

# JCMO AREA HOMES

FOR SALE



Visit [JCMOAreaHomes.com](http://JCMOAreaHomes.com) to view full home details or to get in touch - our award winning team is here to help!

Tired of the same old flower beds every Spring? Try adding some edible landscaping to spice it up!  
See more on page 4!

KRISTINA & SCOTT'S  
**McMICHAEL**   
*Team*



**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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**Lori Branch LTCP, Agent**  
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 www.loribranch.com

With your new home comes new responsibilities – like protecting your new investment with the right amount of homeowners insurance. That's where I can help.

**Like a good neighbor, State Farm is there.<sup>®</sup>**

**CALL ME TODAY.**



3219

# Victoria Court

Spacious 4 bed, 4 bath home in a charming cul-de-sac. Upon entering, vaulted ceilings soar to the 2nd floor walkway & an oversized fireplace is adjacent from a full wall of windows which frame the backyard. The eat-in kitchen has an over-abundance of countertop space, wood floors, sizeable island & pantry + gas stove. Love the formal dining area, which is large enough to accommodate the holidays. Off the kitchen, a screened-in porch is the perfect place to sit with coffee & enjoy the view of the backyard with its own waterfall! The primary bathroom is being renovated to include a walk-in shower (prior to closing). Two bedrooms upstairs are spacious & a 4th bedroom down, family room & 3-car garage make this home have it all! Come see this one.



\$319.9K



Jefferson City



4



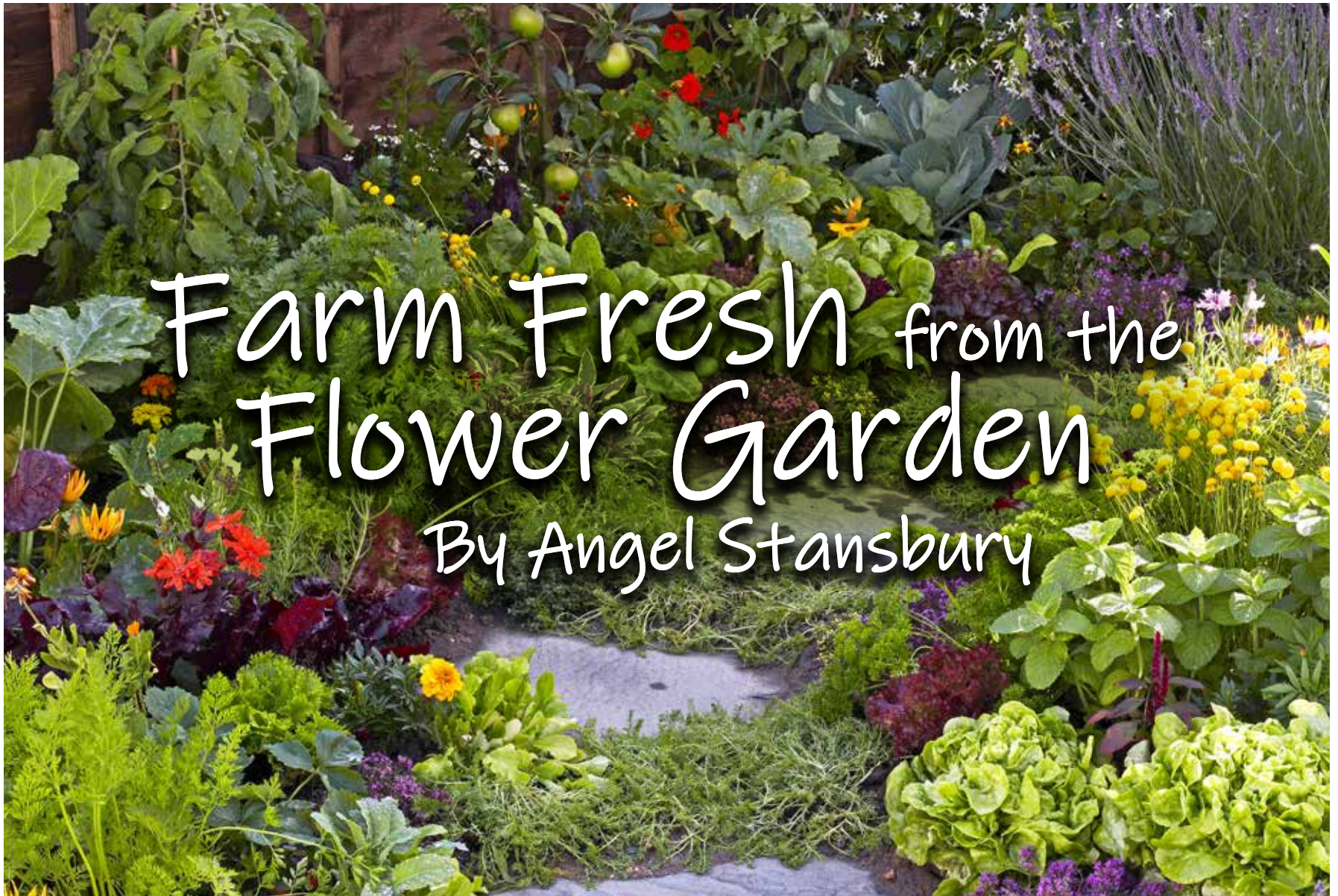
3.5



2,832



**CALL (573) 690-7268 TO SCHEDULE A SHOWING**



Every summer, my father planted a huge garden that covered almost the entirety of our backyard all the way to the creek. He would plant up to 300 tomato plants in a year. That's not all though – the garden also held strawberries, watermelon, a variety of peppers, turnips, beets, cauliflower, broccoli, lettuce, cabbage, potatoes, and corn. I would often stop playing just to run through the garden and find a quick snack. I grew up to have a natural appreciation for garden-fresh produce. Once I had my own home in Jefferson City, I knew I wanted to try my own hand at gardening – however, I found that a conventional garden would be hard to plan in my yard space. Eventually, I

settled on building two large garden boxes. But along the way, I also tried and learned quite a bit about edible landscaping.

Edible landscaping can be a great way to utilize your space for a visually appealing and functional garden area. Using the flower beds and bush areas that already surround your home – or creating a new one – you can incorporate edible plants for a beautiful look, as well as producing fresh vegetables, fruit, and herbs. Local nurseries suggest edibles for landscapes because they make beautiful plants. Some recommend chives as an edge because they have a beautiful purple bulb, and also rosemary – both of which

are plants deer do not eat. Leaf lettuces could also be used as an edge for your flower garden. You might also think about your needs and what you want out of your garden space as you plan your landscape. If you know you want a shade tree then think about fruit bearing trees – such as apple trees. If you want something edging your property, then think about planting raspberry or blackberry brambles. Blueberry bushes could be used in place of other shrubs. Strawberries can be used around decks, as well as cherry tomatoes or cucumbers for trellises. The possibilities and combinations should fit the needs and desires of the gardener, but there are a few principles and concepts to keep in mind.

I didn't realize it prior to researching, but the principles of landscaping should be considered as you plan your garden – the principles are size, shape, color, texture, and line. This will help ensure the attractiveness of the landscape while including more functionality and production. The size of plants needs to be taken into consideration while deciding what you can fit into your garden and what plants will fit together in a space. Also, consider the shape and colors of the plants, and make sure to provide varying textures. The elements of landscaping – balance, emphasis, repetition, and simplicity – are important as well for the overall look. You will want to repeat patterns, balance the size and shape of plants, and create a look that has an emphasis or focal point. Think of it as an artistic endeavor. These ideas are all important to keep in mind, but don't be afraid to play around. You may want to start out small and work your way up so time doesn't become an issue.

There are also some things to avoid. Corn, pumpkins, or vines tend to take up too much space and edible landscaping is ideal for limited spaces and not intended for large vegetable plants. Some alternative options include mixing in peppers, tomatoes, zucchini squash, swiss chard, lettuce, spinach, onions, and carrots. Putting edible landscaping on the edges can also help be sure that your plants are easily accessible. However, if you need to access further recessed areas – to perhaps pick tomatoes – plan a space for a stepping-stone. A trellis would be great for plants that vine out if you want to include them, too.

Timing is another issue to consider. As some plants come to the end of their cycle think about what to replace them with. Food

bearing plants that are annual will need to be replanted year after year, but perennials will keep coming back. Mix perennials and annuals in your garden landscape. Just don't forget where those perennials are planted next year and overcrowd them.

Also, beware of plants with thorns! Do not put a thorny rose bush next to an edible that you will be picking – this is where pots can be utilized. If you have an area where the soil isn't great, perhaps a potted plant would fit well there, too. Containers can easily be utilized in your landscaping space. You can start planting lettuce as early as January this way and harvest until late December. Just don't leave them outside during those cold months. Containers full of herbs and tomato plants work really well here, too.

As long as it is done thoughtfully, planting edibles in with other landscaping plants should have no effect on gardening practices, other than a little more attention as the time comes to pick and replant your edible landscaping. That's just extra incentive to get outside and enjoy the garden, though! Make sure you are okay with the landscaping not being perfect all the time, as you pick and eat the food bearing plants some of the fullness will disappear.

Don't be concerned about pesticides and weed killer tainting your food plants either. Local nurseries assured me that they can be treated the same way, and if treatment is necessary there are many options to choose from. However, they also advised not to overdo it on anything – even natural sources like salt, baking soda, and vinegar which can be used in the garden. There is also diatomaceous earth obtained from the ocean bed and it contains silica particles that kill bugs. There are also pesticides that break down in as little as 24 hours and make food items safe to eat a day after treatment.

A little planning is needed to make the most out of your garden, but the rewards will be delicious and beautiful. Since you grew this fresh produce yourself, then you will know what pesticides, if any, were used. There is also a certain pride and pleasure that comes from eating fresh off the bush blueberries or off the vine tomatoes that you grew. I certainly like to think my blueberries taste better than store-bought ones!



340

## Northrup

You must see this gorgeous, 2951 square foot home in the Lake Park Village Subdivision. This 5 bedroom, 3 bath home offers details from the floor up. Front living room exhibits 10 ft ceilings and a flowing floor plan. The birch kitchen cabinets, pantry, and raised bar flows into the dining area with coffered ceilings and beautiful hardwood floors. Large primary suite with a walk-in closet, decorative rounded ceilings, double vanity, jetted tub/separate shower. 2 car garage on the main level, covered back deck, , and a bonus workshop downstairs with easy access to the backyard. Downstairs includes two bedrooms, a full bathroom, and a large family room. Definitely a must see!



\$350K



Holts  
Summit



5



3



2,951



421

## East Simon Boulevard

4.2 acres located on the outskirts of Holts Summit. Property includes two shops/buildings. One building is 32 x 50 and the other shop is 30 x 60 with cedar lined walls and insulation. Two minutes to Highway 54.



\$325K



Holts  
Summit



4.2 Acres



**CALL (573) 690-7268 TO SCHEDULE A SHOWING**



10820

# Old US Highway 54

**SOLD**

This gorgeous new build is in the newest section of the prestigious Southwind Meadows Development. The one level home has an open floor plan with 1669 finished sq. ft. When entering, the tall ceilings of the living room make this space look grand as it leads into the kitchen with custom cabinets by J & J Custom Cabinetry. The rich tones of the wood make these cabinets stand out as the focal point of the main part of the house. An oversized island is just perfect for doubling the workspace while you cook in this luxurious set up with many extras like nickel finished hardware, pull out trash bin, appliance suite including the refrigerator, built in silverware divider and many extras you will find once you come look at this kitchen. Gorgeous master with a tiled shower is a must see!



\$284.9K



Holts Summit



3



2



1,669







206

## Hughes Street

Charming 3-bed, 2-bath home centrally located in Jefferson City. The stamped concrete sidewalk and porch invite you to walk up and in. The kitchen has been remodeled with new cabinets, tile floor, and pantry. The dining room features big, beautiful bay windows. The hardwood floors have been refinished. The large primary bedroom has a full bathroom and walk-in closet. The bathroom has been updated with a new tub, vanity, tile floors, and heat lamps. Other updates include: new windows, new roof, high-efficiency furnace with humidifier, and water softener in 2010 and new water heater in 2014. Come see this wonderful home and bring spot too!



\$139.9K

Jefferson  
City

3



2



1,175



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**"In today's  
market,  
flexibility is  
key."**



Heather Hagner

*2nd VP - Mortgage Loan Officer  
NMLS#673311*

**There's no place like home.**

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12625

## County Road 4039

This must see new build by Kenny Shelton Construction is on 3.36 acres w/ NO RESTRICTIONS! The 4 bedroom +5th bedroom (office), 3 bath home has an open floor plan. The designer kitchen has custom cabinetry by J&J Cabinetry and has a modern flair with large drawers, oversized island and specialty lighting. The designer color of these "ice colored" cabinets are just stunning when accented by the rich wood floors on the main. The primary bedroom leads into the bathroom with tiled shower & floor, plus double sinks with the same custom cabinetry. A Bar down with spacious family room & theater room (no equipment), storage & john-deer garage make this home have something for everyone. Special touches throughout with crown molding and encased showstopper window on the main make it unforgettable.



\$494.9K

Holts  
Summit

4



3



3,726

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**15,000**  
HOME-RELATED  
INSPECTIONS  
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once. Make sure it's perfect.

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Richard Ives, Owner  
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2795

# County Road 4043

Under Contract

SHOUSE on 17 GORGEOUS ACRES...YOU CAN HAVE IT ALL! This is just one of those rare properties which usually stays in the hands of the owner for a lifetime. This 3 bedroom, 3 bath even has a studio apartment in the back of the shop! Surrounded by 60% grassland/40% woods, you will notice the massive decks...it's all about nature here! Trails lead through the land with the backdrop of the house at the peak of the ridge. Entering this modern structure leaves you wanting to see more, with soaring ceilings ending at the 2nd level balcony-family room and open main level. Upper grade kitchen appliances, cabinetry & quartz countertops + butcher bock island is where to gather. Master on main, tiled shower, double vanity sinks, walk-in closet make the package. Oh...and the shop...It just has it all...



\$467.5K



Holts  
Summit



3



3



1,641





TBD

## Troy Street

4 acres (more or less to be surveyed) with 49 X 30 Barn. Radiant gas heat on the main level, half bath, 2 large overhead doors, 40 x 14 loft on the upper level (sheet rocked, laminate floor).



\$225K



Jefferson  
City



4 Acres



CALL (573) 690-7268 TO SCHEDULE A SHOWING



440

# Worth Street

**SOLD**

This new build is really something and when you enter, you will see just what I mean. The grandness of this home will get an "awe" as you enter the living room which features a long fireplace encased in rock. The kitchen has trendy white cabinetry with oak countertops kissed with rich epoxy finish, plus a center island for extra counter space. 4 Bedrooms, 3 full bathrooms all on one level. The primary bedroom has a stunning oversized tiled shower. The covered deck off the back is where you will enjoy your morning coffee. This craftsman style home is going to be your last showing.....you'll see.



\$374K



Holts Summit



4



3



2,276



## Make the switch. Call us today!



1313 Industrial Drive, Jefferson City

573-635-6614



137

## E Simon Boulevard

Marketing Remarks: Sitting just off Simon Blvd in Holts Summit on a 1 plus acre lot, this workshop is just what you are looking for. It boasts two 12 - foot wide garage doors, a separate office space, and a full bathroom. You won't want to miss this opportunity.



\$250K



Holts Summit



1,891

162

## W Simon Boulevard

Under Contract

10,022 square foot commercial building located at the Holts Summit Plaza (corner of South Summit Drive and West Simon Blvd.).



\$229.9K



Holts Summit



10,022



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BUILD IT

# Lots & Land



# Legacy Estates

Lots 1 - 29 \$29,900

1 Story Houses: Min. 1,450 sq. ft on Main

Split Level: Min. 1,500 sq. ft. total floor space (900





on main)



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**

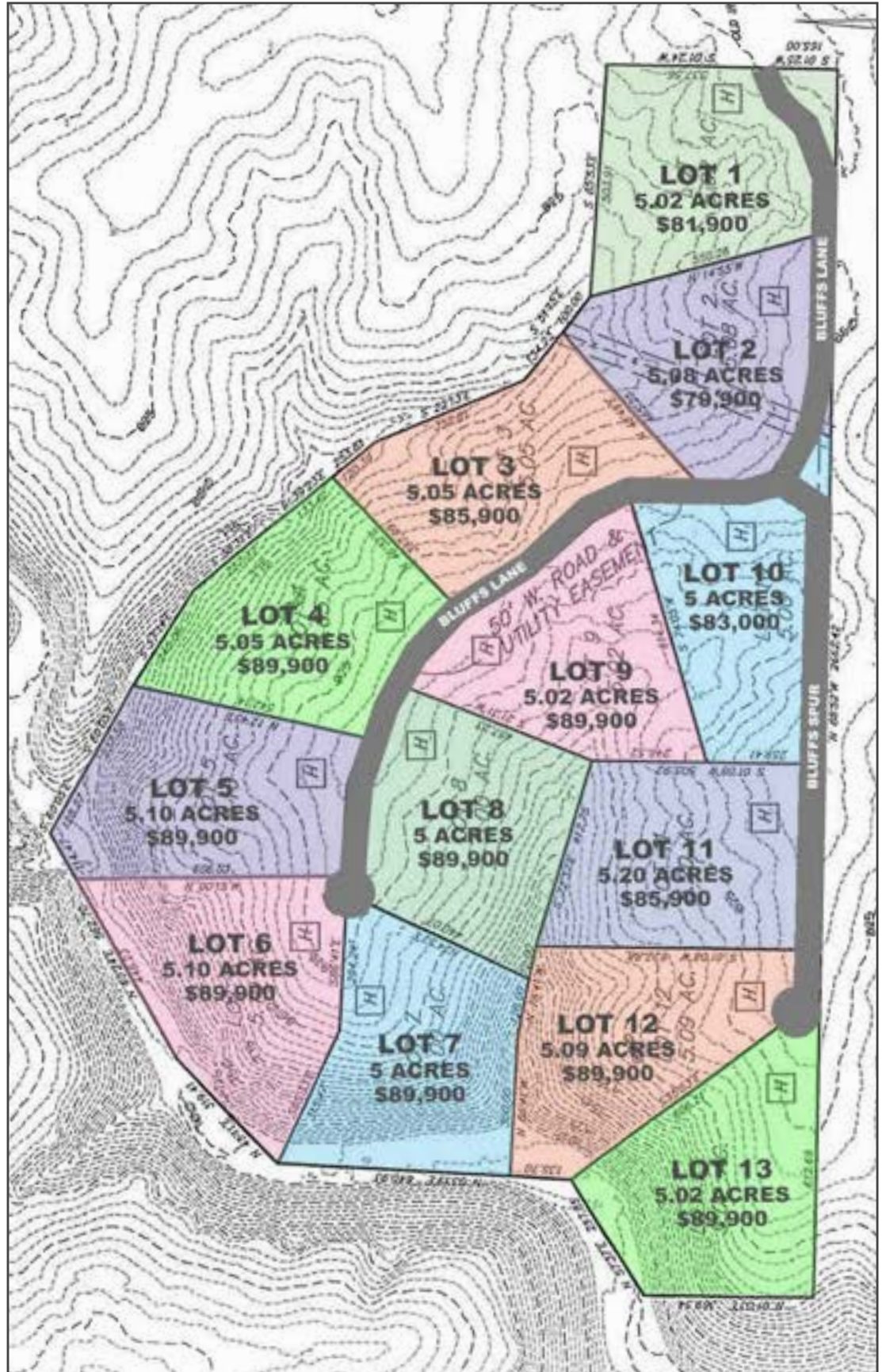
Several secluded places have been broke open recently & this one is my childhood favorite! Our family's land bordered the back part of what we called, "The Bluffs." Just across from here is where we used to sneak across, so I know every inch of this place, formerly the Rich Homestead. The first section 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)!



**OPEN  
HOUSE**

**SUNDAY, MAY 1  
2:00 - 4:00 pm**





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**OPEN  
HOUSE**

**SUNDAY, MAY 1  
2:00 - 4:00 pm**





**Lot 27 | \$46K | 1.64 acres**



**Lot 30 | \$39.9K | .76 acres**



**SOLD**

**Lot 32 | \$52K | 1.81 acres**



— Lots 27, 30, 32, 33, 34 —  
**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)



**Lot 33 | \$54K | 2.22 acres**



**Lot 34 | \$46K | 1.13 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.



\$35K



Holts  
Summit



.96  
Acres

714

## Swifts Highway

714 Swifts Highway. 0.22 acres lot. Sewer, water, gas and electric. Conveniently located right in the heart of Jefferson City.



\$25K



Jefferson  
City



.22  
Acres



— Lots 1-7 —

## Mystic Bluffs

Highway 54E to State Road OO/AA Exit at Holts Summit. Right onto E. Simon Blvd. Follow blacktop all the way to where it ends.

**GPS : 601 E. Simon**  
(private drive starts at old farm house)



**CALL (573) 690-7268 TO SCHEDULE A SHOWING**



# 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!



\$97.5K



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

# Sky View Drive

This 4.6 acre lot is conveniently located just minutes from Highway 54. If you need a lot to build that dream home, this is the lot for you. Come see!



\$69.9K



Holts Summit



4.6 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



LOT 3

# Highway C

Beautiful grass land and custom home site for your dream home. This 6 +/- acres is suitable for a slab home or walk-out basement custom home. Just outside Hams Prairie and walking distance to the famous Hams Prairie store, this location is perfect for Ameren UE employees to build. This 6 +/- acres is part of Prairie Estates Subdivision and is the last lot available with electric and water access. There is an easement on the front corner of the property where Radio Wire has a small tower that provides internet to a handful of homes. Radio Wire will provide free internet to the new owners of this lot, while the tower is still on the easement. If Radio Wire no longer services the area they will remove the area and abandon the easement. Come bring Spot to see this listing!



 \$60K
  Fulton
  6 Acres

**CALL (573) 690-7268 TO SCHEDULE A SHOWING**



57292

# Lake Imhoff Road

9.46 acres of Lakefront property located in Lake Imhoff Estates. Build your lake side dream home and enjoy all that this land has to offer. Fishing, recreational boating, water frontage, road frontage, a combination of woods and open grass. This property has it all. Come see.



\$140K



California



9.46  
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.”

**MIDWEST**  
**TITLE & ESCROW, LLC**



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Phone: (573) 635-0615 Fax: (573) 635-0724

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February/March 2022  
**JCMO AREA HOMES**

FOR SALE



Visit [JCMOareahomes.com](http://JCMOareahomes.com) to view full home details or to get in touch - our award winning team is here to help!

The National Association of Realtors released the annual Home Buyer Trends. Check out some of the fun facts on Page 4!

KRISTINA & SCOTT'S  
**MCMICHAEL**  
TEAM

LIST WITH THE MCMICHAEL TEAM!  
WE OFFER OUR CLIENTS:



**DOUBLE THE EXPOSURE**

We list every single property on both the Columbia AND Jeff City Multiple Listing Services – no other team does that!



**TARGETED MARKETING**

Once it hits the market, we'll get your home in front of the right audiences through our hyper-local print publications + social media.



**STYLISH HOME STAGING**

We have the tips, tricks and – most importantly – inventory to help you increase your home's value...and this service is included!



**PROFESSIONAL PHOTOGRAPHY**

We'll make sure the photographs of your home live up to the real thing using our cameras, drones, and editing software!



**AWARD-WINNING SERVICE**

It's just us working for just you. We're a team of hardworking agents who will get your HOME SOLD!

