

JCMO AREA HOMES

FOR SALE



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

Find out how a surprise drive with Randy Shelton to a secret 100 year old farm purchase turned into a special place for Kristina & Scott's family on pages 4-7!

McMICHAEL 
Team



Thanks so much for taking the time to look through our magazine. The Kristina, Scott & Henry 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 at magazines while waiting at doctor's offices, dentists, 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 2 Multiple Listing Services (Jefferson City and Columbia). Our listings are on all JC and Columbia Realtor's websites, plus

our own and all the national ones, too. We use various social media techniques to get our listings noticed. Check out our Virtual Tours as they are top notch. We use the latest camera equipment to gain just the right look for your home. We even use our drone for the special shots no one else can get!

Not sure what to do to get your home read? We stage too, and 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 will send our Seller's Guide, which is all about us, right to your phone. Talk soon!



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

Featured on the Cover!



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Bus: 573-896-9122
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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.










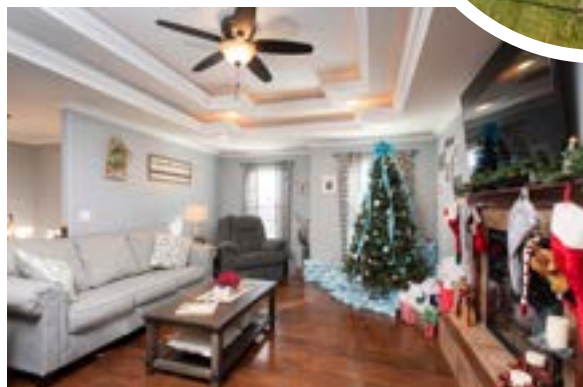
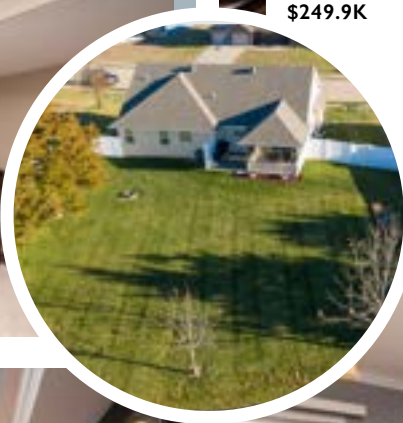
390 Edwards Drive

Under Contract

This home is just stunning! When entering, you will notice how this home has been cared for w/ updated colors & attention to detail everywhere. The 4 bedroom, 3 bath home has so much to offer w/ an open floor plan for gathering around, to a stylish kitchen w/ dark toned birch cabinetry that wraps around 3 walls & extends to an attached bar area. The family room has an intricate ceiling design followed by the joining dining room. Morning coffee can be enjoyed on the back, screened-in porch w/ fenced level yard just ready for Spot to play. The master bedroom has a private bathroom w/ double sinks and shower. Downstairs a family room makes the perfect get-away spot to watch movies & hang out plus a 4th bedroom + 3rd bathroom. The garage has a storage area and wired for 220. Come see this one.



 \$249.9K
  Holts Summit
  4
  3
  2,150



CALL (573) 690-7268 TO SCHEDULE A SHOWING



COME WITH ME TO MYSTIC BLUFFS

When a longtime client, Randy Shelton, called and said he wanted to show me a piece of land, but I could not tell anyone, I knew it was going to be an interesting morning. Land is getting harder and harder to find, and Randy had been looking for some investment land for a development. What I did not know is how this piece of property was going to be a special place for my family.

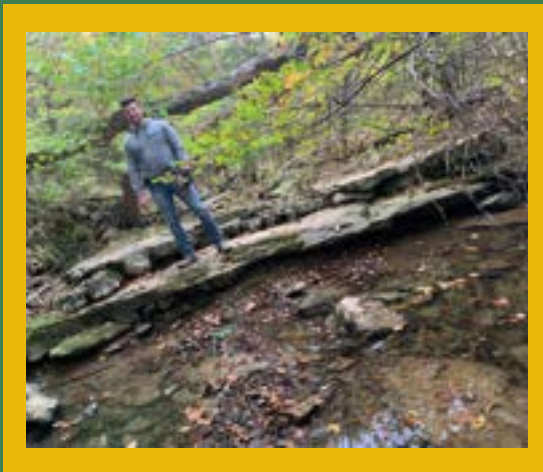
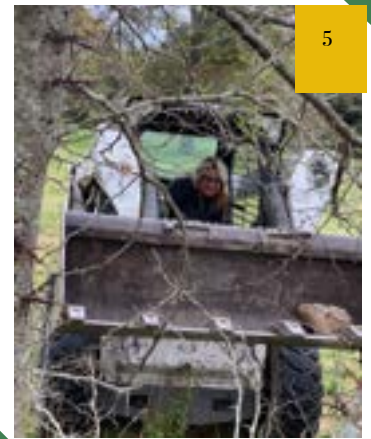
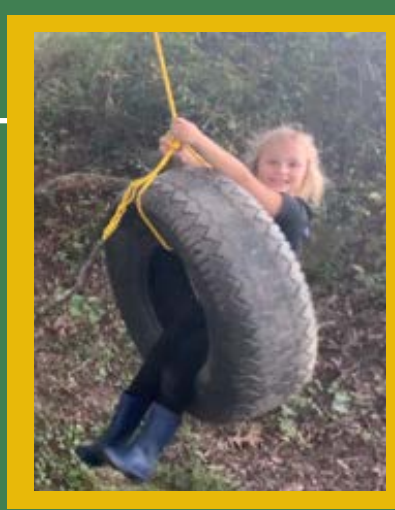
As we pulled up to an 87 acre farm, I could see the years of hard work that once took place. Now cluttered with the remnants of time, this property was feeling its age. Randy had been told, by a family member, the farm had to be sold and the last generation was going to leave the place that had been in the family for around 100 years. As we looked over what included a farmhouse, 2 shops, barns, a chicken coop and an overgrown pond, we walked down the main ridge past the cattle feeder onto the dirt road constructed over time by hooves. This place was an investment to Randy, and it was about to be an investment to us also.

We went back for another look with Scott, my husband, when Randy mentioned he did not want the farmhouse and would sell it to us, because he knew we had personal rental houses. When Scott and I had a chance to walk towards the front of the house alone, Scott looked at me and said, "No way are we buying this house." He thought there was too much work for us to possibly accomplish, and as he has later said, he could see his whole summer disappearing.

The next month, Randy closed on the farm, and we did end up purchasing the farmhouse with the buildings around. A farm is pretty hard to vacate, so the belongings that had been accumulated over the years were still there. Oh, and Scott was right, it was a lot of work ahead of us.

We oversaw work on the farmhouse during the day, and our family would go over in the evenings and attempt to unearth the outside. Over the top of the pond, I could see what had to be a substantial oak tree growing below the dam. Only the top of the tree was visible, but there were massive upper branches reaching above the pond. Payten, my 6-year-old, and I just had to get to that tree!

When we finally did, we measured it by 2 and ½ of us reaching around the trunk. Payten's motivation was apparently a tire swing, so we hung a tire swing as high as we could get the rope with an additional swing on the other side of the tree. Payten spends a lot of time lying on the swing, looking up at the branches of that old oak tree and swinging long passes past the trunk with her hair dangling upside down.



As we cleared brush, cleaned up and mowed, I could see the work of keeping a large farm running. Years past attention had been spent whitewashing fence posts around the house; cross-fencing pastures; building the chicken coop; planting fruit trees in the side yard; patching tin on the barns...and on and on.

When we were cleaning out one of the shops, I found a hand-carved cross on the floor; I sat it in the windowsill of the shop. There was a bulletin board to the side of that window that had pictures of the older gentleman that had owned this farm. I felt those pictures should just stay right where they were, as they were pictures of him in front of his dump truck years ago and pictures of family gatherings on this farm. They reminded me of my brother's shop where small mementos fill the walls of what life used to be.



KANSAS BOY CUTTING MISSOURI TREE



I married a Kansas boy and transplanted him into Missouri! My father had always taught me to cut down locust trees because the 2 inch thorns get in cattle's hooves and also mess up tractor tires. Scott cut this 1 of 4 locust trees on the farm, but it would not drop. I was mowing in the next field, when he came to get me, and by the time we got back to the tree, it had fallen

on it's own. The next day, when Brenda Leydens (from Mid-America Bank) came to look at the property, she popped 2 of her tires. We had carelessly drug the locust tree across the road to burn. I'm paying off those tires + a tow, one dinner at a time since she will only take my apology!

(Sorry again, Brenda!)

While we spent more and more time at the farm, there were several simple occasions when I needed something, I would look around and the very thing I needed would be in eyesight. When the shop was almost empty, I needed a broom and I hadn't even noticed the one standing in the corner. I had been in and out of that shop for days. I strongly felt very appreciated when I did anything to make this farm look better. Several times, simple instances just like that happened to me, but I did not know they were also happening to Scott.

We were all outside, around the four-wheeler, and Scott said he could really use a chain to pull with. As we stood there, he looked down and the tip of a piece of metal was sticking out of the ground. He started pulling on the end of the metal piece and pulled up a complete log chain! Really...it was one of the strangest things. The more we were over there working, the more we were drawn to the farm and wanted to make it look to its former glory.



Several weeks in, when everything was almost empty in the shops, I was sweeping the floor and saw that wooden cross I had laid in the windowsill. There was a card beside the cross and when I picked both up, I could see the name on an old funeral visitation. It was from 20 years ago of an old family friend which lived down the road from where I grew up. I just couldn't throw that card away, so I sat them together back up on the windowsill where I had put the cross originally. After several months, I finally knew what to do. I mailed the cross and card to the family of the man on the visitation card. I told the family the dirty visitation card was found beside the wooden cross, which ended up on the floor beside it. I told the family these two ended up together on a shop floor of an old farm I am helping clean up. I am mailing them because, I thought perhaps they needed to know how they ended up together and where. Maybe, it would mean something to one of them or maybe one of them just needed to know.



As we worked, we stopped to make trails on some of the prettiest, most diverse land around. With a natural bluff running across the back of this property, this place has the backdrop for a tremendous view. We finally found our way down the bluff where an old road had been bulldozed in many years past (Lot 1). The family had run an excavation company, and we had found their path, after clearing fallen logs, down to a rock bottom spring fed creek. With each new trail, a new adventure on this land seemed to take place. Gavin, my 14-year-old, and I went back to the land one Saturday morning to finish a trail down to that same creek, but from the opposite side of the farm. It was a lot of work cutting and clearing up the hill until we found the trail Randy had made with the skidster down the ridge at the top. When we were driving home, Gavin actually turned to me and said he had a lot of fun.

Once we got the farmhouse complete and the outbuildings cleaned up, Gavin and a friend ended up in the pond pulling cattails (from the excerpt on the back cover of my September Magazine). I kept mowing our property and then started mowing the fields with my Dixon commercial mower. I joked all summer about how I was saving video of all the bailing twine and barbed wire to send to the lawn mowing company as proof that you can mow anything with a Dixon. We kept spreading out further into the 87 acres where we did more and more mowing. We teased Randy that he sold the farmhouse to the right people, because we are a family that has to stay busy. Cleaning up fence rows, or burning a brush pile is our relaxation time.



See our family videos on this land at McMichaelRealty.net



As we worked many evenings and weekends out on that land, our kids had the run of the place. They played in the dirt, rode their four-wheelers, climbed trees and caught tadpoles in the pond. Payten took a special interest in the chicken coop, and Gavin liked running Dipper, his dog, across the fields behind his four-wheeler.

We had friends over in the evenings where we played music, roasted hot dogs and burned the brush piles. As we sat around the fire talking, we laughed about sending Randy fake messages about what was happening on his land, because he was at his out-of-town farm on the weekends. As more nights were spent in front of fires laughing, we started sending Randy text messages about all the RV Campers that were parked in the back 40 joining our massive weekend parties we were hosting on his land. We even took a picture one Friday afternoon of an RV crossing the Missouri River Bridge and sent it to Randy saying, "They are starting to gather for the big party tonight!"

When we were almost done cleaning up the farm, we sent him one final text telling him that Randy's RV Park was shutting down for the season and all the RV Campers wanted to thank him for hosting a great camping season and that they will certainly come back next year. Obviously, there were no RV's parked or parties out there, but it was funny teasing him on Fridays with texts that would say, "Can the Bike Club meet in the machine shed for the weekend? It's going to rain and they cannot get their bikes wet."

This farm holds a special place in my family's heart. The first acreage off of this land just closed, and it is a bit sad for me but happy for Randy. I do love this place; my family loves this place. We are excited to get to know the first buyers, and we hope they find this place as special as we have. I'm not sure what leads people to where they end up, but something lead us to spend some time here.

Enjoy our personal family videos of this special time on McMichaelRealty.net.

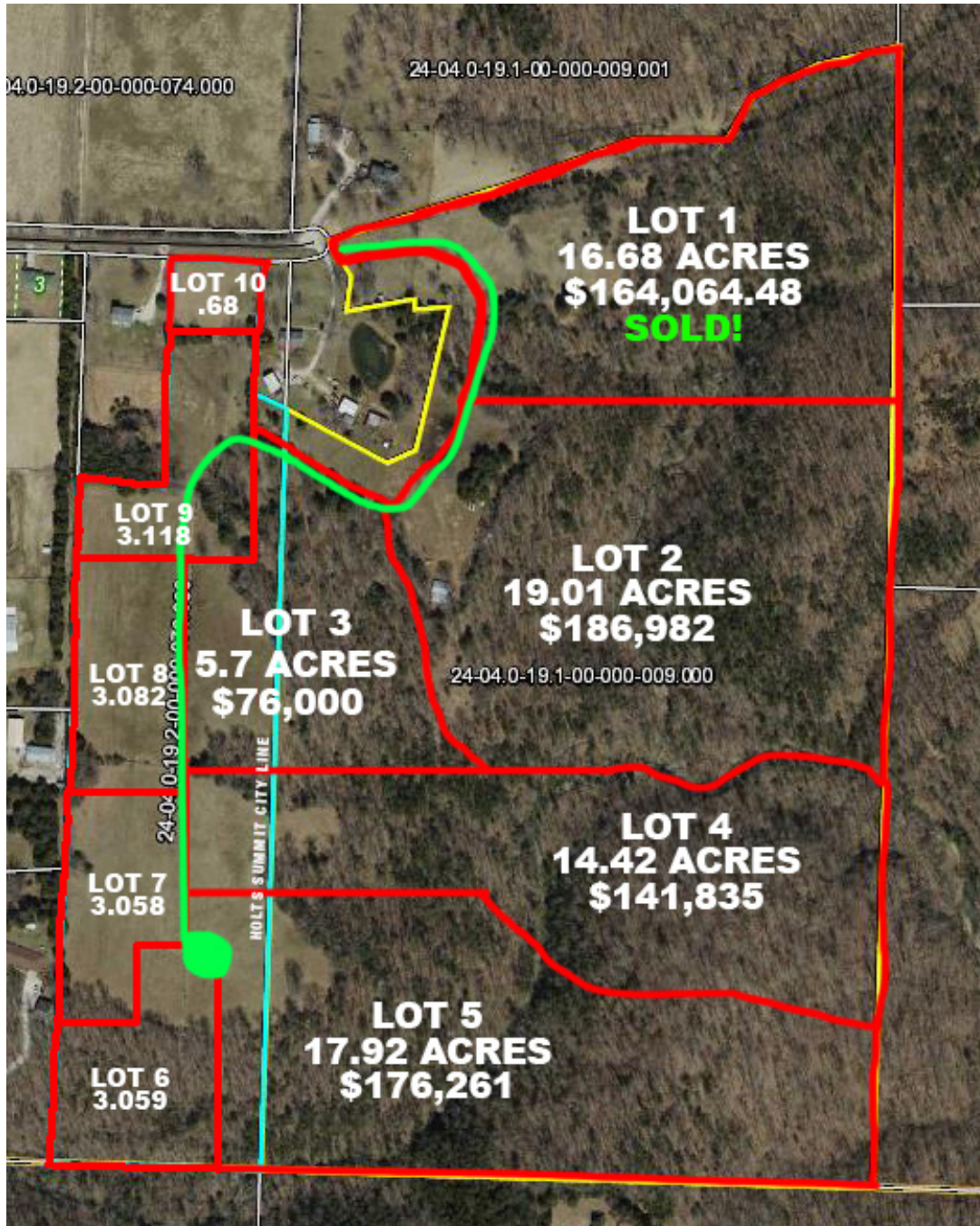


I'd love to show you this land.
We'll jump on the four-wheelers and check it out.
Call Kristina at 690-2075



MYSTIC BLUFFS

E. Simon Boulevard



Lot 1:

Diverse acreage with woods plus grassland. Beautiful setting with a trail to the rock-bottom creek. Deer cross daily! Place your custom home in the middle of the grassy ridge by the oak tree or wind back to the woods for a backyard with a view of the woods and creek.

Lot 2:

This one is my absolute favorite! The long ridge winds through grassland to a pinnacle where 3 creeks meet and you are overlooking the creeks from a blufftop setting. What a setting for your dream home. The ridge is long with the machine shed from the old farm on this part. Just gorgeous!

Lot 3:

Wind through the woods as this land starts on the left hand side and wraps around to a grassland clearing where your dream home could be placed in the woods or to the front clearing. This land is long as your drive around the full side and then to reach the front. Really cool!

Lot 4:

This long ridge starts at a clearing and winds back into the woods for a private drive just setting the stage to showcase a home. This backdrop is one to fall in love with and leads back to the main creek with a creek along the side. This ridge is where our favorite trail ends. Gavin and I worked to get from Lot 5. Up the gradual bluff to the open ridge on Lot 4.

Lot 5:

Start at the old oak tree and follow my trail. This piece of land is Randy's favorite. Placed to the back of the farm, there is plenty of grassland and woods. Our trail leads down to the creek where Payten likes to play. Gradual rocks form a ledge to guide you along our path where you will run into Lot 4. This is the most gradual way to get to back creeks. The trail just winds back and forth. Come hop on one of our 4-wheelers and let's go look.



— Lots 1-5 —
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. Also can GPS 601 E Simon and that will get you to the old farm house beside the land for sale.



CALL (573) 690-7268 TO SCHEDULE A SHOWING



SPARKLING
New Builds

19

Shelton Drive

This split bedroom design with open floor plan is the newest home in Serenity Subdivision. When entering, the spacious living room will flow into the kitchen/dining combo where you will gather for your morning coffee. Enjoy the kitchen with optimal cooking space, a breakfast bar, granite countertops, and ample custom cabinets. Off the kitchen, you'll be able to sit in the outdoors on the covered patio. The master bedroom will feature decorative tray ceilings, two walk-in closets, plus a master bath with double vanity sinks. In the second bedroom you will enjoy a bay window perfect for nature watching. Enjoy evening strolls or walking your pet on this quiet cul-de-sac with sidewalks & lighting.



\$236K



Holts
Summit



3



2



1,570

115

Shelton Drive

Sold



\$213K



Holts
Summit



3



2



1,501

This split bedroom design with open floor plan is the newest home in Serenity Subdivision. When entering, the spacious living room will flow into the kitchen/dining combo where you will gather for your morning coffee. Enjoy the kitchen with optimal cooking space, a breakfast bar, granite countertops, and ample custom cabinets. Off the kitchen, you'll be able to sit in the outdoors on the covered patio. The master bedroom will feature decorative tray ceilings, two walk-in closets, plus a master bath with double vanity sinks. The two-car garage joins the laundry room on this one-level home. All electric with an energy efficient heat pump for added savings. Enjoy evening strolls or walking your pet on this quiet cul-de-sac with sidewalks & lighting.

CALL (573) 690-7268 TO SCHEDULE A SHOWING

216

Glenwood Drive

Under Contract

From first glance, the brick covering the front of the home gives it a bold and satisfying look. Upon entering this open floor plan, you'll notice the spacious living room flowing into the kitchen/dining combo where you will gather for your morning coffee. Enjoy the kitchen with optimal cooking space, an island, and ample custom cabinets. You'll be able to sit on the covered patio and enjoy your level backyard. The master bedroom will feature a decorative tray ceiling, a walk-in closet, plus a master bath with double sinks in the vanity. This home also has a separate laundry room as well as a 2-car garage. An energy efficient heat pump is included in this all electric home for added savings. Enjoy evening strolls or walking your pet along this well established neighborhood in New Bloomfield.



\$217.9K



New
Bloomfield



3



2



1,502

\$29 Million Sold

a record setting 2020 for our Team

Thanks for another Great Year!

MCMICHAEL
Team



102

Chevy Chase Lane

Sold

This main level, ranch style home has three bedrooms and one bathroom. Neutral color paint colors makes this home move in ready. Open floor plan with dark laminate flooring which makes the home look much bigger. Kitchen has stainless steel appliance and white cabinets. Level and fenced backyard is great for any outdoor activities.



\$126.9K



New
Bloomfield



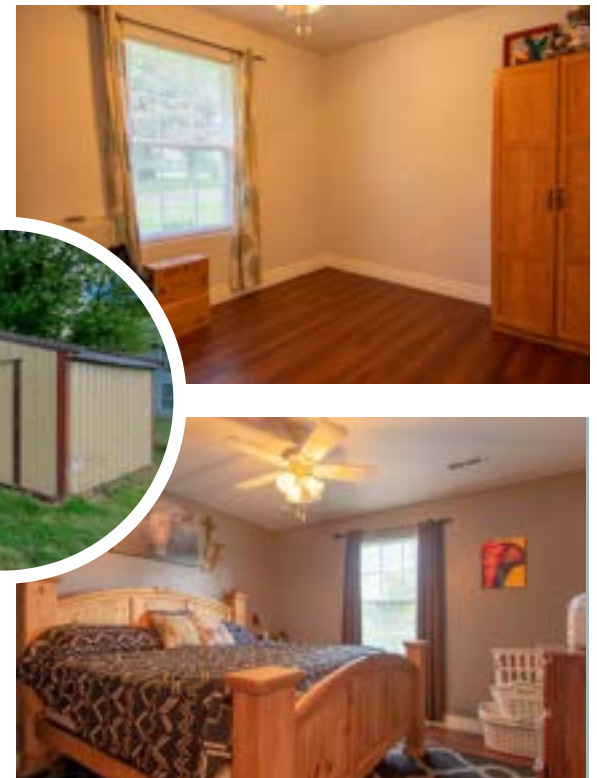
3



1



1,000





————— 1204 —————

Autumn Ridge Drive

Condo with a million dollar view of Jefferson City. When you come inside see the touches of wallpaper & crown molding with an open living room. The kitchen has a breakfast bar and dining room combo. The loft area could be used for office, study or an exercise room and a great attic storage area.

				
\$110K	Holts Summit	2	2	1,518





110 Main Street

This one-of-a-kind building has been in the heart of Bonnots Mill since the late 1800's. A block from the Osage River access + train tracks, history is certainly here. Built as the General Store (which was operating years ago) and across from the historic bank, feed store and downtown buildings, this old building has seen the test-of-time. As the world around it changed, this old glory stood as the center of this bed-&- breakfast town. The small town just needs someone energetic to appreciate the old buildings and save the Main Street area. Having 2 tiered front porches, spanning the whole building, plus a 3-BR apartment on the 2nd story. Having a rear entrance, a business can be run on the main level while living above. 2 garages are along the side + an office for another business.



\$61.5K



Bonnots Mill



3



2



1,824

**Make the switch.
Call us today!**



1313 Industrial Drive, Jefferson City | 573-635-6614

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116
Center Street

Sold

Everything about this 3 bedroom, 2 bath beautiful home feels like it was made to be enjoyed. The cozy living room is open to the dining room and followed by the updated kitchen. Kitchen cabinets have been replaced with custom hickory cabinetry having accent wood grains displayed on the two full walls of cabinetry. The separate laundry room is just beyond with room for storage and an outlet to the level backyard. Enjoy your morning coffee on the rebuilt, spacious back deck while you watch playing happening in the backyard. Flooring in the kitchen and dining rooms have been updated with warm toned tile. The living room, hallway and bedrooms have been adorned with plank flooring throughout. This home is centrally located and ready for new owners...Welcome Home!



\$127K



Tipton



3



2



1,300



1507

Swifts Highway

Sold

This charming home is certainly a must-see! This 1-owner residence is move-in ready & has always been loved. A 65-year love affair with this home has kept the updates coming as the family grew. With an added feature of being across from Helias High School Stadium, your family will gather to watch the game. When entering, the wood-burning fireplace in the living room is cozy. The open kitchen/dining



\$159.5K



Jefferson
City



3

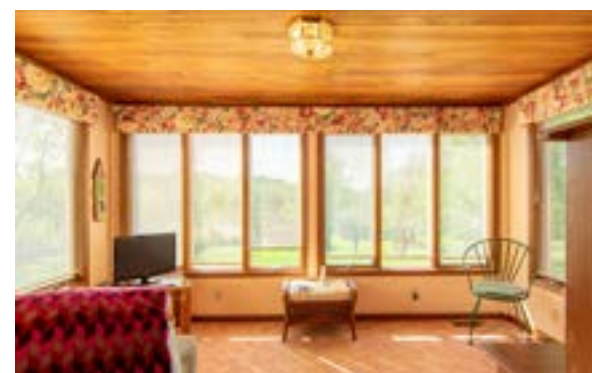
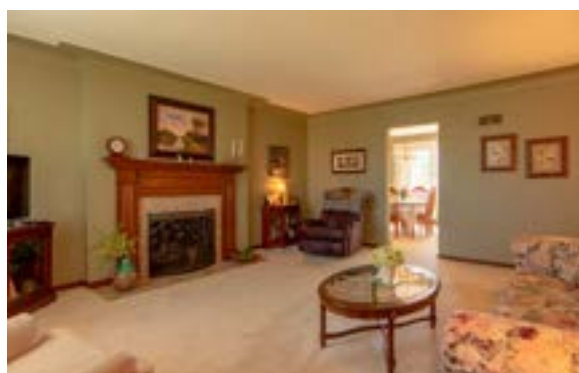


1



1,312

room combination has plenty of cabinet space & room for a china hutch plus dining table. A delightful addition is just off the kitchen to gaze over the level backyard. Three bedrooms, 1 bathroom and a full basement with 1-car garage are also part of this pristine package. The long driveway around back is just ready for additional parking or future expansion. New roof and gutters being installed.



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9823

County Road 371

Sold

This estate is country living at its best w/ 8+/- acres with a ton to offer! This is the place with grass-land, barn (stables), guest house, fenced pastures & 2 large ponds. Custom touches that showcase the unique architectural design of the home. Open floor plan accents the kitchen w/center island and custom accents. A wall of windows overlooks the incredible view. The master bedroom is truly a suit & is everything you would want. Oversized garage/ workshop (built 2006) w/loft is connected to house & fits an RV to be kept inside! Friends will stay once they see the guest house w/front porch overlooking the pond. This studio style layout has a full bathroom & is accented w/weathered barn wood. End your days in the screened-in porch overlooking the deck & glistening pond from the day's sunset



\$290K



New
Bloomfield



2



2



1,298

23

N Larand Drive

Under Contract

Welcome to a water front home at Lake Mykee! This is a beautiful, updated home in the lovely subdivision with a gorgeous panoramic view of the lake. The level lakefront lot is beside a neighborhood park which boasts; shade trees, a playground, basketball court, pavilion and a dock. When entering this home, the open floor plan leads into the living room to a picture window allowing an abundance of outside light. The dining room follows which opens onto the private deck overlooking the lake. The kitchen is where you will find has a large amount of custom cabinetry and counter space ready for preparing the BBQ hamburgers from the grill. Three bedrooms on the main, second bathroom off the master, with the extra room down provides the family room you'll love and has a cozy fireplace. Come see!



\$225K



Holts
Summit



3



3



2,008

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2589
State Road AA

Sold

Charming home nestled off the road in a picturesque setting. This house will warm your heart and bring back times of "yesteryears." Cared for and loved, the 4 bedroom, 2 bath home has an addition with a master bedroom, large bathroom & spacious family room. When you enter the main level the original hardwood floors greet you leading into the kitchen. The kitchen is open to the family room addition and boasts a butcher block countertop that is stylish and fits with the era. The massive family room overlooks the level backyard & patio just perfect for grilling and enjoying. Upstairs is a delight with an open 4th bedroom or (could be) playroom. The 2 bathrooms have been updated and are stylish. Come see the winding driveway to this home where your dreams can be added to this home's history.



\$162.5K



Holts
Summit



4



2



1,992

CALL (573) 690-7268 TO SCHEDULE A SHOWING



9645

County Road 367

Sold

Impressive estate on 14+/- acres w/50x40 shop, horse barn & 1.5 acre lake + Geothermal heat. Scenically facing Meadow Lake Country Club's golf course, the 4,293 sq ft home is picturesque on a long lane. When entering, the entryway showcases the stairs to the 2nd story & hardwoods lead to the dining rm followed by a large kitchen open to the family rm. Oak cabinetry & granite countertops are enhanced by the center island & eating area. Just off the kitchen, a 4-seasons rm & 30x16 deck overlooks the expansive property & lake. Roomy master suite has jetted tub & shower. Family rm & office are down w/storage & wet bar. Shop: Radiant-tubing heat, insulated, 2-10ft doors, RV hook-ups (3), 220 electric. Barn: 3-Stalls, 1 foaling stall, oak-lined doors, rubber mats, concrete, water/electric.

 \$529.5K
  New Bloomfield
  4
  4
  4,293






1216

Mehmert Place

Under Contract

Nestled in the heart of Wardsville, on a scenic lot, you will fall in love w/ this home. This property is in the Blair Oaks School District & was custom-built with 2x6 walls & is all brick. When approaching this home, you will notice the extreme curb appeal w/ a beautiful white, spacious front porch. When entering, the tall ceilings, decorative columns & hardwood floors lead into the main part of the house. This 3 bedroom, 4 bath home has neutral colors w/ the spacious kitchen ready for scrumptious meals. New flooring has been placed in all bedrooms & the master bedroom has a private suite ready for relaxing. A full basement has more room for your leisure actives & can be finished for additional square footage. The bathroom down is already finished & the garage is perfect for a workshop.



 \$349.9K
  Jefferson City
  3
  4
  2,520

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- Darla Stegeman
2nd VP,
Mortgage Lending

Is now the right time to buy?

DARLA: Ask someone a lot older than you what interest rate they paid on their first home. You might be shocked! Right now, mortgage interest rates are at or near historic lows. These advantageous rates, combined with legendary, local service from your hometown bank, makes buying a home right now an extremely attractive proposition.

We'll sit down with you and take the time to understand your situation, your needs and your dreams. With the market as hot as it is, getting prequalified now is crucial, so you'll be able to act quickly once you find your home. Then, we take it from there.

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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)

Future Development

Future Development

Future Development

(Formerly) Renn's Lake Place
 Lots 31-76 \$24,900



3 Highway C
Prairie Estates

Greenwood Hills

Fulton 6 Acres \$45K

Fulton – Only a few lots left!

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Looking to Build on Acreage?

You won't find land like this anywhere else! Beautiful acreage ranging from 20k - 252k. Pick your ideal buying spot. Don't miss out on this gorgeous land!

Just off of AA, you'll find spacious tracts of land off of Kayla Lane, Deder Drive, County Road 4044, and Case Avenue. Utilities are available – a true blank slate! Call the McMichael Team, today! (573)-896-9991.






CALL (573) 690-7268 TO SCHEDULE A SHOWING



TBD

Eglin Drive

This 107+/- acre tract of land, in the heart of Holts Summit, has many possibilities. The acreage is situated just outside the city limits and could be used for recreation or a hobby farm. Build your perfect home on this gorgeous acreage! This scenic land features a diverse topography and is abundant with wildlife. Water and electric are at the entrance. This land has no restrictions. Any interested party will not to contact the City of Holts Summit about joining onto a city road. Price is \$8,000/Acre. Show with appointment only.

		
\$8K/Acre; \$856K Total	Holts Summit	+/- 107 Acres



CALL (573) 690-7268 TO SCHEDULE A SHOWING

“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

McMICHAEL  Team

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Resolutions

1. Build More Experiences
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3. Walk/Exercise More
4. Make New Friends
5. Spend More Time with Family
6. Schedule More "Me" Time
7. Reconnect with Old Friends
8. Drink More Water
9. Stop Complaining
10. Explore/Try Something New



LIKE WHAT YOU SEE?



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 our 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!

McMichaelRealty.net

573-690-7268