

JCMO AREA HOMES

FOR SALE



Visit 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



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!



**Discover why over
17 million homeowners
trust State Farm[®].**

Lori Branch LTCP, Agent
170 West Simon Blvd
Holts Summit, MO 65043
Bus: 573-896-9122
Fax: 573-896-9124
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.[®]

CALL ME TODAY.



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

Holts
Summit

3



2



1,669



CALL (573) 690-7268 TO SCHEDULE A SHOWING



FUN FACTS

COMPARING 1981 AND 2021 REPORT FOR HOME BUYERS AND SELLERS ANNUAL SURVEY

The National Association of Realtors® Profile of Home Buyers and Sellers is an annual survey of recent home buyers and sellers who recently completed a transaction. This year marks the 40th anniversary of the flagship report.

This year, while marking its 40th anniversary, the report is especially unique and compares the survey to when they were first presented in 1981!

Data is collected from a nationally representative sample of recent home buyers who purchased a primary residence in the 12-month period between July 2020 and June 2021.

DID YOU KNOW? In 1981, only a paper copy of the survey was offered. Today, recent home buyers can take the survey via paper or online, and in English or Spanish. There were only 59 questions in 1981 and has jumped to 129 questions in 2022.

Resource: nar.realtors.com

1981 | 2021



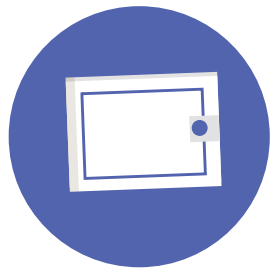
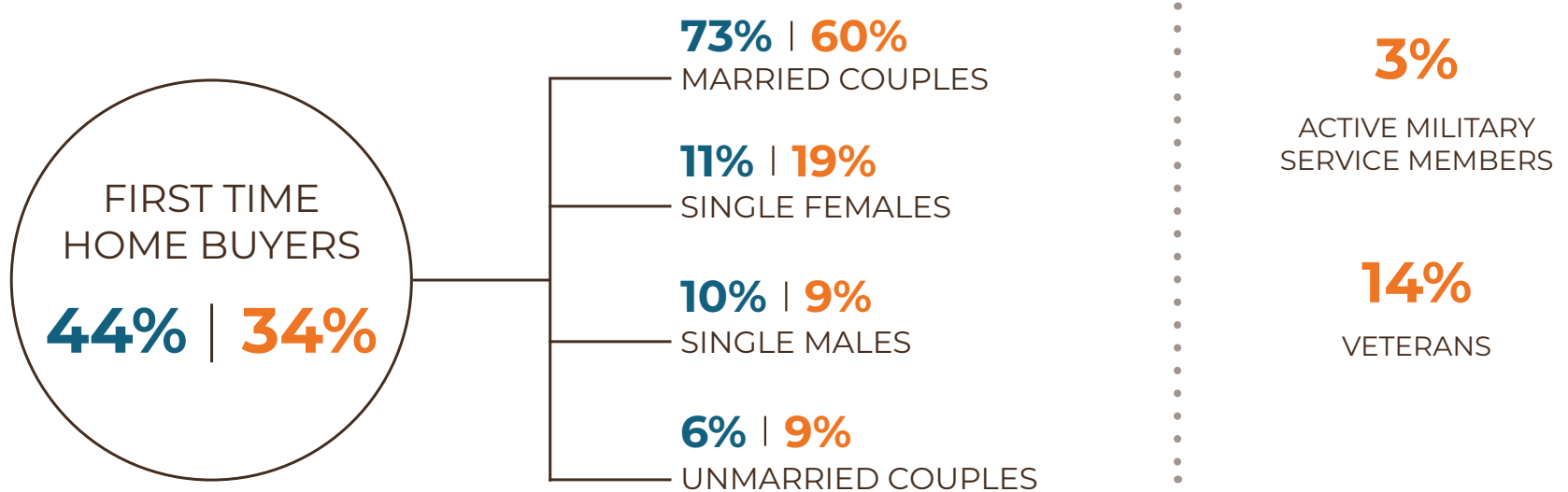
USED AN AGENT OR BROKER TO PURCHASE THEIR HOME

82% | 87%

MEDIAN AGE OF FIRST TIME HOME BUYERS

29 | 33





93% | 87%

FINANCED THEIR HOME PURCHASE



22% | 7%

USED A NEWSPAPER TO SEARCH FOR A HOME



20% | 13%

HAD A TYPICAL DOWN PAYMENT



0% | 95%

USED THE INTERNET TO SEARCH FOR A HOME

REAL ESTATE PROFESSIONALS 2021

69%

FOUND THEIR REAL ESTATE AGENT/BROKER THROUGH REFERRALS

53%

USED THE SAME AGENT TO PURCHASE AND SELL THEIR HOME

89%

WOULD RECOMMEND THEIR AGENT FOR FUTURE SERVICES





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 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



OPEN HOUSE!
FEBRUARY 19
10:00 - NOON





CALL (573) 690-7268 TO SCHEDULE A SHOWING








129

Elm Avenue

Under Contract

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





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



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12825

Twin Peaks Drive

SOLD

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



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



Heather Hagner

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

There's no place like home.

Heather: A local lender at a local bank does more. In addition to Conventional Loans, I do Portfolio Loans, Home Equity Lines of Credit, Bridge Loans and more.

In today's market, flexibility is key. If all you need is a typical loan today, great. I'll take care of you. But you might need something else tomorrow, and that's when we'll make it happen.

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2471

Rockin T Lane

SOLD

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





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



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3036
County Road 4009

SOLD

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



MORE THAN
15,000
HOME-RELATED
INSPECTIONS
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INSPECTION
SERVICE LLC**

Richard Ives, Owner
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CMIS1.com



12159

County Road 4040

Minutes from the MO River Bridge, this 3 bed, 3 bath home is situated on 10 acres and has it all; detached 3-car garage, 2 acre stocked lake, 30 x 45 shop, 15 ft above ground swimming pool with an attached expansive decking system. When approaching the property (all paved) you will be welcomed by the mature hardwood trees that gives this property personality. Entering the home, you are greeted by a front porch (enclosed) ideal for kicking off your shoes and relaxing on the porch swing. The kitchen consists of a large island, pullout drawers, pantry, and updated appliances. Walking through the dining room, your view through the large windows gives you the feel that you have been looking for. Settle in around the large stone fireplace and enjoy. Come home to your own personal retreat.



\$450K



Holts
Summit



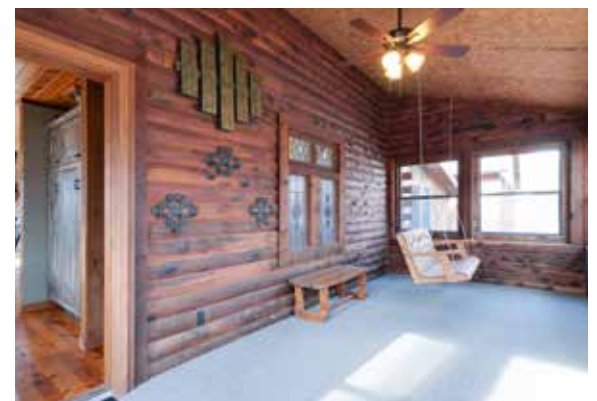
3



3



3,245



CALL (573) 690-7268 TO SCHEDULE A SHOWING



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





10

E Simon Boulevard

SOLD

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!



\$250K



Holts
Summit



3



2



1563



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Contracting, Inc.**

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Call us today!**

1313 Industrial Drive, Jefferson City

573-635-6614

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TBD

State Road TT

Under Contract

This uniquely built 1658 sq ft home on 68.5 acres will give you the country feel you have been looking for. Enjoy overlooking the woods from the covered back deck. The 68.5 acres is a combination of woods and grassland, of which the grassland is currently leased for cattle. Property is accessible by blacktop (State Road TT).

**\$499.9K****Holts Summit****2****3****1,658**

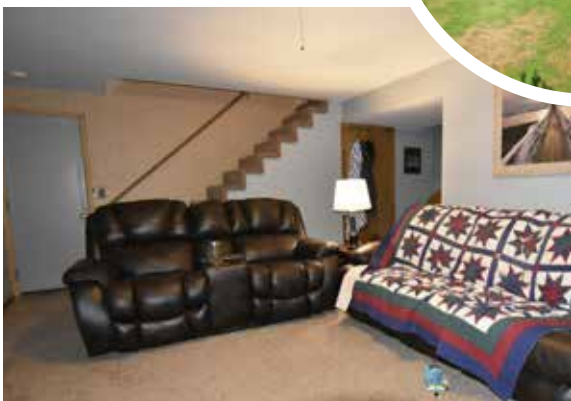
109

West Fillmore Street

Under Contract

Location, Location, Location.... Centrally located 4 bedroom, 2 bath home is priced to sell and won't last long. Enclosed front porch, deck overlooking the backyard, plenty of off-street parking,

**\$69.9K****Jefferson City****4****2****1,702**



640
Emily Street
SOLD

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



CALL (573) 690-7268 TO SCHEDULE A SHOWING

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



Lot 27 | \$46K | 1.64 acres



Lot 30 | \$39.9K | .76 acres



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, and 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. This back section has mature trees as the back's cape for several of the yards, suitable for full walkout basements.. A few lots would be ideal for larger slab homes if you are desiring to keep it all on one level. It is happening here! (Holts Summit)



Lot 33 | \$54K | 2.22 acres



Lot 34 | \$46K | 1.13 acres

Together we can do this!
We're going to be with you every step of the way.



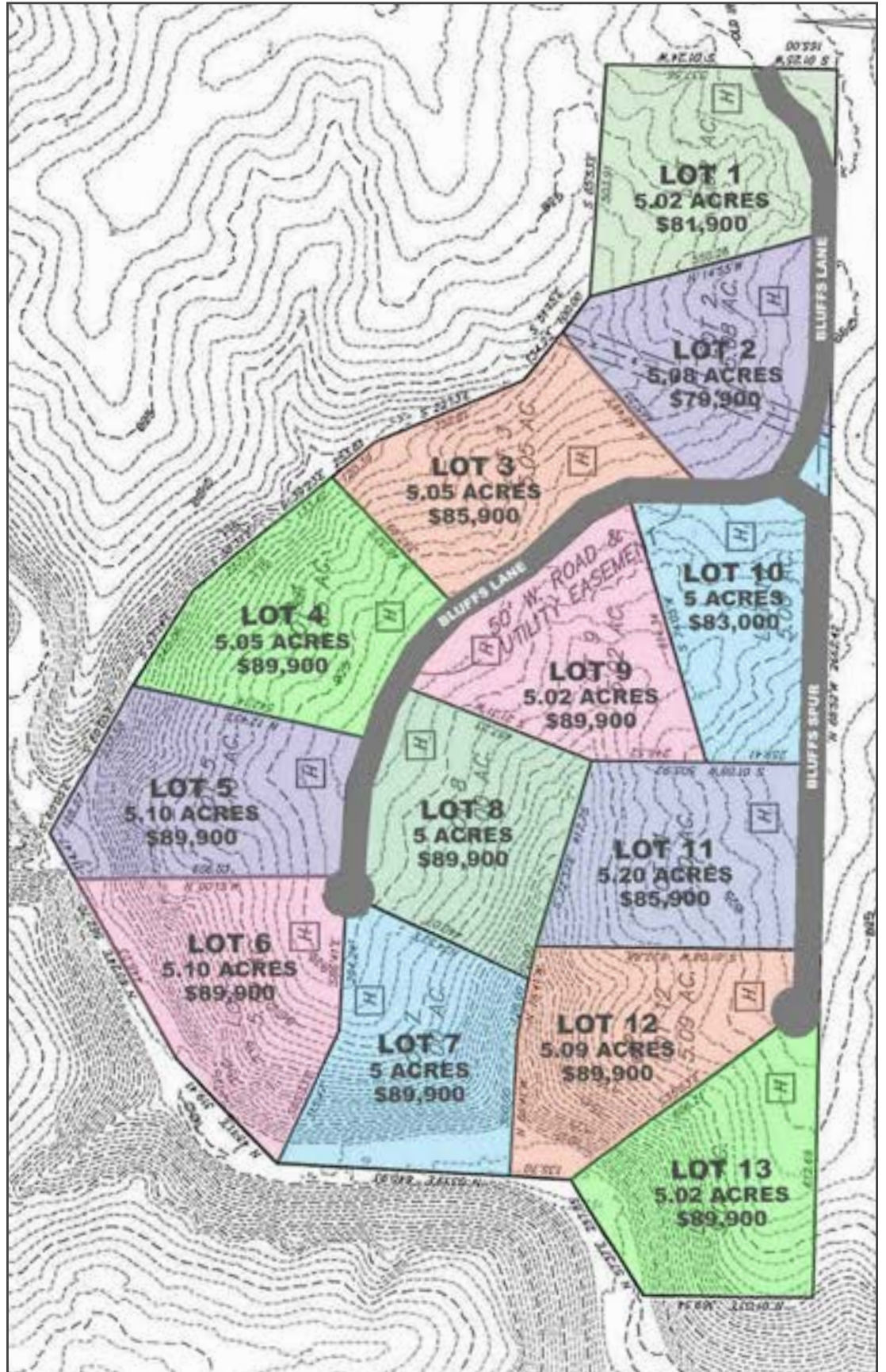
*On the spot and without hesitation we will
give you the name and numbers of our best 3 clients!*



— 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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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 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



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



2316 St. Mary's Blvd. Ste. 110, Jefferson City, MO 65109

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

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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 out 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!

We're in the

TOP 3 AGAIN!

Out of all Jefferson City Area Multiple Listing Systems (MLS)

THANK YOU!

We appreciate all your support this past year.