

J C M O AREA

HOMES FOR SALE



33 Acre Farm with Large Private Pond



McMICHAEL
Team



JCMOAreaHomes.com

We Are... The McMichael Team

As a privately owned real estate company we are passionate about going above and beyond for our clients and strive to give them the best experience our reputation is built upon. Our personality and flavor is all our own and we know exactly what it takes to help you sell your home. We have had the honor of being VOTED #1 IN 2015 and 2016 AS BEST REALTOR in City's Best Magazine as well as receiving the News Tribune READER'S CHOICE AWARD the last 4 years for best Real Estate Company and the last 2 years we have won best Real Estate Company and Best Agent.

If you are selling or buying a home, we are the AWARD WINNING TEAM to TRUST. We sure work hard. You'll see.



HENRY
(573) 690-3897

KRISTINA
(573) 690-2075

SCOTT
(573) 690-7268

McMICHAEL 
Team



Lori Branch LTCP, Agent
170 West Simon Blvd
Holts Summit, MO 65043
Bus: 573-896-9122
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Featured on the Cover



7894 OLD HIGHWAY 54



Enjoy country living with this gorgeous home on 33+ acres! The acreage surrounding the home features a large pond, 15 acres for cattle and horses, trees and three out buildings for all your needs. As you enter the home, your eyes will be immediately drawn to the gorgeous fireplace that is the centerpiece of the large, open living room. The living room flows into the kitchen and dining room that show off the pond and acreage behind the home. You will feel grand as you enter the master bedroom and far grander when you step into the master bath. A large stand alone shower with a rainfall showerhead, double vanity sink, and walk-in closet attached sets this master suite apart. The downstairs features an additional bedroom, a gas fireplace in the family room, and a hobby room. Come see it all



3 BEDROOM



3 BATHROOM



33+ ACRES



\$570,000

RESIDENTIAL

210 HARWOOD STREET

All on one level with special touches and finishes that makes this custom home get noticed. You will notice the soaring entryway leading into the family room and living room where you can cozy up to the fireplaces in both rooms with one electric and the other gas. You will enjoy cooking in this designer kitchen with center island; 3 full walls of cabinetry; all appliances stay. The laundry is just off the kitchen and is followed by the 2 car garage. A separate dining room is perfect for scrumptious meals. Each doorway has special molding bringing classic charm. Three bedrooms, 2 full bathrooms plus extensive shelving in one bedroom make these very usable and one could even be an office. The master has walk-in closet and private bathroom. Fenced, level backyard with back patio for relaxing.



Open House: August 11th, 10:00 - 11:00

3 BEDROOM



\$169,900



10950 HUNTERS CREEK RD

You will enjoy this spacious home with 3 bedrooms and 2 baths. The home features beautiful, simple landscaping and a spacious back deck to relax on and enjoy your level backyard. When entering you will notice the stunning hardwood floors as the large living room flows nicely into the dining room/kitchen combo. The kitchen has an abundance of counter space and oak cabinetry. The master suite provides a nice private shower/bath combination to unwind after a long day. The two additional bedrooms make up the main level and a tiled family room down makes this home perfect. Come see it all!



3 BEDROOM



\$164,900

Open House: August 25th, 11:30 - 12:30



“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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TITLE & ESCROW, LLC



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

10946 HUNTERS CREEK

You'll enjoy all this home has to offer. It features a large back deck overlooking a wonderful yard with a landscaped goldfish pond. The open floor plan will impress you with a cathedral ceiling living room, nicely updated paint colors and beautiful engineered hardwood floors throughout the main living areas. You'll find plenty of room to cook and entertain in the spacious kitchen and dining area and you're just a step away from additional entertaining space on the deck. Relax in the master bedroom which boasts three closets and a master bathroom with a separate shower and jetted corner tub. Two additional bedrooms make up the main level with a fourth bedroom down. A custom made oak wet bar in the downstairs family room awaits you for your evening getaways. Much more to see!

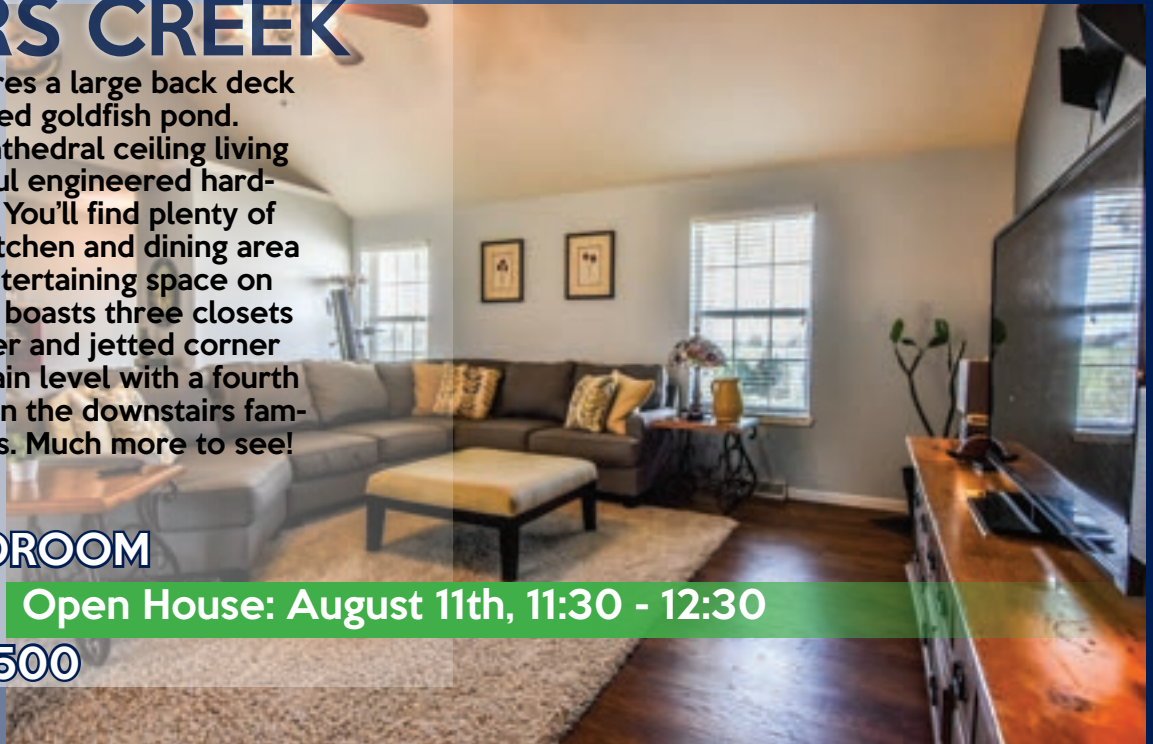


4 BEDROOM



\$218,500

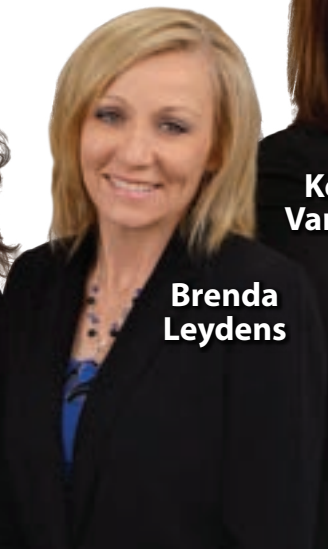
Open House: August 11th, 11:30 - 12:30



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1825 E HIGHWAY MM

Secluded living with 51 grassland acres and woods behind. The winding lane to this one-of-a-kind setting leads to the 1 1/2 story home and 48 x 30 detached shop. The shop has electric, water, wood burning furnace, bathroom, insulated and 12' bay doors. Also, a 30 x 30 barn has 2 horse stalls with 3 pastures. When entering this 4 bedroom 3 bath home, the spacious entryway leads into the living room with cathedral ceiling. The inviting kitchen has oak cabinetry with hardwood floors and 2 dining areas. The master suite is roomy and features double vanity sinks and separate shower. A perfect hideout can be found upstairs with an open family room, fourth bedroom (no closet) and full bathroom. Trails with a playful creek in the woods leaves something for everyone!

4 BEDROOM



\$448,000



10938 HUNTER'S CREEK

Open House: August 18th, 10:00 - 11:00



3 BED/ 3 BATH



2,424 SQ. FT.

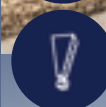


\$174,900

SCOTT STATION DUPLEXES



3 BED/ 2 BATH



DUPLEX



\$169,500/DUPLEX

10232 OLD HIGHWAY 54

All of your simple country living dreams come true with this lovely home nestled on 4 acres with a detached shop! Large eat-in kitchen plus a dining room will accommodate all of the big family gatherings. The oversized family room will be perfect for family movie nights or go out on the covered porch and soak up your peaceful country view. Retreat to the master suite at the end of the day with its own bathroom and plenty of space. A full unfinished basement could be used for extra storage. The detached shop/2 car garage is perfect for all your tools and toys and has a lean-to off the back. The barn is ideal for larger equipment or storing your tractors for this mini farm!



3 BEDROOM



\$199,900

DEVONSHIRE CIRCLE

Subdivision for Sale



DEVELOPMENT POSSIBILITIES



\$200,000

N SUMMIT DR



8.03 WOODED ACRES



\$80,000



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673 OAK CREEK CT

A lovely two bedroom condo with brand new countertops and an enlarged breakfast bar. Both bedrooms upstairs are spacious with a bathroom to share in the middle. Walk in from your attached garage to a large family room featuring a lovely brick fireplace and a second room open to the family room we're calling an office but could be used as a bedroom. On the upper floor is a large living room open to the kitchen complete with breakfast bar. Walk out to your own private patio and enjoy the green expanse of lawn and the wooded backdrop to the East. And when you want, stroll down to the swimming pool at the end of your block. You'll want to come see this entire home first!

2 BEDROOM 



\$99,900 



Open House: August 4th, 11:30 - 12:30

Vintage 📍 DIY 📍 Outdoors



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62 Acre Tract!



62 EGLIN DR

 **\$372,000**

These tracts of land in the heart of Holts Summit have many possibilities. The acreage is situated just outside the city limits and could be used for recreation or a hobby farm. Build your perfect home on this gorgeous acreage! This scenic land features a diverse topography and is abundant with wildlife. All utilities are nearby.

11345 COUNTY ROAD 385



This one-of-a-kind property includes a 4,893 sq. ft. ranch home and 2 commercial buildings (currently rented for \$4,500/month) all on 63 acres. A large living room and dining area lead to a spacious custom-designed kitchen boasting oak cabinets, an oversized island and a huge walk-in pantry. Enjoy 2 tiers of decking featuring a hot tub and saltwater pool. A 2-car garage up, plus a 3-car garage down with an additional shop outside are a bonus. Adjacent to the home are 2 commercial buildings totaling 13,800 sq. ft. rented by an established business through Dec. 2020 and offers 9 offices, a conference room, break room, 2 bathrooms, 3 workrooms, utility room and heated 3-bay garage. A separate heated 6-bay garage with paint room, utility sink and storage are included.



5 BED/6 BATH



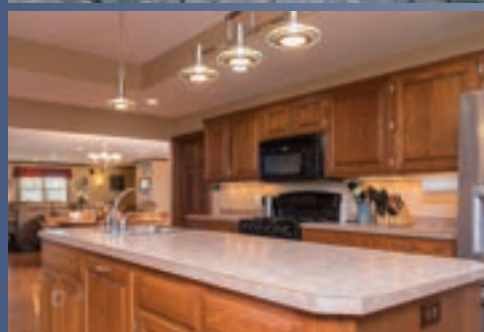
63 ACRES



8,463 SQ. FT.



\$1,700,000





SCOTT SCHWANT

Owner of McMichael Realty, Inc.

Kristina, Scott & Henry McMichael Team

WHAT IS YOUR AREA OF EXPERTISE? Working hard. Realty requires a lot of things, but at the end of the day, you have to have your boots to the ground, working hard.

WHAT MAKES YOU AND YOUR COMPANY STAND OUT FROM YOUR COMPETITION? I don't worry about my competition. I work real estate full time, the most important aspect of that is the tremendous people I get to work for. When you're working as hard as I do, it just all comes together.

ANYTHING ELSE? Kristina and I are very family oriented, so we are very concerned and involved with raising our children, Gavin (12) and Payten (4). Raising these two kids will be the most important accomplishment of our lives. We are striving to raise them to impact this community in amazing ways.

FAVORITE MOVIE: National Lampoon's Christmas Vacation

FAVORITE BEVERAGE: Scotch – in a glass, absolutely must have a large ice ball.

FAVORITE QUOTE: "Don't stop until you are proud." – Johnson



Kristina McMichael-Schwant



MCMICHAEL REALTY, INC.

DRIVEN, PERFECTIONISTIC, PASSIONATE

Kristina McMichael-Schwant believes that if you do something you love, you will do it better than anyone else.

Kristina's career as a real estate agent started in 2003 after a lively family dinner conversation at her brother's house. "We were discussing repicking our careers and what we'd do if we could become anything we wanted," Kristina shares. "As we went around the table, I shared the idea of becoming a Realtor."

The admission got Kristina thinking and she called her father the next day. "I told him we should open a real estate company," she says. "He was surprised, but agreed it was the perfect time in his life as well." By the end of that summer, McMichael Realty Inc. was open.

Kristina's interest in the real estate profession began while working in her parents' rental houses as a kid. There was always a project going on, and she learned at an early age how to work hard and dig in to get the job done.

"As a child, I would also rearrange my room a lot. There was always a new way to make it look, and I was going to create it," Kristina shares. "I have always been good at putting color combinations together and making everything work." Kristina enjoys using those skills in working with new builds. "I like working on a project until completion and making something from the ground up," she says.

Kristina believes that McMichael Realty has a personality and flavor all its own because it's a growing extension of the countless hours their team puts into making it the best it can be. "We have passion, expression, and perfectionism behind the work we do and we enjoy the people we meet," Kristina says. "It's more than just a job for us. It is who we are."

573-896-9991 369 S. Summit Dr., Holts Summit McMichaelRealty.net

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103 CHRISTOPHER LN

This adorable home has a designer flair when you enter and the functional layout will be appreciated. There is plenty of room with 3 bedrooms, 3 bathroom plus a full finished downstairs with family room and bathroom. You will feel at home with the open floor plan leading into the kitchen with plenty of cabinetry for an accomplished cook to enjoy. Just down the hallway is the master bedroom having a private bathroom all its' own. Two other bedrooms are in designer style and cute as can be with the baby's themed room. The level yard is ready to have fun in and ready to be enjoyed. Just minutes from Jefferson City in St. Martins, you feel the small town atmosphere and relaxation the neighborly kindness. Come take a look at this loving home.



3 BEDROOM



\$119,900





 \$55,000

 2 BED

 840 SQ. FT.

Open House: August 25th, 11:30 - 12:30

407 STADIUM



 \$130,000

 4 BED

 2,755 SQ. FT.

10411 OLD HIGHWAY 54



 \$169,900

 4 BED

 1,692 SQ. FT.

Open House: August 11th, 11:30 - 12:30

198 HILLCREST



 \$175,000

 3 BED

 1,359 SQ. FT.

Open House: August 18th, 10:00 - 11:00

704 BRANCH



 \$119,000

 3 BED

 2,495 SQ. FT.

906 MINNESOTA



 \$109,900

 3 BED

 1,104 SQ. FT.

Open House: August 4th, 10:00 - 11:00
August 18th, 11:30 - 12:30

3133 SOUTHWOOD HILLS

2303 COUNTY ROAD 4032

This beautiful home is nestled at the end of a quiet street on 9 acres that include a white board fenced pasture, small barn, self-contained chicken house and a large shop. The mature woods, behind the home, make for great hunting. Inside, you will notice the expansive wood-burning fireplace as well as the vaulted beam ceiling in the living room. This 3 bedroom, 3 bath home has a pleasing floor plan with a formal dining room. The kitchen is updated with oak cabinets, granite countertops, and tons of storage. Laundry is on the main and there is a finished downstairs with two-car garage, bathroom, additional storage room, and a second wood burning fireplace. When the current owners first drove up to this home, they just knew it was the one... YOU WILL TOO! Welcome home.

3 BEDROOM

\$259,900



9464 ERIKA LANE



Grand is an understatement for this home you'll agree with as you enter through the private gate entrance. As you walk into the home you will instantly be struck by the fireplace that graces the main living area and the decorative ceilings throughout the main level. The split-level floor plan truly allows for a secluded master suite that includes its own walkout onto the expansive back deck, a jetted tub, private toiletry room, and double vanity sinks. The kitchen is perfect for the chef of the family as they will appreciate its walls of cabinets, beautiful granite countertops, breakfast bar, and island. The grandeur of the home isn't limited to what is on the inside. Surrounding the home is 20+ acres of fenced and cross fenced level grassland perfect for cattle or horses. Call this home!



6 BED/4 BATH



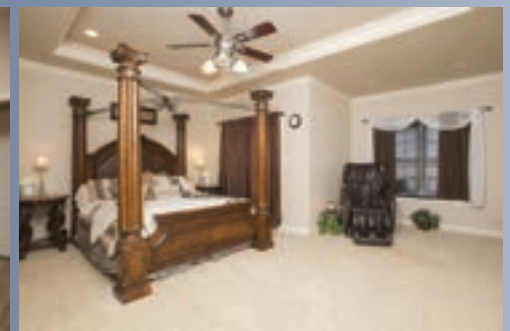
20+/- ACRES



4,176 SQ. FT.



\$499,900



HOME-BUYER TIPS

As a home buyer, you will simultaneously experience excitement while being scared to death. While every home buyer's experience will be uniquely their own, there are a few mistakes that are common.

1) WORK WITH A BUYER'S AGENT

Lastly, and most important. Find yourself an agent as early as you can. They will provide you with a "road map" to direct you through the process. The benefits of having a buyer's agent are more than just having someone to let you in to open a house. They advocate on your behalf, on top of doing their research on the market. The buyer's agent has a fiduciary duty to the buyer, acting in their best interests, making sure their private information is confidential and accounting for all funds and documents in the home transaction.

2) GET PRE-APPROVED

It's important to be pre-approved by a reputable mortgage lender. You will need to have an idea of what you can afford to spend on a home. This will allow a buyer to keep from blindly jumping into the home search and not knowing what parameters the lender will require. The formal document the buyer will receive is called a preapproval letter.

3) KNOW WHAT YOU CAN AFFORD ON A HOME

While similar to having a pre-approval letter, it is important to know what is a comfortable payment. Many lenders will tell you how much you can qualify for but the important question is what do you want to pay a month. It is important that you convey that to your lender.

4) BE REALISTIC IN THEIR SEARCH

Of course, you should buy a home that works with your budget and your needs. However, make sure you don't get caught up in a few unnecessary wants that keep you from buying a home altogether. The best thing to do is making a list of your "needs" and your "wants". There are some things you absolutely cannot do without like the number of bedrooms. There are also going to be some things like granite countertops that you would like but is probably not a "deal" breaker.

5) BE WILLING TO COMPROMISE

You don't want to miss out on an opportunity to buy a home that works for your needs, just because it doesn't fulfill your wants. Especially in the current market, one could miss an opportunity for a wonderful home if they are not willing to make some of those "trade-offs".

6) HAVE A VISION

We aren't talking about major renovations but things like floor coverings, paint, and minor alterations. Even if you can't afford the updates upon moving in, you can save up over time and add improvements little by little until the house is more your style.

7) HAVE A WHOLE HOUSE INSPECTOR BY A PROFESSIONAL

Skipping the home inspection, or hiring an unqualified family member or friend to perform a home inspection could lead to issues down the road. You need to know what shape the house is in before you buy to avoid getting stuck with a money pit of home repairs you didn't plan for. You are educating yourself about your home and the inspector will give you great tips on maintenance as well as things to watch. Should the inspector find any issues with the home, this will allow an opportunity to revisit the selling price with the seller and seller's agent to make sure you're getting a fair deal based on the condition of the home.

SERENITY SUBDIVISION

Take Hwy 54E to OO/AA in Holts Summit. Left on Simon then Right on N Summit Dr. Take a right on Shelton Dr
Not on GPS

Subdivision Open Houses:

August 4th, 10:00 - 11:00

August 12th, 1:00 - 2:00

August 25th, 10:00 -11:00



135 SHELTON DR



130 SHELTON DR



110 SHELTON DR



140 SHELTON DR



120 SHELTON DR



Check out the newest subdivision in Holts Summit! Four homes are currently under construction with another home having been completed. Fourteen additional homes will be coming to the subdivision. This is the perfect area for that quaint neighborhood feel. Homes range from \$165,000 to \$199,000 with plenty of square footage for everyone.



2470 STONEY CREEK

What a terrific setting! This ranch style home sets back from the road in a park-like setting nestled around with trees. Plenty of room for additional parking on the long driveway and 3rd car garage down. When entering, the cathedral ceilings and stunning fireplace greet you. Feel the openness of this functional kitchen where the gathering will take place. Oak cabinetry, a pantry and the accessible laundry room make this space have everything in just the right place. The master has a private bathroom and its own walk-in closet. Over-size bedrooms, with the 4th one down, complete the upstairs with close to 1,800 finished square feet, just on the main. Downstairs is fully finished and is ready to accommodate the family in addition to the play or game area. Come see this spacious home.



4 BEDROOM



\$199,900

Open House: August 11th, 10:00 - 11:00



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\$140,000

Make this commercial building your residential home! While this building previously served as a bank it has high potential to be transformed into a perfect home. A break room in the back could be converted into a bedroom, and a vault room would make the perfect bedroom or man-cave. While you could make it your ideal home it is still ideal for commercial endeavors as well. Year built is estimated by assessor's office. Items not included in sale which will be removed by seller prior to closing: ATM and ATM canopy where applicable, all furniture, fixtures and equipment (including security equipment), all signage (including pole signs where applicable). Take a look at this one of a kind location!

\$199,900

Sitting just off Simon Blvd in Holts Summit on a 1+ 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.



\$159,900

Nestled in the trees of a residential area, this workshop is perfect for the worker who doesn't want to be too far removed while working. The shop features a loft, a 12 foot wide garage door, and a 1/2 bath. You won't want to miss this opportunity.

LOTS & LAND



LOTS
GREENWOOD HILLS



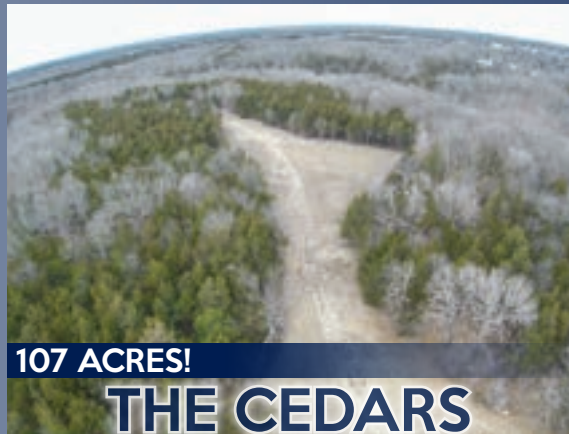
LOTS
STERLING RIDGE



READY TO SUBDIVIDE
PARKVIEW



ACREAGE LOTS
PRAIRIE ESTATES



107 ACRES!
THE CEDARS



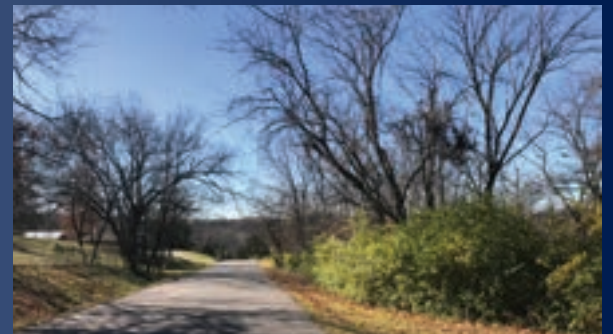
LOTS
SOUTHWIND MEADOWS



LOTS
LEGACY & RENN'S LAKE



LOTS
CEDAR WOODS ON THE CREEK



20 ACRES!
ROLLING HILLS



OPEN HOUSES

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Residential Customer

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Saturday, August 4

3133 SOUTHWOOD HILLS	\$109,900	10 - 11
SERENITY SUBDIVISION	SEE PG. 19	10 - 11
673 OAK CREEK CT	\$99,900	11:30 - 12:30

Saturday, August 11

210 HARWOOD	\$169,900	10 - 11
2470 STONEY CREEK	\$199,900	10 - 11
198 HILLCREST	\$169,900	11:30 - 12:30
10946 HUNTERS CREEK	\$218,500	11:30 - 12:30

Sunday, August 12

SERENITY SUBDIVISION	SEE PG. 19	10 - 11
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Saturday, August 18

10938 HUNTERS CREEK	\$174,900	10 - 11
704 BRANCH	\$175,000	10 - 11
3133 SOUTHWOOD HILLS	\$109,900	11:30 - 12:30

Saturday, August 25

2931 STATE ROAD TT	\$189,900	10 - 11
SERENITY SUBDIVISION	SEE PG.19	10 - 11
10950 HUNTERS CREEK	\$164,900	11:30 - 12:30
407 STADIUM	\$55,000	11:30 - 12:30



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