

JCMO AREA HOMIES

FOR SALE



KRISTINA & SCOTT'S
McMICHAEL 
Team



20 Years



Read one of the many stories from our 20 years in business on **Page 4!**

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



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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17 million homeowners
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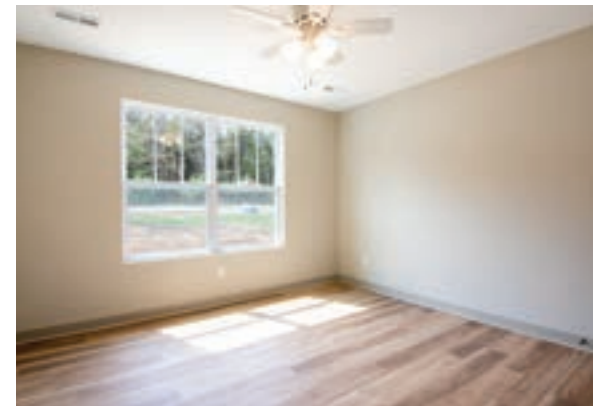
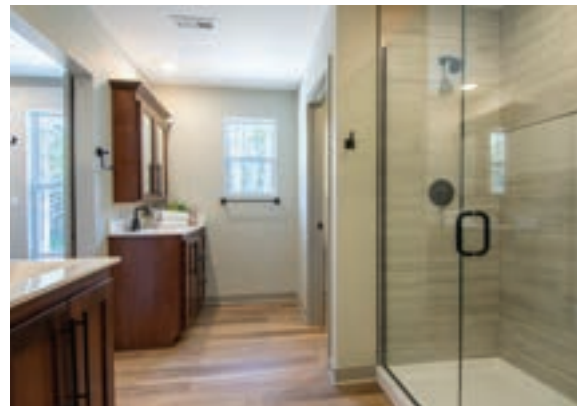
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Holts Summit, MO 65043
Bus: 573-896-9122
Fax: 573-896-9124
www.loribranch.com

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.





1965

Echo Bluff Spur

This 3 bed, 2 bath new build is located 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. Everyone will gather in the designer kitchen with oversized island area, 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 is outside city limits, and offers the stunning beauty of nature and the feeling of privacy and seclusion, yet is only 1 mile from the Center St Exit.



\$435,000K



Holts
Summit



3



2



1,776

CALL (573) 690-7268 TO SCHEDULE A SHOWING



THE POINT OF NO RETURN

Celebrating our 20 Years in Business | 20 Years of Stories

20
years

To celebrate our 20 Years in Business, I have been retelling some of our most memorable times that make up those 20 years. It has been a lot of fun thinking back how many times we just had to laugh at ourselves and others. But, this story takes a different tone...as it has only happened once in 20 years.

I'm not sure what year this all occurred, but I do remember this - it all started with one of our first internet leads...more specifically, my first internet lead. I received an email from someone wanting me to come out and look at a farm they were going to sell; so the two of us emailed back and forth a few times and agreed on a day and time to meet.

I think, because I worked with my husband and father, we were always cautious to go to listings together - plus, we felt we better served our clients by giving all of our opinions and letting potential clients meet all three of us. So, this listing was going to be just like any other listing where we all went.

I can distinctly remember the day like it was yesterday because that's what happens when something memorable or strange happens, you remember details. I remember the day as being overcast, just a darker, moodier day than usual as we drove what seemed like a long time and eventually onto several connecting county roads. I know most areas pretty well, but this was out of our usual areas and seemed to be getting more desolate as we drove. When we finally found the address down a long stretch of overgrown woods on both sides of the road, the mailbox already told us this farm had seen better days. The lane heading back through the woods to the farmhouse was so overgrown and squeezed us tighter and tighter as we drove. Little gravel or even tire ruts were on the weed covered lane.

We stopped when we reached a cattle gate just ahead. Beyond that was an old barn - probably built from the generation prior - and a matching farmhouse to our left. It was intriguing because as my dad always

says... it's LAND! I can't remember the acreage, but it was sizable and certainly enough where there were no neighbors within an earshot.

When dad put the truck in park, an older, weathered looking man with overalls that hung down and boots freshly pulled up came out of the barn and walked towards us. As he approached the gate, holding us from moving forward to greet him, he seemed to get more and more irritated. I remember thinking, we must be at the wrong farm.

He approached with a snarling voice and asked what we wanted. Not "How are you?" or "Good morning."...but, a disapproving tone that let us know we were the trespassers...the ones in the wrong place.

So, there we were standing with a man that certainly didn't live in this decade, and we had driven there putting us face-to-face with him. Dad spoke up and told him who we were and the farm we were looking for. We told him the last name and address, but he still seemed confused as he confirmed both. He seemed to just pass over any other information about what brought us there, on that particular day, at that specific time. He opened the gate and reluctantly said he had been thinking about selling as he ushered us towards the barn to start our tour. It was strange, I felt strange and remember thinking...I wonder what Dad and Scott are thinking right about now?

In our office, we had always been so careful about knowing where everyone was - carrying mace, reporting back after appointments - we even had a code word we could call into the office alerting them we were in danger. All of that was talked about at staff meetings but thankfully never used. Right about here, I was thinking, "Code Word! Code Word!" What we didn't have was a code word to say secretly in a sentence, when we were all together, to let each other know we were sensing danger. I tried to look at Dad and then Scott, but couldn't quite tell if they felt it too.

We walked back towards our truck, thinking this strange tour was ending, when he motioned towards the house and told us to go inside. I looked at Dad, Dad looked at me and we both looked at Scott. No one knew what to say and this is where...if you watch Dateline...WE - ALL - KNEW - BETTER! Dad was being polite, he had taught me to be polite and Scott is just polite by nature...so...WE ALL WENT IN!

Oh my...the ceiling was no taller than our heads, and I think Scott even ducked in a few places. There was stuff everywhere. I mean everywhere!

It felt like a cellar because we entered through a front basement area. I gotta tell you, I was scared...but were they?

We weaved our way, following like perfect little lambs in a row, as we got in deeper and deeper. All their stuff was from the floor to the ceiling with barely a path. I didn't even know what our final destination was or where we were going... but the hair was starting to stand up on the back of my neck. When we reached what seemed like the end of this maze, there it was...the answer!

Sitting along the back wall, in the far back bedroom, was a huge figure sitting behind three computer screens. This 20-something barely looked up, but for a mere second and made eye contact with me. This was it. This was the one who brought us here. This was the one who created this meeting. The old man introduced him as his son and the son looked down, looking disappointed that maybe all three of us came and that he had been caught at something. I was scared to death! I don't remember who said what, or who turned around first, but somehow we got turned around just like that and Dad said (what we all were thinking)... "We need to leave now." From that point to getting in the truck - I don't even remember - not at all.

As we were backing out, we could not talk fast enough about what had just happened. Our adrenaline was as high as it could get and my heart, well, I could feel it beating up into my face. No wonder the older man was puzzled when we showed up to list his farm. We now know who made the listing appointment.

On the way out, we were all discussing why didn't someone say something before entering the house. Scott said he was waiting for Dad to say something, but Dad said he was waiting on Scott to say something...and I was just waiting on someone to say something. I had never seen my father as - to the point - when he said to me, "Kris, if you would have come here alone, we never would have seen you again." That's how scary it was. That's how serious we all three took it.

I have thought about this often over the years. I know we were close to that area a few years back and we even looked for the mailbox and the small lane...but we never found it. Maybe it's just grown shut with the owners locked in the crumpling past.



4244
County Road 4006

This 4 bed, 3 bath one-level home is located on 4 +/- acres. Perfectly situated to enjoy the beauty of rural living while still being just 20 minutes from the Missouri River Bridge. Enter into the living room where natural light pours in through the many windows. The kitchen/dining combo is perfect for hosting family and friends. The kitchen features plenty of cabinetry and granite countertops. The primary bedroom is on one end of the home, while the other 3 are on the opposite end, making it a private retreat. Step out onto the patio, where you'll enjoy barbecuing in the summer and enjoying quiet evenings in the spring and fall. The level yard would be great for a garden or a pool. This home has lots to offer, you must come see!




\$289.9K


Holts
Summit


4


4


2,510



612

Pheasant Run Road

Under Contract

This well cared for home is just amazing! Placed on almost an acre of level front and backyard area, this park-like setting has mature trees, a garden spot and backs up to the woods of Binder Park. When entering this grand home, the soaring ceilings and gleaming hardwood floors accent the warm feel this place has. The open floor plan allows for dividing the main area in different arrangement options. The formal dining room is a prime space for the special occasions, but everyone will gather in the kitchen around the center island to smell fresh baked cookies & discuss the day. Cabinet space is abundant and all appliances are included. Enjoy the outdoor view of the wildlife on the screened-in porch just off the kitchen area. Sit and relax smelling BBQ being grilled on the uncovered part.



\$575K

Jefferson
City

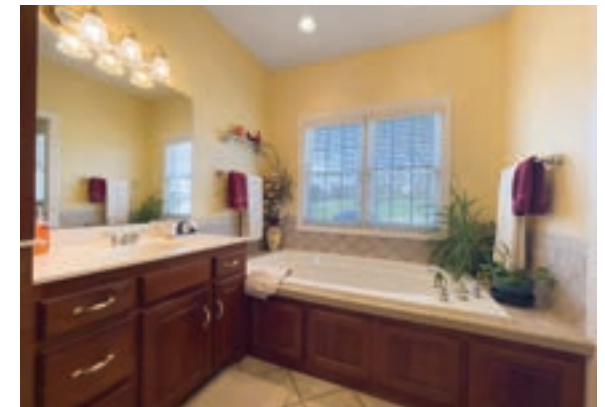
5



5



3,894



CALL (573) 690-7268 TO SCHEDULE A SHOWING



2325

Massey Lane

This 3 bed, 2 bath home sits on 10 +/- acres, and is just 2 miles outside city limits, providing the best of both worlds: quiet, serene country living with easy, quick access to all the amenities of town and only 15 minutes away from the MO River Bridge. The semi-open floor plan of this home opens the kitchen and living room area, making a great space to gather with family and friends. The dining area opens onto the back deck that is perfect for barbecuing or sitting with a glass of ice tea overlooking the back yard. The primary bedroom has its own private bath with a jetted tub. Downstairs is a full unfinished basement and a size-able 3rd garage. The 4th garage under the two main garages also has a shop area. Additional buildings on the land include a 30x40 Built Rite machine shed with electric available, a 33x16 pole barn, and a 10x10 shed. The land also features a pond. Try your hand at gardening with the large garden area. You must come see all this home has to offer!



\$410K



Holts
Summit



3



2



1,800





3045

State Road AA

This 3 bed, 2 bath home sits on a beautiful 7+/- acres perfect for outdoor recreations and enjoying country living. Upon entering the home, you will immediately notice the fireplace and built-in entertainment center, a gorgeous and unique focal point where you will gather with friends and family in this large yet cozy living room. The kitchen features mullioned glass cabinets, stainless steel appliances, solid surface countertops, and a spacious pantry. Natural light pours into the dining area through the French doors, which open onto the deck overlooking the partially fenced back yard. A split bedroom plan makes the primary bedroom a private retreat with it's own full bath and a walk-in closet. A full unfinished basement and 4 garages provide all the space you'll need for recreation & hobbies. The oversized greenhouse is the perfect place to cultivate your gardening skills year-round. Relax days away fishing in the pond and soaking in the sun. This home offers the serenity and beauty of country living, and yet is still conveniently located just 5 minutes from Holts Summit. You really must come see all this home has to offer.



\$399.9K

Holts
Summit

3



2



1,468



CALL (573) 690-7268 TO SCHEDULE A SHOWING



612

Mulberry Avenue

SOLD

This lovely one level, 3 bedroom, 2 bath ranch home has tons of charm! Step into the living room and immediately feel right at home. The bay window provides lots of natural light, and is the perfect spot for cozing up on a rainy day. The kitchen has a modern farmhouse look with plenty of cabinetry. Step out onto the large back deck that is perfect for entertaining or simply relaxing with an ice tea. This home is in the New Bloomfield school district, and is conveniently located just 15 minutes from Jefferson City. You must come see this one! With previous updates and all one level living this is sure to go quickly!



\$159.9K



New Bloomfield



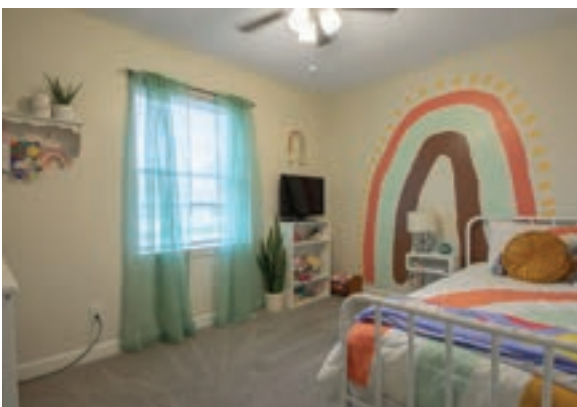
3



1



1,056





115

Wildfire Court

SOLD

This beautiful 5 bed, 3 full bath ranch home is located on a quiet cut-de-sac. Enter into the spacious living room with an open floor plan and find the perfect space to entertain or cozy up and take in the natural light streaming in the picture window. The kitchen features quartz countertops, tiled backsplash, a pantry and oversized island. The dining room has plenty of light from the glass sliding doors, where you can step out to the deck and enjoy summer barbecues. The split bedroom plan makes the primary bedroom a quiet retreat with its own private bathroom, boasting a tiled shower and double vanity. Downstairs is a large family room with a wet bar. Two more bedrooms and a 3rd bath downstairs provide plenty of space for everyone's needs. This home has so much more to offer! **MUST SEE!**



\$405,995K



Holts
Summit



5



3



2,850



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- DJ



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TBD

State Road AA

This 3 bed, 2 bath all one-level home is a must see! Located on State Road AA, just outside Holts Summit, its only minutes from town and 15 minutes from the Missouri River Bridge. This new build features an open floor plan and the kitchen has all new appliances. Walk out onto the covered patio through the french doors to enjoy the view or barbecue. The primary bedroom is the perfect private retreat with its own full bath. The laundry room is already equipped with a new washer and dryer. This home is truly move in ready and has so much to offer!



\$209.9K



Holts Summit



3



2



1,218

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Crystal Holle
Owner-Operator

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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.



\$405K

Holts
Summit

5



3



3,524



CALL (573) 690-7268 TO SCHEDULE A SHOWING



8000

Hunters Lane

SOLD

This 3 bed, 3 bath home is located in the Blair Oaks School District. The open floor plan and vaulted ceiling provide a spacious feel. The living room has a beautiful bay window, which offers plenty of natural lighting. The kitchen features an oversized island and lots of cabinetry. Enjoy the view at dinner with sliding glass doors which open onto the back deck overlooking the level back yard. The 3 bedrooms on the main level are on one side of the home with the primary bedroom having its own full bath. Just downstairs is even more room with a family room, another full bath, and a large storage room. This home has had one owner and has been well taken care of and loved, and is ready to be your new home! (There is a \$1000 credit for a new dishwasher and to stain the deck in spring.)



\$297K



Wardsville



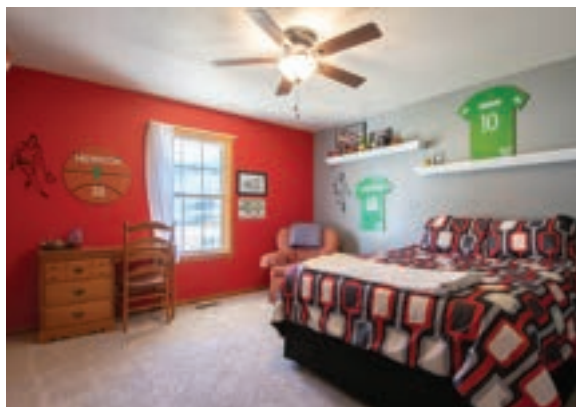
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3



2,096



Rusty DREWING.COM



GMC

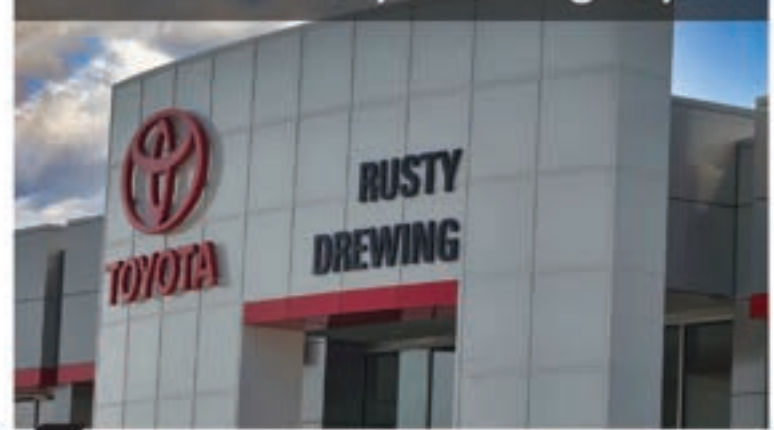


Mercedes-Benz of Columbia



Columbia

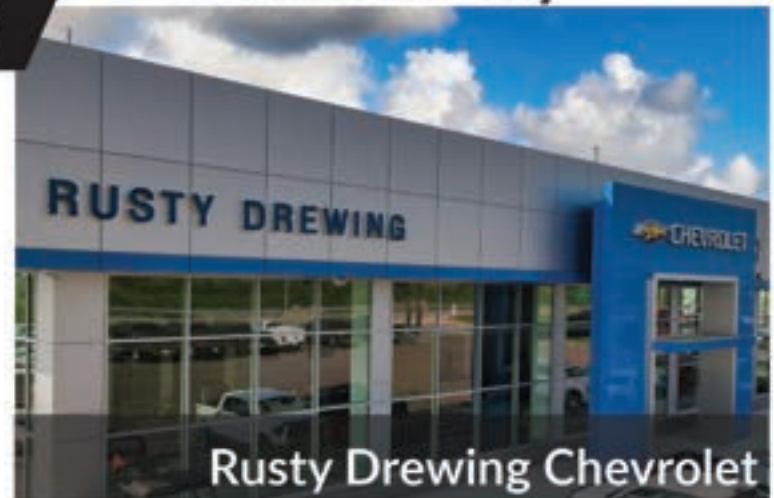
Rusty Drawing Toyota



Jefferson City



BMW of Columbia



Rusty Drawing Chevrolet

WE'RE *your* CAR PEOPLE



61

Larand Drive

SOLD

This home has been loved by US & we always treated it as our forever home...We just finished remodeling with just what we wanted! The main level has hardwood flooring with cathedral ceilings, updated lighting plus indirect lighting. It is semi-open to the kitchen where new cabinetry boasting showcase glass doors, style driven deep drawers - with snack sections & plate stacks - steal the show. Granite countertops with deep composite sink and a hidden compartment for baking pans (just push in to release) make the "ice color" cabinets stylish. Upper-end GE Appliances in Matte Black finish this custom designed kitchen. Open french doors onto the massive glassed and screened-in deck with cathedral ceiling and can lighting. NO MAINTENANCE anywhere on this beauty...only relaxing here!



\$398K

Holts
Summit

4



3



2,900





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VOTED TOP 3
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Heather Hagner

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

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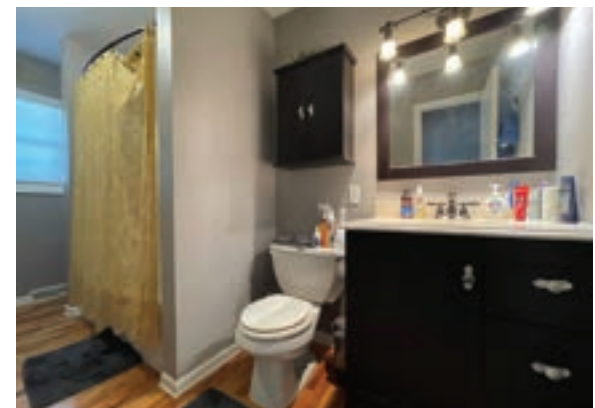
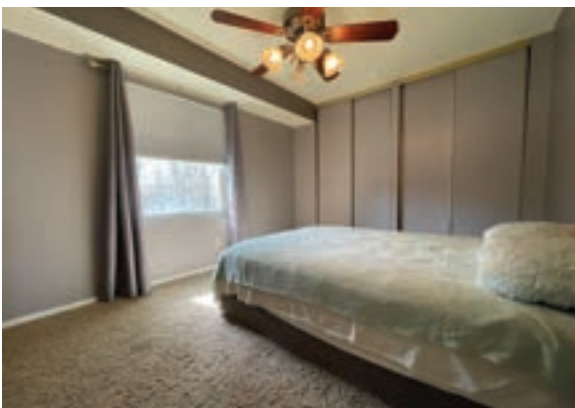









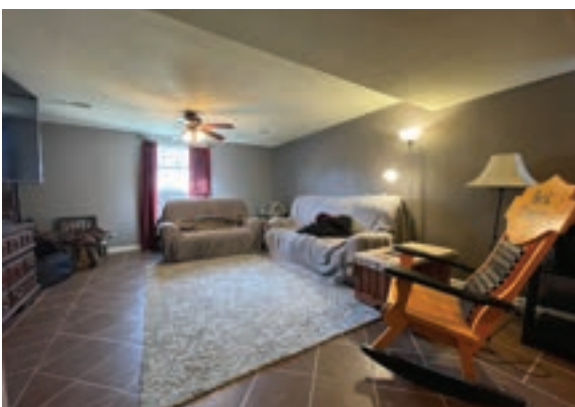
435

Osage High Street

This 2 bedroom, 2 bath split-foyer home is located near the Osage River and is less than ten minutes from central Jefferson City. This home features wood flooring throughout the main level, with carpet in the second bedroom. There is plenty of cabinetry in the kit/din combo, and sliding glass doors that open onto the back deck where you will want to enjoy morning coffees and afternoon barbecues with friends and family. Retreat downstairs to the large family room with full bath. A size-able, mostly level backyard and storage shed provide plenty of room for any recreation and hobbies. Gather around the fire pit on cool evenings and reminisce while roasting marshmallows. This home has the feel of small town living while still being conveniently located minutes from the amenities of the city.



 \$250K
  Jefferson City
  2
  2
  1,395



CALL (573) 690-7268 TO SCHEDULE A SHOWING



Lot 1

County Road 385

SOLD

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





203

N Lincoln Street

This 2 bedroom, 1 bath home with a size-able backyard on 0.15 acre lot would be a great investment property. This home is located in the Jefferson City School District: East Elementary, Lewis & Clark, and JCHS. Located just a few blocks away from the Ellis-Porter Riverside Park and the CRMU amphitheater.



\$99.9K

Jefferson
City

2



1



808

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BUILD IT

Lots & Land



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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.

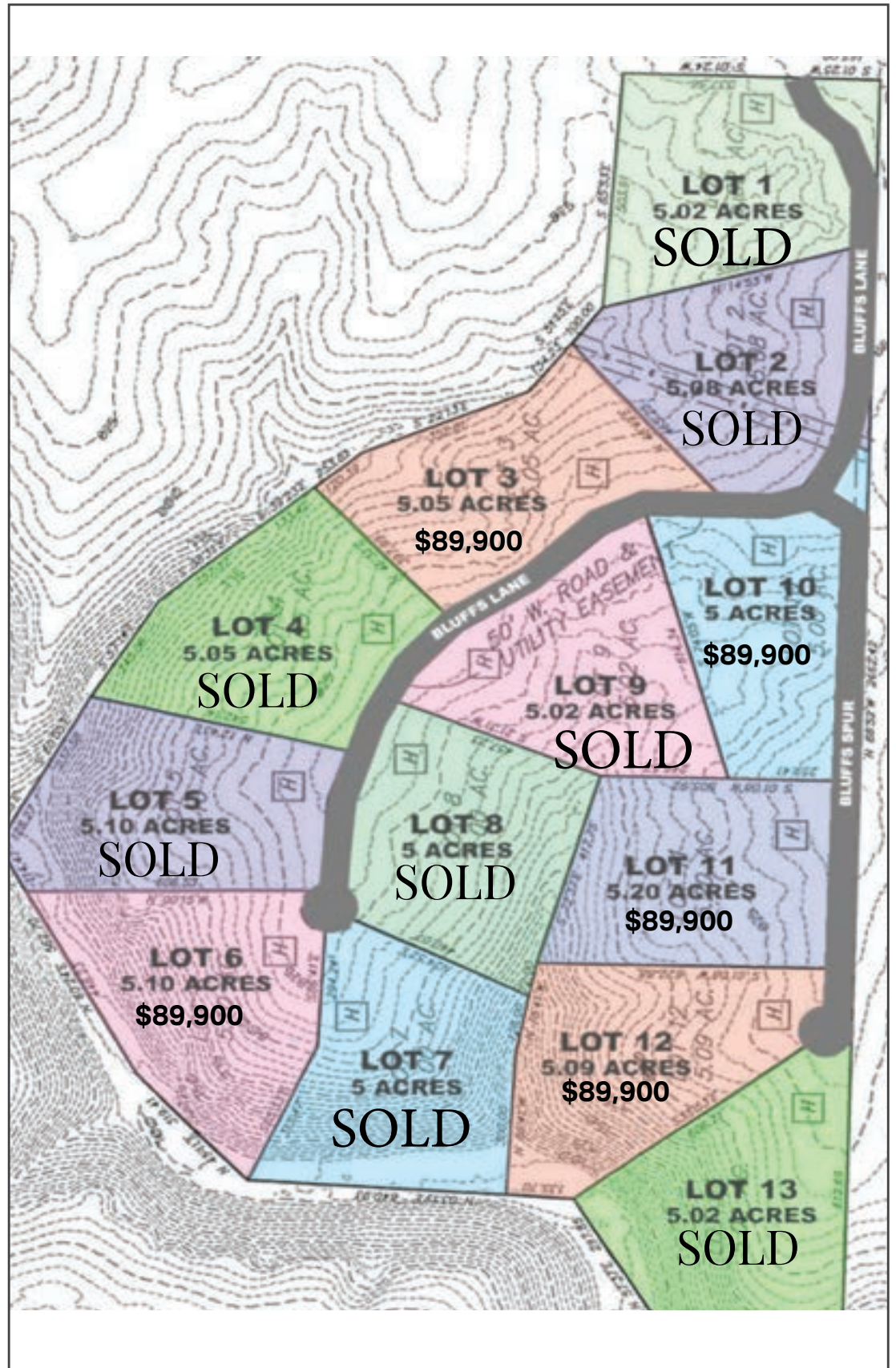
CALL (573) 690-7268 TO SCHEDULE A SHOWING



— 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.



\$40K



Fulton

1.6
Acres

TBD

Halifax Road

This is a rare lot located right in the corridor of Holts Summit, conveniently located, minutes from the Missouri River Bridge. No neighbors immediately to the left, right, and back, total seclusion with woods behind. City Sewer and Water District are available. The seller has owned this lot for many years with intent to build. This lot has been a sleeper, but now it is for sale.... Don't miss this one.



\$30K

Holts
Summit.51
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



Lot 103

Karen Drive

SOLD

Great commercial lot! Completely level and visible from the highway, this lot would be perfect for any commercial buildings, including a rental property such as a duplex. Conveniently located and less than 10 minutes away from the Missouri River Bridge.



\$28K



Holts
Summit



.34
Acres

LOT 6

Stoney Creek Road

SOLD

This lot is a picture perfect country setting, minutes from Jefferson City Missouri River Bridge. It is ideal for building walk out basement with wooded surroundings. Existing homes are nestled in the tranquil setting on paved blacktop roads. Gas, electric, water, phone, cable are all available. Lots are located in the New Bloomfield School district.



\$30K



Holts
Summit



1.9
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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SUMMER

family fun

Our Favorite Parks in the Area

Niekamp Park
Jefferson City

Ellis -Porter Riverside Park
Jefferson City

Memorial Park
Jefferson City

McKay Park
Jefferson City

Binder Park
Jefferson City

Hibernia Park
Holts Summit

Veterans Park
Fulton

Nifong Park
Columbia

Flat Branch Park
Columbia

Stephen's Lake Park
Columbia

Our Other Favorite Spots

Striker's - Bowling & Arcade
Jefferson City

Sk8 Zone - Roller Skating
Jefferson City

Stark Caverns - Cave Tours
Eldon

Turkey Creek - Mini Golf
Jefferson City

Sky Zone - Trampoline Park
Columbia

Breakout CoMo - Escape Rooms
Columbia

Pirate's Cove - Mini Golf
Osage Beach

Unique Creations Studio - Pottery Studio
Jefferson City