

# JCMO AREA HOMES

FOR SALE

**MUST SEE!**

**64 ACRES**

**BROKEN INTO 5 ACRE LOTS**



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

Check out some fun ways to spend the Holidays with your family 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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Bus: 573-896-9122  
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www.loribranch.com

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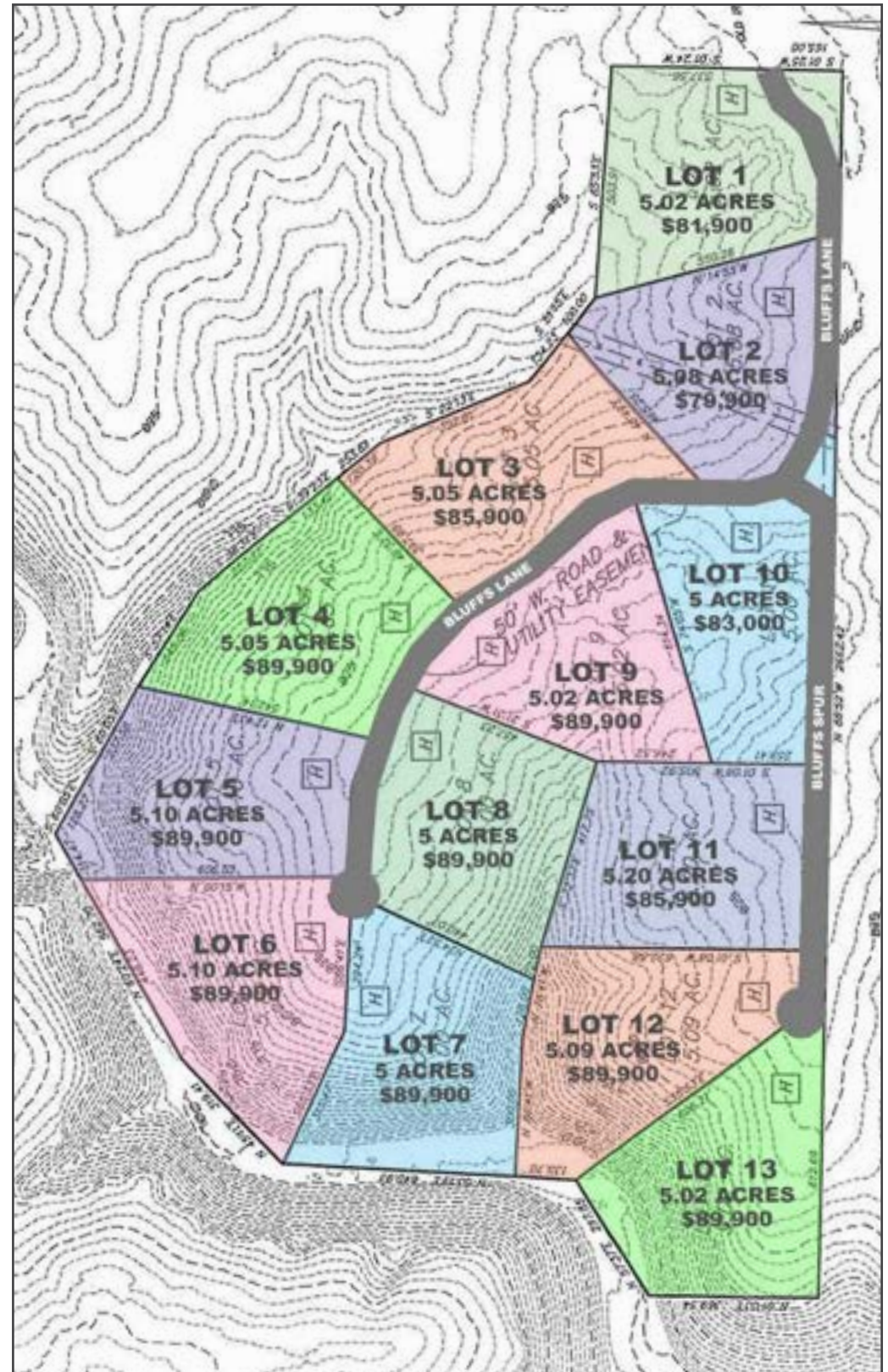
**CALL ME TODAY.**



## 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)!



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



CHECK OUT THESE IDEAS FOR

*Family Fun During The Holidays!*



### **Charades**

All you need is some creative ideas and paper! Everyone pick 5 words and put them in a bowl. When it's your turn draw a piece from the bowl and act it out. There are so many different ways to play this game... make it your own!

### **Monopoly**

This one is a classic! There are so many different themes of the game to choose from... pick your favorite and roll those dice!

### **Card Games**

Where do we begin? There are so many different card games you can play with your family/ friends. UNO, Phase 10, Go Fish, Crazy 8, Backgammon... the list could go on and on. Grab a deck of cards and have some fun... and don't forget the automatic card shuffler!



# MOVIE NIGHT

## The Nutcracker

In 2021, Disney came out with a new version of it. If you love to stay inside and kick back with a good movie, try watching this one with the family this year!

## The Classics

**Santa Claus is Coming to Town, Frosty the Snowman, Rudolph the Red-Nosed Reindeer...** and many more! This is true enjoyment for the entire family – We're sure these will bring back wonderful holiday memories.

# HOLIDAY TRADITIONS

## THE FAMILY WILL LOVE



Start some new traditions or carry on your current traditions! Here are some ideas to get you and your family in the Holiday Spirit!

- Build and Decorate Gingerbread Houses
- Make Homemade Hot Chocolate
- Bake Sugar Cookies
- Decorate Cookies
- String Popcorn for Garland on the Tree
- Create your own Ornaments
- Attend a Christmas Parade
- Go Caroling








129

## Elm Avenue

This new build is one of the few in New Bloomfield at the moment! The one level home has 1,400 finished square feet on a corner lot and with a level yard. Entering this stunner will impress with an open floor plan where the designer kitchen meets the living room for a grand feel. The kitchen has plenty of room for the whole family to gather around while the cook makes wonderful meals. BBQ just off the kitchen on the covered deck while you watch Spot play in the yard. The master bedroom has a tray ceiling, making the master even more spacious. The master bedroom also comes with a spacious walk-in closet and a beautiful master bathroom. This home features carpeted bedrooms and vinyl plank flooring throughout. This stunning new build is a must see!



 **\$219.9K**    **New Bloomfield**    **3**    **2**    **1,400**










2420

## Kirk Drive

Under Contract

Stunning "like new" home with brick on three sides and an inviting stone front entry with beautiful columns! Once inside there is a huge family room with architectural ceilings and laminate floors flow throughout this home. The open kitchen, dining room and family room create a sought after open concept living space. This kitchen is stunning, featuring custom cabinetry and quartz countertops. Off the kitchen is a walkout covered patio which is great for entertaining. The primary suite is very large with the primary bath featuring a double vanity and a custom tile shower with glass door. There's also two bedrooms and a split bath plus the laundry room is placed off the primary suite. The backyard has plenty of room for Spot to play. This beautiful "like new" home is a must-see!



 \$269.9K
  Holts Summit
  3
  2
  1,873

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12825

## Twin Peaks Drive

This home sits on a lovely 1/2 acre lot off a private cul-de-sac. Enter through the attached 2-car garage into an updated kitchen. Dark hardwood floors + wooden cabinetry contrast stylishly with light paint + stainless-steel appliances. The dining area has plenty of space for a large farmhouse table. On warm evenings, head through the sliding glass doors to lounge on the back deck, which overlooks a large, level yard. Back inside, the living room is light and bright, with cathedral ceilings + a large picture window. A gas fireplace is perfect for cozy nights in. The master suite has its own private bathroom. Two more bedrooms and another full bath are across the hall. In the basement, an additional bedroom, office, family room and bathroom come in handy for additional space.



\$179.9K



Russellville



3



2



1,396





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to act quickly."**



Leighanne Lamb  
*Vice President, Mortgage Lending*

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440

## Worth Street

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

2795

## County Road 4043

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 block 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



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



325

# Lucretia Lane (Barn + 2 Acres Only)

Under Contract

2 Acres more or less (with the barn) will need surveyed from the 10.68 acre tract. A road easement and road maintenance agreement would need to be established for access.



\$150K



Jefferson  
City



2 Acres





2471

## Rockin T Lane

7.7 acres nestled away a quarter mile off of State Road J, conveniently located to Columbia or Fulton. 1.5 Story Plus overlooking your own private lake, surrounded by woods and grass, this property has it all. See listing photos and come book your showing.



\$329.9K



Fulton



3



2



1,705



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








3036

## County Road 4009

Under Contract

1539 finished square ft. with a 32 x 36 shop on 1.27 acres. 3 bed, 2 baths and 2 car garage. Fenced area where a horse has been pastured. Shop has a concrete floor, 220 electric, and a gas heater that needs to be hooked up.

 \$129.9K
  Holts Summit
  3
  2
  1,563

2401






## Beasley Court Unit F

Under Contract

You won't want to miss this beautiful 2 bedroom 2.5 bath condo with a rustic ambiance. This open living room has a wood burning fireplace that spans up the wall to the vaulted ceilings and the loft which will have you feeling at home in seconds. The beautiful dark granite countertops and cream colored cabinets make this kitchen a dream. The upper level boasts a generously sized master bedroom with a private deck looking out upon nature providing you with a relaxing setting. An open and airy walkout basement will allow you to enjoy the nature and outdoors no matter which floor you're on. You will find the 1 car garage spacious enough for some extra storage. The association takes care of outdoor maintenance so you have time to enjoy what you love. You're sure to find your peaceful home here



That fireplace looks warm this winter!

 \$139.9K
  Jefferson City
  2
  3
  1,635

10820

## Old US Highway 54

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

Jefferson  
City

3



2



1,669



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**15,000**  
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140  
**Emily Street**  
Under Contract

Two acre yard with classic ranch style home. The yard of this property is a great spot for all your hobbies or just build your own shop. This 3 bedroom, 3 bath home has an open kitchen that outlets onto a large screened in porch. You can enjoy the outdoor living as you entertain in this outdoor family gathering space. Immediately off the screened in room is an equally expansive deck for soaking up the sun and grilling. Privacy is all around while you enjoy the deepness of the big backyard. A fully finished downstairs boasts a second family room plus bathroom. The walkout also offers a 2 car garage with a private driveway secluded from the upper level driveway. There is plenty room here for extra RV/boat parking. All on a paved country road just outside of Holts Summit city limits.



\$199.9K



Holts  
Summit



3



2



1,572







10

## E Simon Boulevard

Under Contract

This gorgeous new build is a 3 bedroom, 2 bath charmer all on one level with an eye-catching kitchen as the showstopper. Step into this open floor plan with designer plank flooring and carpet in the bedrooms. Tray ceilings with gray painted trim set the tone for an entire look. Custom cabinets with comfort close drawers, lazy-susans, pullouts, silverware divider, built-in trashcan, massive island, and beautiful granite countertops makes this kitchen the main event. The split bedroom design allows the master to be a cozy get-away with a nook for having a sitting area by the back window. The patio off the main area has 2-sides shielded from the elements, just ideal for enjoying this country feel outside a subdivision. This one is special and built by an experienced builder...Come see!



\$79.9K

Holts  
Summit

3



2



988



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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)



**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



41.43

## Dover Drive

This land is part of a bigger tract which was developed into The Cedars. The 41.43 acres is at the very back of The Cedars & would be so perfect to continue the development, use as weekend hunting ground or build your dream home. This land runs perfectly & scenically down a long manicured ridge w/ mature trees & an expansive creek system to the right side. Such diverse land is hard to find + this land had been in the Rich Family for over 100 years before Mrs. Rich sold it 10 years ago to its current owner. Since the sale, this owner has spent tireless hours bringing the land back to its original glory & selling parts of the front to The Cedars Development, but the back portion is what we have all been waiting to unveil...it is finally here! With full access now this land is in the county.



\$8.5K  
per acre



Holts  
Summit



41+  
Acres



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



## 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

Highway 54 East to the OO/AA Exit at Holts Summit. Right to an immediate left onto State Road AA. At Doolittle Trailer Manufacturing, turn right to stay on State Road AA. Right on County Road 4044 (at the rural fire station).

## 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 &amp; 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 from 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**



9609

## Engineers Road

Weekend getaway spot for your camper conveniently located across the road from the Osage River on Engineers Road (Osage City). There is a water meter on the property and water is available. Electric is located at the power pole. An electric meter would need installed to make the electric available. Boat launching pad nearby.



\$35K



Jefferson City



.21 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



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#### PROFESSIONAL PHOTOGRAPHY

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#### AWARD-WINNING SERVICE

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



# HOME

*for the holidays!*

WISHING EVERYONE SAFE  
AND HAPPY HOLIDAYS!