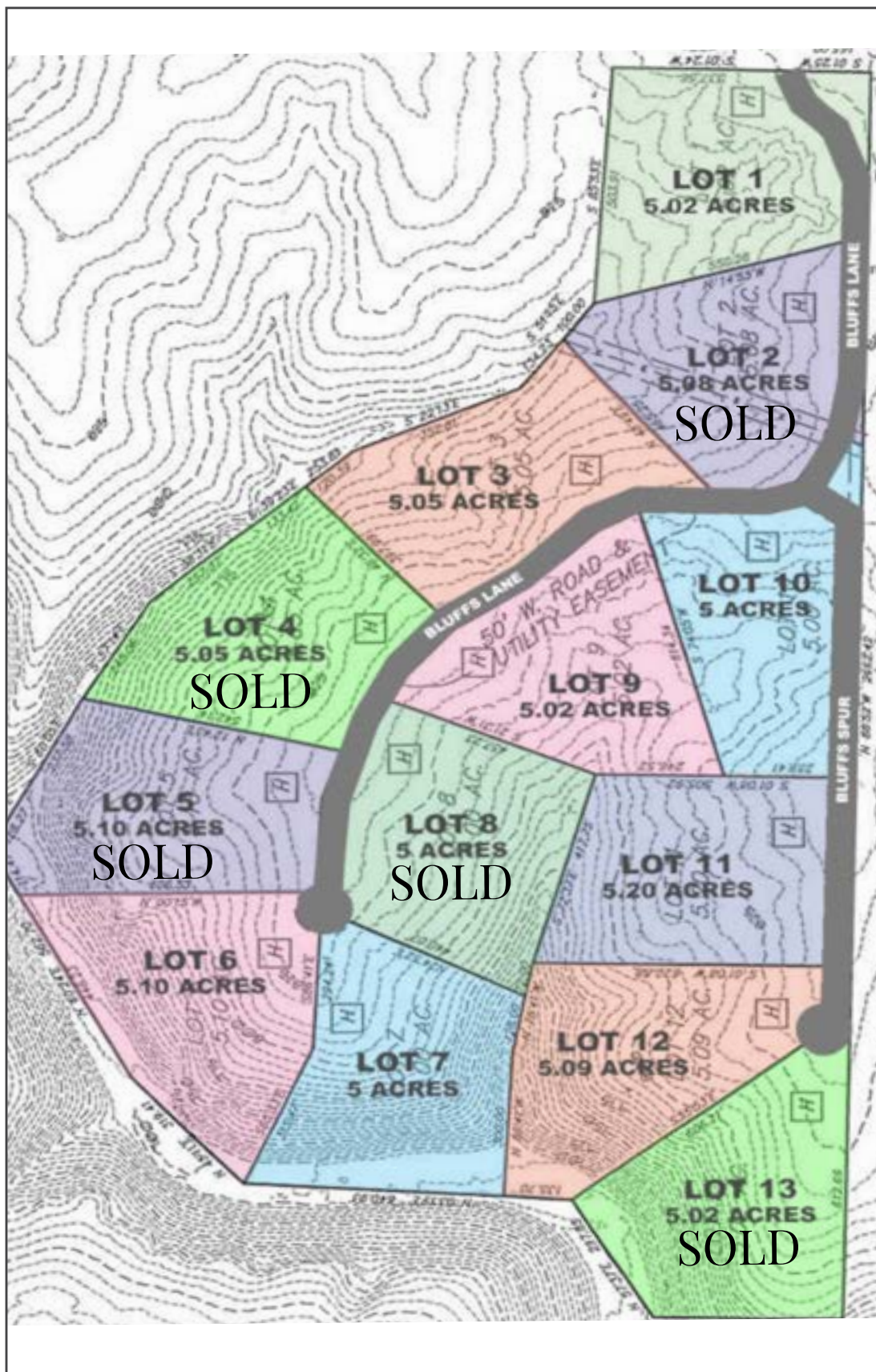
CALL (573) 690-7268 TO SCHEDULE A SHOWING



— Lots 1-13 —
The Bluffs

Several secluded places have been broke open recently & this one is my childhood favorite! Our family's land bordered the back part of what we called, "The Bluffs." Just across from here is where we used to sneak across, so I know every inch of this place, formerly the Rich Homestead. The first section was broke as city lots, but finally to the back, it was worth the wait! Every 5 acre lot is different, with some backing up to a series of bluffs & creeks; some are grass with woods as the back border; and some are solid woods. Perfectly placed off the prettiest ridge I have seen. Min. of 1,500 fin. sq.ft., no lagoons, private road, county water, Ameren Electric plus Callabyte High-Speed Internet. Put your hiking boots on and let me show you "The Bluffs" (without sneaking in this time)!





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Sterling Ridge

Finally, we are the Best LOTS in the Sterling Ridge Development. This pristine development follows the contour of a wide ridge, allowing for large lots and paved streets + sidewalks in the county! Just 5 minutes from the MO River Bridge and (as the crow flies) on a close bluff to the Canterbury Winery, this development has the first phases of all custom homes that are immaculately kept. The yards are groomed & ready for a "Best Yard" competition, if there were one. Electric, water, & a subdivision treatment facility for waste water are all in place. There are mature trees making some lots very suitable for full walkout basements. There are also lots that would be ideal for larger slab homes if you are desiring to keep it all on one level. (Holts Summit)





TBD

Business 54

This commercial lot is one of the last along the Business 54 stretch. This location fronts Business 54 and also backs nicely up to Tennyson Road as well. No subdivision restrictions are on this tract of land. Could be used for a new business site or any type of commercial use.



\$100K



Fulton



1.6 Acres

TBD

Halifax Road

This is a rare lot located right in the corridor of Holts Summit, conveniently located, minutes from the Missouri River Bridge. No neighbors immediately to the left, right, and back, total seclusion with woods behind. City Sewer and Water District are available. The seller has owned this lot for many years with intent to build. This lot has been a sleeper, but now it is for sale.... Don't miss this one.



\$30K



Holts Summit



.51 Acres



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Autumn Ridge Drive

0.96 acre lot for sale conveniently located minutes away from the Missouri River Bridge, minutes away from Highway 63 (to Columbia), and minutes away from Holts Summit. If needing a lot for commercial use, a duplex lot, or a triplex lot, you will want to see this property.



\$30K



Holts Summit



.96 Acres

9613

Engineers Road

Weekend getaway spot for your camper conveniently located across the road from the Osage River on Engineers Road (Osage City). Public water is available at the meter on the property. Electric is available, but will require a meter to be set. Boat ramp access to river is across the street. Come spend your weekends with your favorite people and Spot!



\$35K



Jefferson City



.22 Acres

Kayla Lane

7.8 acres close enough to be convenient yet, far enough away to be country. There are several locations on this 7.8 acre tract you will find to be ideal building sites. Surrounded with hardwoods, beautiful trees, privacy. Come see!



Holts Summit

7.8 Acres



Kayla Lane

7.9 acres close enough to be convenient yet, far enough away to be country. There are several locations on this 7.8 acre tract you will find to be ideal building sites. Surrounded with hardwoods, beautiful trees, privacy. Come see!



\$98.75K

Holts Summit

7.9 Acres

LOTS 10 & 11

Dereks Way

Located at the end of a private street, this lot is a perfect opportunity for anyone looking to build a townhome, or duplex with utilities (County Water, Ameren Electric, gas, and Sub Treatment Sewer) already available. Situated in a mature subdivision and located just off of County Road 4036. Nestled just two minutes to the MO Rover Bridge at the heart of Jefferson City and easy access to the Columbia corridor. Lying just perfectly for a walkout basement or single level home, this land is situated in a superior spot, offering a beautiful view of the terraced backyard and woods.



\$28K

Holts Summit

.36 Acres



\$28K

Holts Summit

.28 Acres

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64

Opossum Trot Road

This generational farm is nestled back in the woods on a one-lane road leading to 96 acres. This land is bordered by a rock bottom creek (having fish) with established woods, bottom ground, hay fields and wildlife. The farmhouse is still on site which was built in the 1800's and the other part in the 1960's - partly insulated. It has an earthquake proof well - cased 640 ft. deep, 180 ft. lined, pump set at 350 ft., water level 150 ft. - and a 750 gal. septic tank. This land is partly fenced for cattle and 6-8 deer are yearly hunted off this land. An abundance of other smaller wildlife are here as well. Firewood has been cut in the woods for winter. This land has raised a generation but the land is ready for returning to its former glory, to be reworked by new owners.



\$674.79K



Bellflower

96.47
Acres

LOTS 6

Stoney Creek Road

This lot is a picture perfect country setting, minutes from Jefferson City Missouri River Bridge. It is ideal for building walk out basement with wooded surroundings. Existing homes are nestled in the tranquil setting on paved blacktop roads. Gas, electric, water, phone, cable are all available. Lots are located in the New Bloomfield School district.



\$30K

Holts
Summit1.9
Acres

“Your home, your business, your land, we make it easier. To us, quality service means meeting all your needs in a real estate transaction and exceeding your expectations. Our wealth of knowledge allows us to provide our clients with the highest level of service and provide creative solutions to problems that can arise during the closing process.”



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