

JCMO AREA HOMIES

FOR SALE



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

20 years in business... and we have a lot of stories to share! Read more on **Page 4!**

KRISTINA & SCOTT'S
McMICHAEL 
Team



20 Years



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.





13

Echo Bluff Spur

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

CALL (573) 690-7268 TO SCHEDULE A SHOWING



THE THERMOS

My father grew up towards the end of a country road - their lane started where the road turned and curved around an old white church. Six siblings grew up there, and as my dad said to me one time, "We were poor, but the family on the next ridge were even poorer." I want to tell you one of the stories that got us to our 20th Year at McMichael Realty and that is where it started.

When Dad, Scott and I were going through the first years of McMichael Realty, we did everything ourselves. We never felt like we had the time to slow down and hire anyone to do anything, like put up our larger signs. So, there we were on a crisp, sunny day in early spring or late fall, listing some land. The three of us went together to place a sign on a section of the land, so it was visible to people passing by on the highway.

This was one of our larger signs that required two 6-inch posts to be dug in the ground at just the same distance apart, so the middle piece - the sign - could be attached. We were out there in our coats and gloves for over an hour digging, holding and adjusting. When Dad closed the tailgate, we were finally done. He then walked to the passenger side of the truck and got out a thermos, came back over to us, and asked if we wanted some coffee. Now, I'm not a coffee drinker, but it sure sounded good as Dad unscrewed the top of the thermos making one cup and looked through his truck for his morning McDonald's coffee cup. As we leaned against the truck and took a drink, Scott said, "Henry, where did you get this thermos, I have never known you to carry a thermos before."

"Well..." Dad said, "It's kind of a funny story..."

Scott and I looked at each other and my Dad started laughing, as he went on to tell us about getting his McDonald's coffee that morning. When he pulled up to the traffic light by McDonalds, he noticed a thermos on the back bumper of the truck directly in front of him. So, he flashed his lights a few times, trying to get the truck's attention, but the light changed and the truck sped forward making the thermos fall off the truck. When Dad saw the thermos fall, he jumped out and picked it up. He then rushed to get behind that truck before it stopped at the next stop sign a few blocks up. Dad said he honked and tried to signal at the gentleman, as the truck turned onto a country road. Dad followed him for a few miles - all the while still trying to get his attention by honking and flashing his lights - the guy never noticed. Dad finally gave up and headed to work.

Those of you who know me, know that by this time I was freaking out! I don't even like anyone drinking out of my glass, and I certainly would not drink out of someone else's.

Case-in-point: Years ago, we were coming from a listing and stopped at Sonic for lunch, and since Dad does not like Sonic coffee, he did not order anything to drink. As we got on the highway - where I couldn't turn around - Dad was in the backseat desperately asking for a drink of my Diet Coke! Now, we all know - but he doesn't - that he can't eat without drinking something. I live for my daily Sonic Diet Cokes, and he was asking to ruin my entire drink! As he was trying to convince me - with a lump in his throat - that he would even turn the straw around... if I would just give him a drink. What was I supposed to do?

That day... I had to give up my Diet Coke. I wasn't going to drink anymore after that, and if asked today - I'm sure - he would still say I'm the ridiculous one... because he needed that drink!

So, here we are drinking out of another man's thermos that we don't even know, and my dad is perfectly fine with it! Scott asked him if he even knew what was in the thermos before he offered us the coffee. Dad looked at us confused and said, "No, not until we poured it, but what else would be in a thermos?" I had quit drinking it by now, Scott didn't know what to do, and we both just looked at each other as Dad kept drinking.

Everytime we tell this story - and yes, I still find it disgusting - we laugh. I've thought about this so many times over the years, and always find myself thinking about my Dad. It takes me back to this... no matter where life has taken him or how old he gets, he has always been humble enough to drink out of another man's thermos. And no - he doesn't care who the man is.

As for me, I see the lesson here... but I still can't bring myself to do it!





Top Interior Design Trends from 2022

THE COLOR - GREEN!

Sherwin Williams, Benjamin Moore, PPG and others named a shade of green as the topcolor trend in 2022. Why? It reminds us of the outdoors and since we are coming out of the pandemic, everyone is wanting to bring the feel of nature indoors. The picture above features Sherwin Williams color of the year for 2022, Evergreen Fog.

CURVED LINES

Softer, wavier lines in furniture with arcs popped up across furniture collections. Our desire for less stress plays out in these curves and rounded forms. It just feels calmer than sharp angles and straight lines.

TEXTURE

Add layers of texture to make a cozy feel. Adding texture in your tile, rugs, throw blankets & pillows, baskets and window designs makes for a more dimensional look.

WARM NEUTRALS

Everyone is loving the clean look of steely grays and crisp whites. A resurgence of warmer color palettes might be in the future. With warm mochas, some creams, beiges, and nudes. I personally love a good solid cream mixed in with a sharp white.

MIXING VINTAGE AND NEW - My absolute favorite!

I have my secret little shops I frequent to bring in the "home" feel. I could do a whole article about this alone, so maybe more in the future magazines this year. I guess I could share my little places where I find just the right pieces to finish a look.

LOCALLY & SUSTAINABLY SOURCED FURNISHINGS

More people are becoming conscious of where the products they bring into their home come from. Using local crafters to make kitchen tables, benches and other furnishings is more than just a fad, but it is leading a trend of knowing where items come from and what products they may be introducing into our home environments. Old-time techniques are becoming sought after in pieces that are a treasured part of a skilled decorator's toolkit.



3176

State Road AA

Under Contract

This uniquely charming 4 bed, 3 bath home sits on 29 1/2 wooded acres. The sizable living room features a great picture window which offers plenty of natural light and an open floor plan that flows into the modern farmhouse kitchen. The large family room is perfectly sized for gathering all your family and friends, while the sunroom is a great space to relax with a glass of tea and watch the world go by. The spacious primary bedroom has an abundance of closet space and its own private bathroom. This home has been well taken care of and has had many updates; in 2020 a new roof & gutters & new siding were installed, and in 2022 new flooring was installed throughout most of the home. The 40x40 Shop has 4 overhead doors (3 car-garage). This home has something for everyone!



\$429.9K



Holts
Summit



4



3



2,937



12204

Dogwood Drive

This home is between JC/HS (above the Hwy. 63 corridor) right at the Katy Trail in the prestigious Bluffmount Estates. Having 5 garages, 4 bedrooms & 3 baths, this home is spacious. The scenic neighborhood is only the beginning when you enter this home. Fresh paint & flooring are throughout, with a great room, kitchen and office (built-in desk and shelving) on main. Decking, both covered & uncovered, lets you feel the nature of the surrounding woods. The master has a private bath & separate laundry room right next door with built-in everything! Downstairs has a family room, bedroom & 2 separate garage areas, totaling 3 garage doors. Lennox heating/cooling, water softener, central vacuum & tons of storage. This home is a must-see as this area rarely comes on the market. Spot will love it!



\$419.9K

Holts
Summit

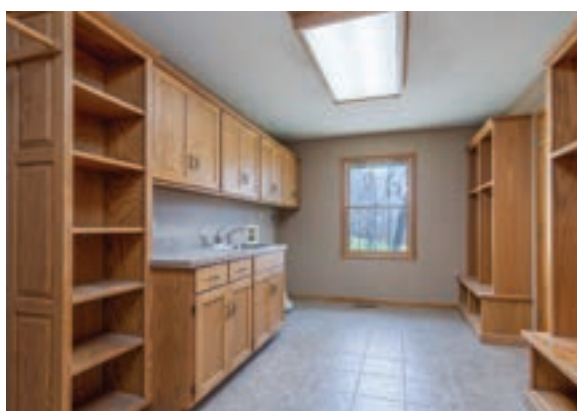
4



3



2,630



CALL (573) 690-7268 TO SCHEDULE A SHOWING








130

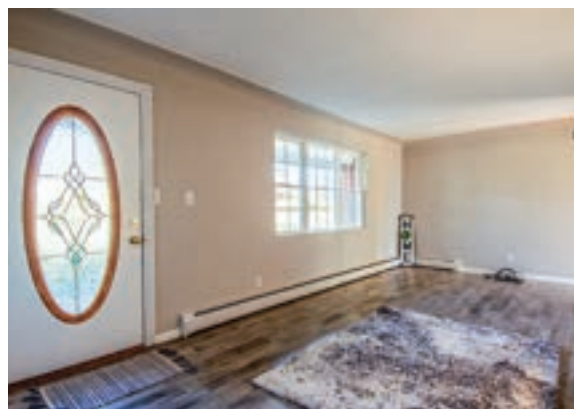
Angel Lane

This 5 bed, 2 1/2 bath home with numerous updates is nestled on 6.5 level acres in a quiet subdivision with easy access to neighboring cities. Enter the spacious foyer that flows into the formal dining room. The kitchen features granite countertops, abundant cabinetry, a gas range + electric oven. Enjoy time with friends & family in the living room by the fireplace or step out onto the patio to take in the view. With another room on the main level that could be used as bedroom & 5 bedrooms upstairs, this home has plenty of space! Downstairs boasts a large family room, library with built-in bookcases, & plenty of storage. The wooded acreage has tons of potential while the open areas are perfect for lawn games, gardening, or adding a pool. Rare blend of in-town living with country privacy.



 \$398.5K  Holts Summit  5  2.5  3,524





4309
Rainbow Cir
SOLD

This charming 3 Bed, 2 Bath ranch home has been updated and has so much to offer. The living room is the perfect blend of cozy and spacious. The kitchen is a chef's dream, with an abundance of counter space and cabinetry, and featuring a sizable island. Natural light fills the dining area through the door to the deck. 3 bedrooms and a bonus room that would work perfectly for an office or craft room provide lots of space for all your needs. Downstairs, the oversized family room is the perfect place to retreat and relax, and has a full bath. Host barbecues on the large back deck with friends and family, while Spot enjoys the fully fenced back yard. This house is ready to be your home. A MUST SEE!



\$219.9K



Jefferson
City



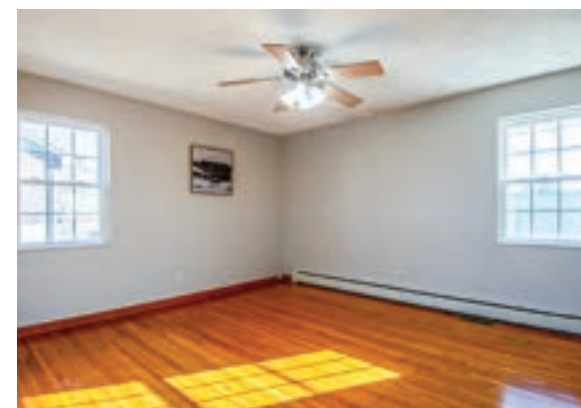
3



2



2,622



CALL (573) 690-7268 TO SCHEDULE A SHOWING



1592 Summit View Drive

Under Contract

Come see this 4 bedroom, 3 bath home on 2+ acres of wooded privacy. Nestled behind the neighborhood, for a secluded feel, this home has room for all your hobbies and equipment with 2 garages on the main and 2 full ones out of the basement. When entering, you will love the designer colors that make this home a cheery place for everyone to enjoy. The main level, has a split bedroom, open floor plan with a kitchen you will gather around. The abundant oak cabinets are accented by the hardwood floors that lead into the dining area. BBQ out the back deck or on the covered patio area with only your woods behind. Downstairs is an oversized family room along with a half bathroom, 4th bedroom with its own bathroom, and 2 car garage. This is a home you must see!



\$245K



Holts
Summit



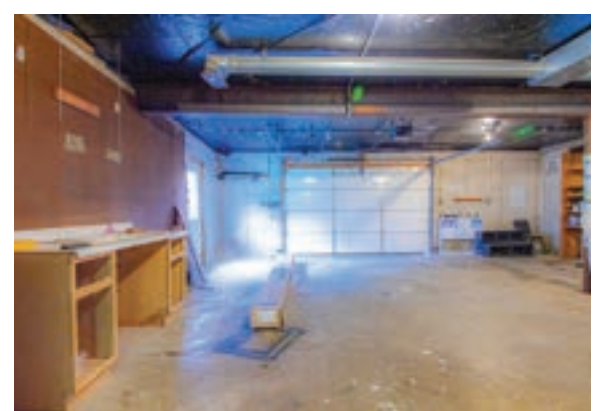
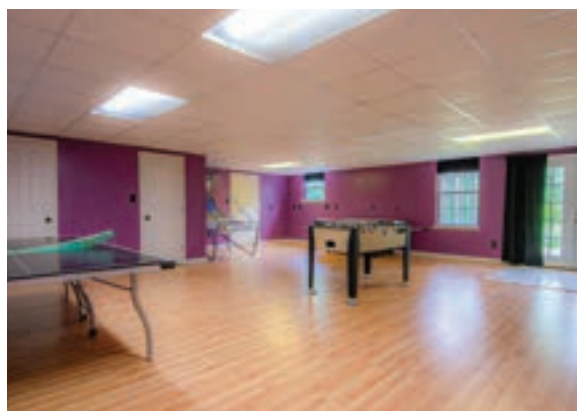
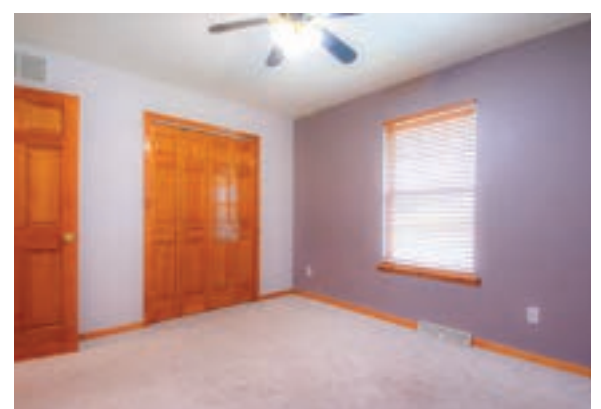
4



3.5



2,948





MAKE THE SWITCH. CALL TODAY!



Zachary Carey
Owner/Home Inspector

Richard Ives
Home Inspector

Call today!
573-694-0994

CentralMOis1@gmail.com



CALL (573) 690-7268 TO SCHEDULE A SHOWING



FUN FACTS

COMPARING 1981 AND 2022 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.

Data is collected from a nationally representative sample of recent home buyers who purchased a primary residence in the 12-month period between July 2021 and July 2022. A total of 4,854 responses were received from primary residence buyers.

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 today.

Resource: nar.realtors.com

1981 | 2022



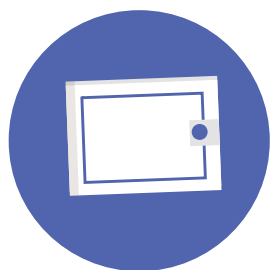
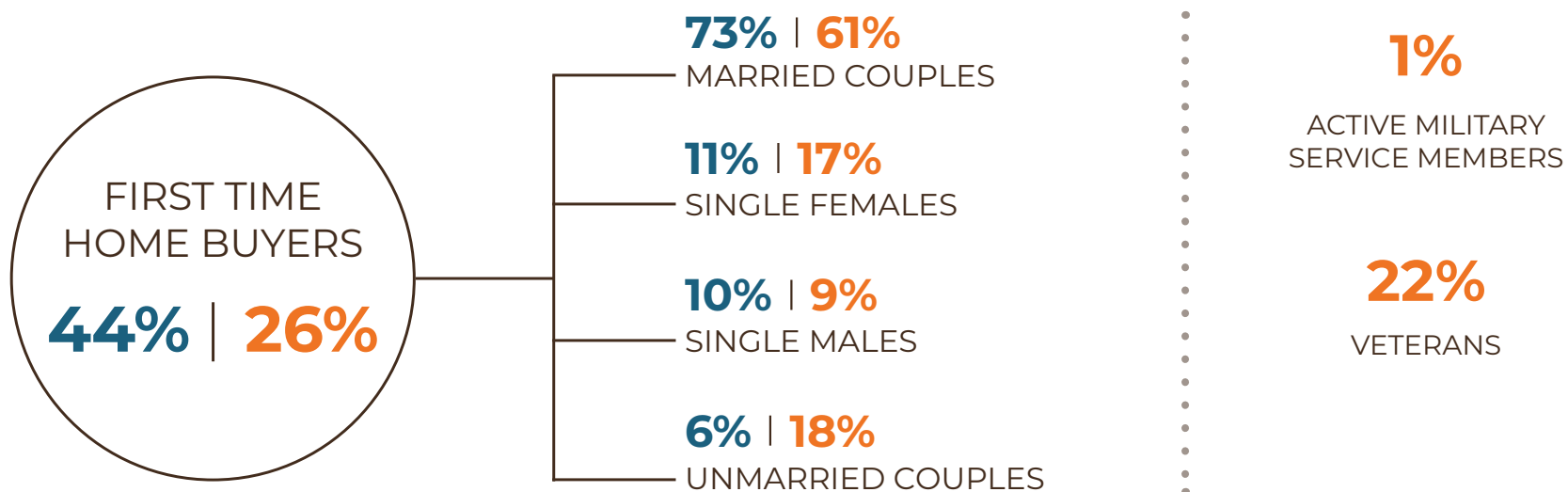
USED AN AGENT OR BROKER TO PURCHASE THEIR HOME

82% | 86%

MEDIAN AGE OF FIRST TIME HOME BUYERS

29 | 36





93% | 78%

FINANCED THEIR HOME PURCHASE



22% | 7%

USED A NEWSPAPER TO SEARCH FOR A HOME



20% | 6%

HAD A TYPICAL DOWN PAYMENT



0% | 96%

USED THE INTERNET TO SEARCH FOR A HOME

REAL ESTATE PROFESSIONALS 2021

38%

FOUND THEIR REAL ESTATE AGENT/BROKER THROUGH REFERRALS

12%

USED THE SAME AGENT TO PURCHASE AND SELL THEIR HOME

89%

WOULD RECOMMEND THEIR AGENT FOR FUTURE SERVICES





Lot 1

County Road 385

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



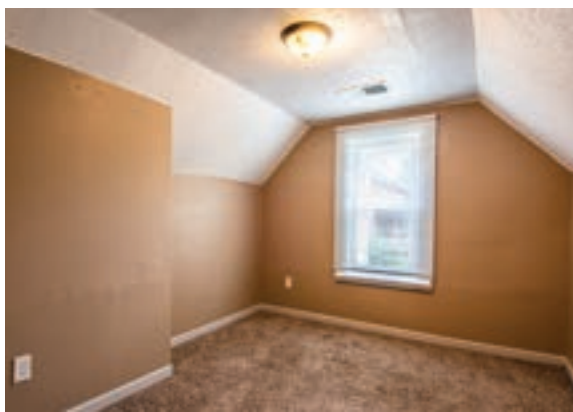
3



3,726

(Photos are of similar home, same floor plan)



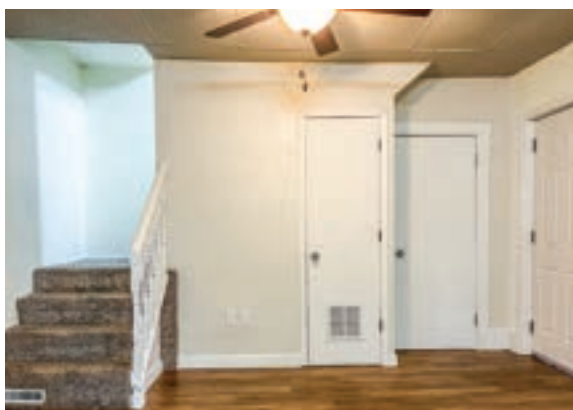


217

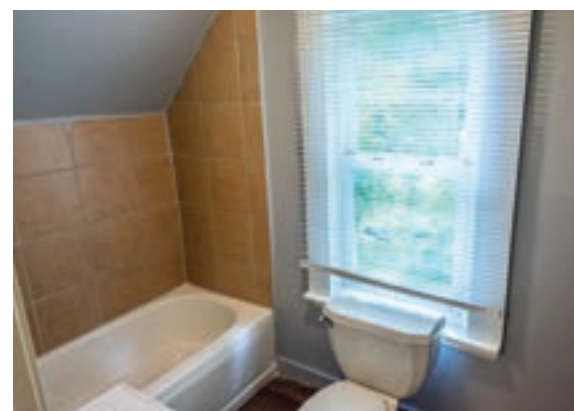
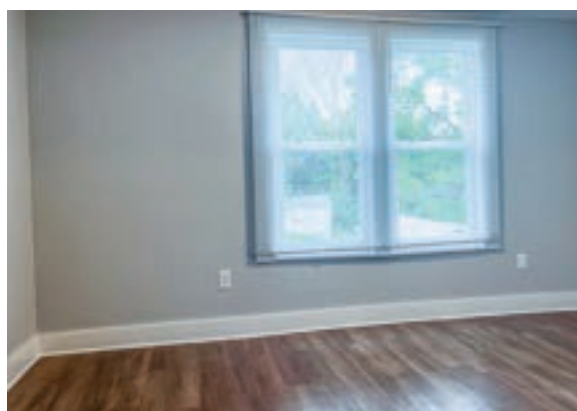
Olive Street

Under Contract

Remodeled 4 bed, 2 bath home with a new roof and water heater installed six months ago, and countertops and appliances had been replaced a year ago. Primary bedroom located on the main floor. It has a nicely sized backyard for gatherings. Come See! Sale is "As is". \$1000 concession for shrubs



 \$124.9K
  Jefferson City
  4
  2
  1,799



CALL (573) 690-7268 TO SCHEDULE A SHOWING



"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.

At Central Bank, we are your neighbors, your friends and your hometown lenders. We work with you every step of the way – and that makes all the difference.

FEEL AT HOME WITH YOUR HOME LOAN

When it comes to your mortgage, we are with you every step of the way.

Call or apply online today.



Central Bank

Strong roots. Endless possibilities.™

Bank NMLS# 407985

CentralBank.net/heatherhagner | 634.1201 | Member FDIC





10780

Old US Hwy 54

Under Contract

This gorgeous like-new home is in the latest section of the prestigious Southwind Meadows Development. This one level home has an open floor plan with 1640 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, medium tones of the knotty alder 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 setup with many extras like nickel finished hardware, pull out trash bin, appliance suite, built in silverware divider, soft-close cabinetry and many extras. The primary bedroom features a large private bath and oversized walk-in closet. This home is handicapped accessible. There is plenty of storage space in the garage. Must see!



\$314.9K

Holts
Summit

3



2



1,640



CALL (573) 690-7268 TO SCHEDULE A SHOWING

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.

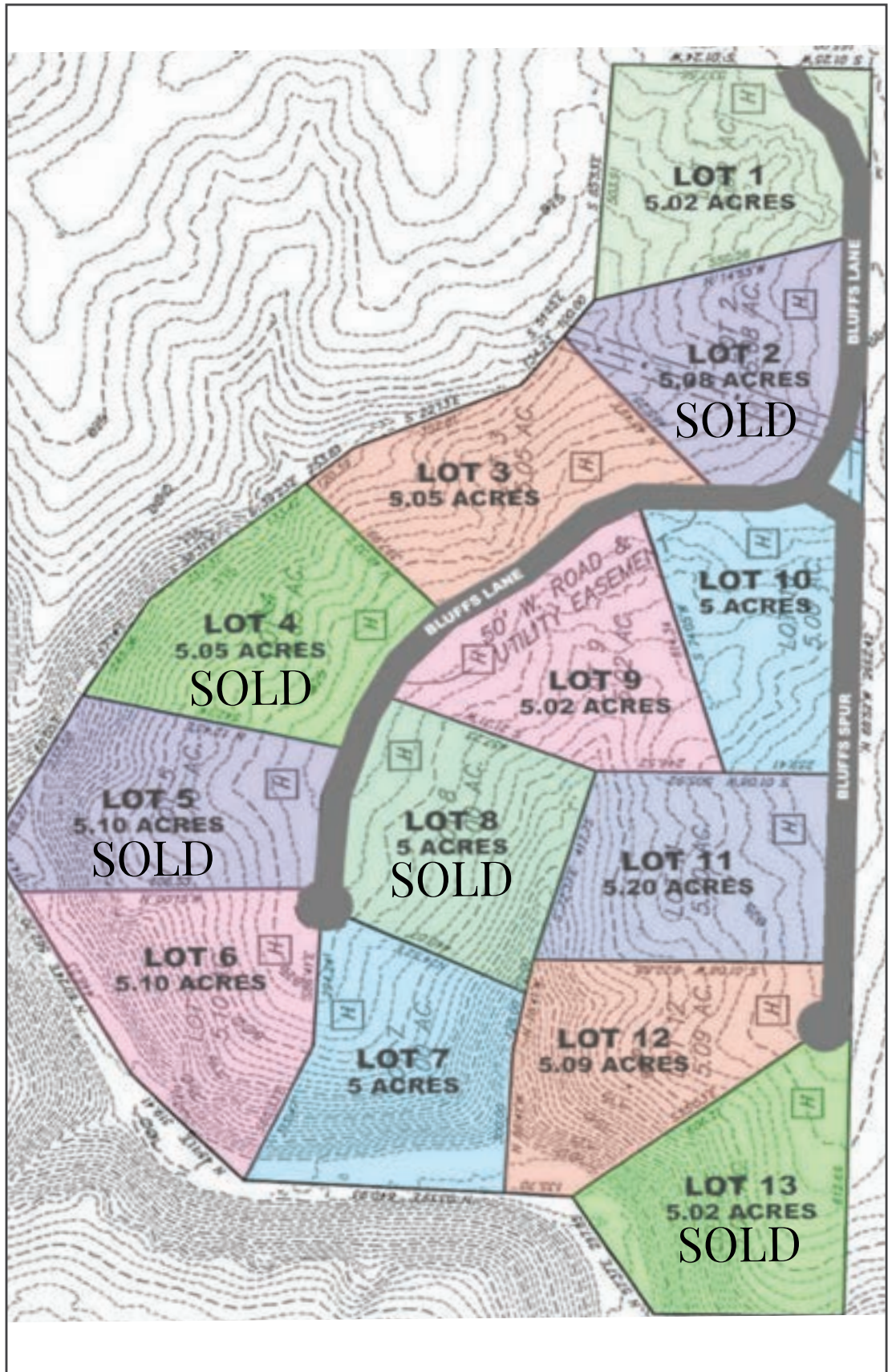
CALL (573) 690-7268 TO SCHEDULE A SHOWING



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)!





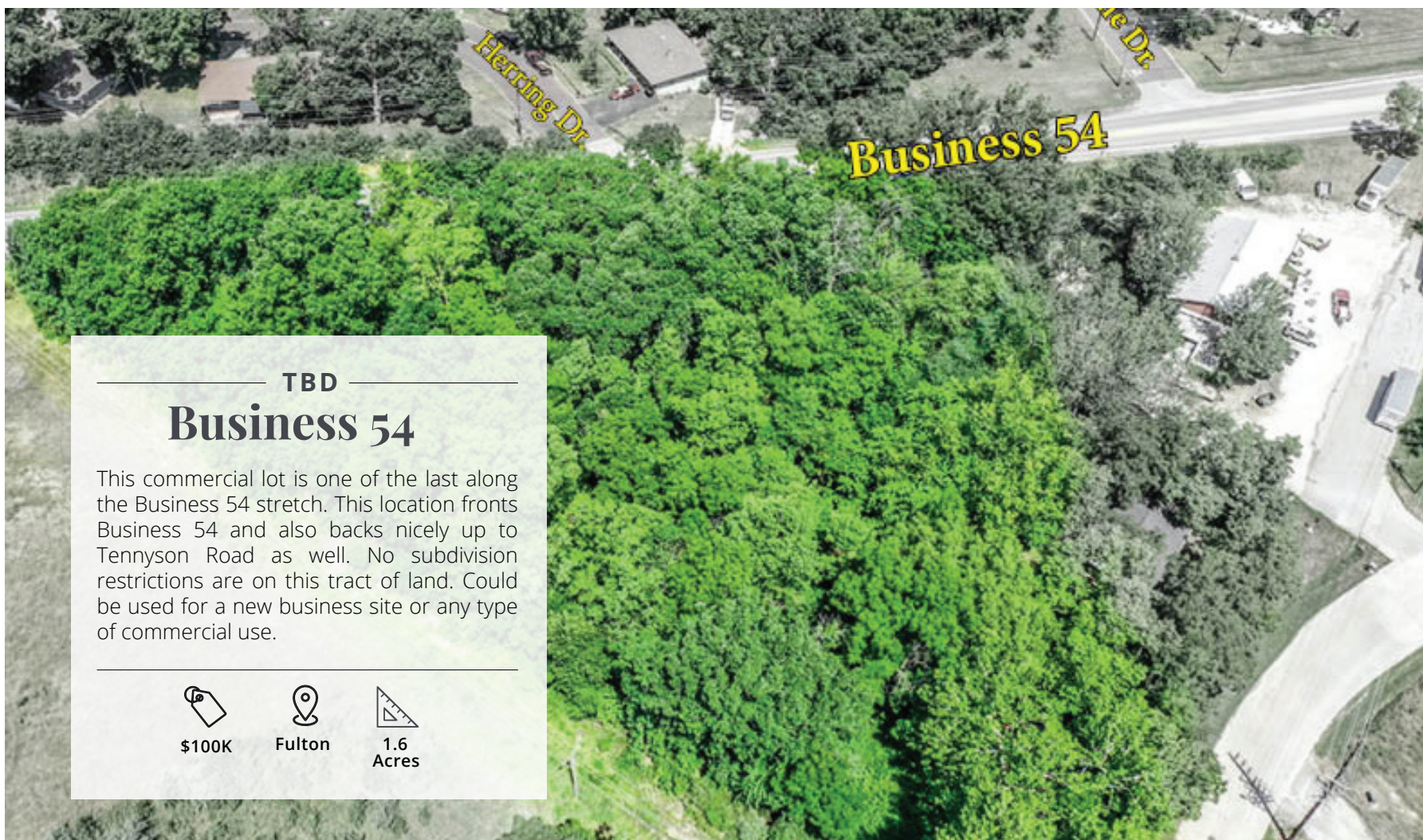
CALL (573) 690-7268 TO SCHEDULE A SHOWING



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

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.



\$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

CALL (573) 690-7268 TO SCHEDULE A SHOWING



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