

# JCMO AREA HOMES

FOR SALE

➔ 10973 STATE ROAD BB  
TEBBETTS  
**\$670,000**



You're buying a home... but should you be present during the home inspection? YES! Learn why inside...

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

**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 Jefferson City and Holts Summit 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!



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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.

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**CALL ME TODAY.**





10973  
**State Road BB**

Those in search of heaven on earth need look no further than this 49-acre farm, which offers diverse topography, three fully-stocked ponds, vast workshops, and a newly-renovated farmhouse. The outdoors offers

plenty of options for recreation: hunting, fishing, swimming, and target practice in a bona fide private shooting range are all at hand! Indoors, the remodeled farmhouse feels like a country lodge with its wide-open floor plan, granite countertops, fireplace, bamboo flooring, and exposed beams. Upstairs, two bedrooms share a full bath while the large master boasts its own master bathroom with a tiled shower. Large picture windows throughout the home look out on mature trees and a large pond with dockside access. Take it all in from the wrap-around porch or gazebo! Welcome to paradise.

 \$670K    
  Tebbetts    
  4    
  4    
  2,979



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**It's just us working for just you.**



# 2711 W Schellridge Road

  
\$670K

  
Jeff City

  
3

  
4

  
2,851

Fully redone from the electrical /plumbing to the finishes/ furnishings, this remodeled home has presence + personality in a neighborhood known for its top-notch residences. Every room has been transformed into a modern, elegant oasis – and no expense has been spared. The facade

is stately, with its u-shaped drive + covered portico. Inside, the foyer and living space impress with their tall ceilings, electric fireplace, and grand staircase. They open to a modern kitchen with the finest finishes + appliances. A large dining area leads to a large laundry and garage. All three

bedrooms serve as luxury suites, with their own private bathrooms, balconies, and HVAC systems/water heaters. Outside, a covered patio, temperature-controlled in-ground pool, and hot tub beckon. This home is your Utopia.



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does a lot  
of different  
loans. And  
we do them  
all right here.”**

**- AMY LUEBBERING**  
Senior Vice President,  
Mortgage Lending

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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.



1010

## Missouri Blvd

This commercial property currently houses O'Reilly Auto Parts, and is leased through 2027. With a fully paved parking lot and convenient location, this property is a surefire source of income for the lucky buyer!



\$764,592



Jeff City



11,283



315

## E Highway 5

Make this commercial building your residential home! This building previously served as a bank, but has high potential for flipping. Break room turned bedroom? Vault turned man cave? It's up to you!



\$140K



Gravois Mills



1



1,750



3710

## N Rock Beacon

Nestled in the trees of a residential area, this 30x60 workshop is perfect for the craftsman without a space to work! The shop features a loft, 12 foot high garage door, and 1/2 bath. You won't want to miss this opportunity!



\$90K



Jeff City



1



1,800



704

## Grand Avenue

Take advantage of this two-story duplex! Each unit features newly installed appliances, a living room, eat-in kitchen, and two bedrooms with a shared bathroom. The upstairs unit has a private drive and separate entrance to the back deck. Find more info at jcmoareahomes.com!



\$155K



Fulton



4



2



2,256

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*Commercial*  
+  
*Investment*



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11337

## County Road 385

This one-of-a-kind property includes a 4,893 sq. ft. ranch home and 2 commercial buildings (currently rented for \$4,500/month) all on 63 acres. A large living room and dining area lead to a spacious custom-designed kitchen boasting oak cabinets, an oversized island and a huge walk-in pantry. Enjoy 2 tiers of decking featuring a hot tub and saltwater pool. A 2-car garage up, plus a 3-car garage down with an additional shop outside are a bonus. Adjacent to the home are 2 commercial buildings totaling 13,800 sq. ft. rented by an established business through Dec. 2020 and offers 9 offices, a conference room, break room, 2 bathrooms, 3 workrooms, utility room and heated 3-bay garage. A separate heated 6-bay garage with paint room, utility sink and storage are included.



 \$1,299,000
  Holts Summit
  5
  6
  8,463





7115

# Heritage Highway

Whether you're looking to downsize or start a family, this treasured home is your ticket to smaller bills and the contentedness that comes with simpler living. On the main level, the cozy living area is ideal for game nights, featuring a large wood-burning fireplace and a bright picture window. Down the hall, 3 comfortable bedrooms share a full bath. The eat-in kitchen offers an abundance of cabinetry, stainless steel appliances, and a large pantry that's hard to find. In the summertime, there's plenty of space to grill out on the deck and/or lounge in the spacious sun porch with a glass of wine as you take in the spectacular view of the wooded area surrounding your private yard below. The lower level boasts a family room, storage space, a half bath, laundry facilities, and walkout patio.



\$129,750



Jeff City



3



2



1,362

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# “Should buyers attend the home inspection?”

**YES!** The Inspection process is where you find out even more about the property you are about to purchase. It is your time to relook at the home and understand how everything inside and outside your future home operates. It's time to go over every inch with a “fine-toothed comb!”

## A Realtor's Role at an Inspection

Different Brokers have varying opinions on IF the Realtor should even attend the Inspection. In general, some Realtors prefer to not go to their client's Inspections, but the client is there with only the Inspector. I have always felt a Realtor needs to be present for many reasons, but here are 2 of the main ones:

1. The Realtor should be present because their clients are in the Seller's home which they do not own yet.
2. Why wouldn't it be in the Realtor's and your best interests for the Realtor to assist you through this part of the buying process too?

## The Realtor Should be Present

When the Inspector is up on the roof doing his job, is it fair to the homeowner to have people inside their house without a Realtor? Some companies do not want their agents to attend, because they are afraid that the agent may comment on something during the Inspection that they are not the expert on.

## Your Best Interests

The Inspection time needs to be lead by the Inspector, but closely followed for clarity with the Buyers and their Realtor. Too often, I have received an Inspection Notice filled with items to be fixed that I know the Realtor does not have a grasp on, because they did not attend the Inspection.

Just recently, an agent turned in an Inspection Notice with more items than I had ever seen. I was taken aback because I had been at the inspection. If the Agent would had also been there, they would have heard the

Inspector state that due to the age of the structure these items are normal. Instead panic was created, Buyers were asking for items that did not even make sense and the transaction fell apart.

## Aren't You Hiring a Realtor for Guidance?

It is not about unlocking doors...being a Realtor is hard work when done correctly. I have years of Inspections under my belt where the Realtor made the difference. I certainly can more accurately explain the situation to the other Realtor, when submitting my clients' Inspection Notice if I have been at the Inspection and heard/saw everything first-hand.

I also think it is just as important to be at Inspections when I am the Listing Agent; meaning, I am the one that listed the house. I can more accurately explain what the inspector found if I have heard and seen it right along with the Buyers. Sellers want to

know first-hand instead of weeding through a 35 page report and looking at pictures. I feel an obligation to be able to direct them right to the problems and relay everything that was said.

## Wouldn't You Want Your Realtor There?

With all of this in mind, before you pick which Realtor is going to represent you in one of the most important transactions you will make, know just a little bit more. I hope this helps you understand just one part of the involved home-buying process. I think it is one of the most important aspects when you are the Buyer or the Seller. So, ask your possible Realtor how they do things before you hire them, it might make all the difference.

– KRISTINA MCMICHAEL-SCHWANT

215

## Eglin Drive

Step inside this gorgeous 3 bedroom/2 bath like-new home! From the moment you walk in you will grasp a feeling of home. Kick back and relax in the beautiful living room with double tray ceilings that opens up to the kitchen/dining combo offering the whole family the opportunity to gather around as the chef of the home prepares their tasty treats. Perfect for social gatherings and entertainment! Escape to the master bedroom in the split bedroom plan for you own little getaway from the rest of the home. On the other side of the home are the other 2 rooms, the perfect size for anyone. Outside you will find a covered patio out the back to enjoy the level backyard! Don't miss out on this beautiful home!



\$175K



Holts  
Summit



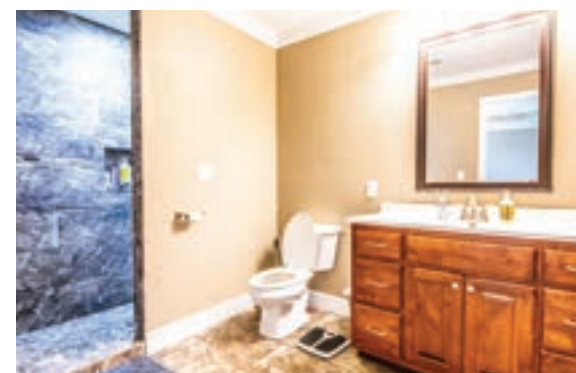
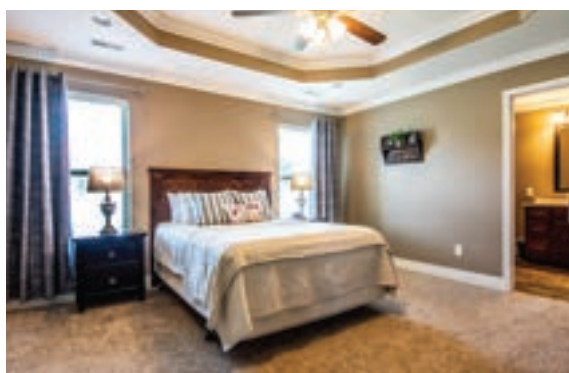
3



2



1,657



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629

## Redwood Drive

Built in 1920, this 4 bed, 2 bath home has all the makings of a quiet country paradise. On the main level, enjoy a sizable master bedroom, living room, and formal dining room (incl. fireplace)! A breakfast bar and white cabinetry complete a spacious country kitchen, and a side room boasts a full bathroom + laundry facilities. Off the kitchen, a large wood deck is perfect for grilling. Upstairs, discover another full bathroom and three large bedrooms. Out back, a 30x50 barn conversion provides storage & extra living space with a stackable washer and dryer, rich wood ceilings, a large bar, full kitchenette, and updated bathroom with a tiled shower. 3 garages and 2 horse stalls are below. Outside, a stocked pond, outbuilding, and fenced acreage offer plenty of space for horses or recreation.



\$140K

New  
Bloomfield

4



2



2,228

8769

## Old US Hwy 54

Don't be thrown off by this property's modest living accommodations – a 3-bed, 2-bath single-wide home is just one of the many well-maintained buildings on its' 19.69 acres of land! Hobbyists and outdoor enthusiasts will be wowed by the large 46x42 metal barn and 40x72 shop which can be used for livestock/extra storage or be re-imagined as recreational outbuildings! An oversized 2-car detached garage w/ carport, 10x18 butcher shop, 22x35 shed, and 10x10 storm shelter each have their practical uses. Outside, cleared land is bestrewn with raised garden beds, a 1-acre stocked pond, and fenced enclosures perfect for cattle or horses. These are the makings of a self-sufficient homestead... The outdoors are calling – how will you answer?



\$205K

New  
Bloomfield

3



2



1,280



SUITABLE FOR  
*Horses*



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466

## Route U

This backwoods country cottage ticks all the boxes – and without breaking the bank! Sitting on two acres of beautifully wooded land, this well-maintained manufactured home boasts a covered front porch, full walkout basement, main level laundry, fully applianced kitchen, and large deck to enjoy the swaying trees out back! Nestled back amongst the trees, a detached 16x24 guest house is equipped for visiting family and friends! Across the yard, a single-stall shelter is outfitted to house a horse. A large, grassy acre of cleared land offers space for outdoor recreation, and grocery shopping is incredibly convenient with Shirk's Country Market just a minute down the road. This one's got it all!







  
 \$139.9K Centertown 3 2 1,100

(573) 418 - 9291

# J & J

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# Serenity Subdivision, Holts Summit

One size doesn't fit all – find out what style of home best suites you in this new development! Forget dated and cookie-cutter: each new build in Serenity Subdivision has its own unique foot-

print and distinct finishes.\*Please note: this is a new subdivision will not be found on GPS. Take Highway 54E to AA/OO Exit, right at S. Summit Drive, right onto Shelton, right on Zachary.



## 11 Zachary Court

I-level slab | 3-car garage | Covered Back Patio



\$184.9K



Holts Summit



3



2



1,494



## 430 Zachary Court

Split Level | Raised Back Deck | Corner lot



\$199.9K



Holts Summit



4



3



2,065



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# Southwind Meadows, Holts Summit

This prestigious neighborhood in a suburb of Jefferson City is the perfect place to break ground on your dream home. Large lots allow you to build bigger, with a minimum of 1,800 sqft for a ranch style home on the main! Pick the lot that suits you best: one conducive to a 1-level home, or one suited to a walkout basement – always overlooking a level yard. Go with those fine finishes: natural gas and Callabyte internet are

available to make that ever-coveted gas range and fiber internet a reality! Don't compromise on livability: situated within the Jefferson City school district and a short evening stroll down to Lake Mykee, this development is in a desirable location. Paved roads + sidewalks are maintained by the county with an annual \$125 HOA fee. Opportunity awaits at Southwind Meadows! View the subdivision plat online at [jcmoareahomes.com](http://jcmoareahomes.com).



13 Usonia Drive  \$34K



19 Usonia Drive  \$34K



4 Broadacre Drive  \$34K



6 Broadacre Drive  \$34K



20 Kirk Drive  \$34K



21 Kirk Drive  \$34K



22 Kirk Drive

 \$299K
  Fulton
  3
  2
  2,190

Don't sacrifice the conveniences of the city OR the peace and quiet of the country – this home has both! Built within the quiet, suburban setting of the prestigious Southwind Meadows subdivision, this one-level home boasts a custom kitchen, level yard, 3-car garage, and convenient location! Just 5 minutes from the city and within the Jefferson City School District, shopping, dining, and entertainment are just a coin's toss away. Don't feel like going out? Stay in and relax on the covered porch, or luxuriate in the Master Suite with its walk-in closets, tiled master shower, and double vanity sinks. You'll appreciate the designer touches – vaulted ceilings, custom cabinetry, and a 6ft kitchen island will wow your guests! This one's a home worth showing off.



8010

## Poor Farm Road

This new construction is nestled on an open 3 acres of land. You'll enjoy the fireplace in the family room, as well as the custom cabinets, large island, and full pantry in the



\$299K



Fulton



3



2



2,190

kitchen! The secluded upstairs master suite was built for relaxation, with its jetted tub, tiled shower, and double sinks. In evenings, enjoy the outdoors on the back patio!



8070

## Poor Farm Road

Enjoy the country setting of this newly constructed 1-level home on three acres. Its spacious living room features a gorgeous gas fireplace and open beam ceilings which



\$249.5K



Fulton



3



2



1,954

flows through to the kitchen/dining combo with stained cabinetry and a spacious island. The luxurious master features double vanities and an elaborate stand-alone shower.



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

214

## Pioneer Trail Dr

This home is currently under construction within the sought-after Lexington Development. A high quality home is being constructed with only the finest materials and craftsmanship. Learn more at [jcmoareahomes.com](http://jcmoareahomes.com)!



\$351K



Jeff City



5



3



2,785



3206

## Crystal Court

This elegant new build at the end of a Jefferson City cul-de-sac features vaulted ceilings, a designer kitchen, and a full master suite complete with a spacious walk-in closet and tiled shower! Learn more at [jcmoareahomes.com](http://jcmoareahomes.com).



\$229.9K



Jeff City



3



2



1,640



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Crystal Royal

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*New Builds*



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5306

## Kenview Drive

Situated in a quiet neighborhood within the Capital City High School district, this split-level home is the perfect fit! Walk straight into the living area to take in the lofty cathedral ceilings and soft natural light before turning into the formal dining room. On a warm summer evening, head out the sliding doors to enjoy dinner on the deck! The paved patio and large, level yard provide plenty of space for



\$154.9K



Jeff City



3



2



1,528

yard games. Back inside, a spacious galley kitchen comes fully equipped with modern appliances and a pantry. Upstairs, relax in the master suite, with its own full bath and double sinks. Two more bedrooms and an additional full bath round out the upper level. On the lower level, an oversized 2-car garage and spacious unfinished basement offer ample storage and space for future growth!



11750

## Treeline Ridge

This custom 2 story home is scenically placed on 15.8 acres, and has a 2-car garage shop with a wood-working room, for a total of 5 garages! With a wood-burning fireplace in the living room, screened-in back porch, and full finished basement with a wet bar, this home has it all!



\$369K



Holts Summit



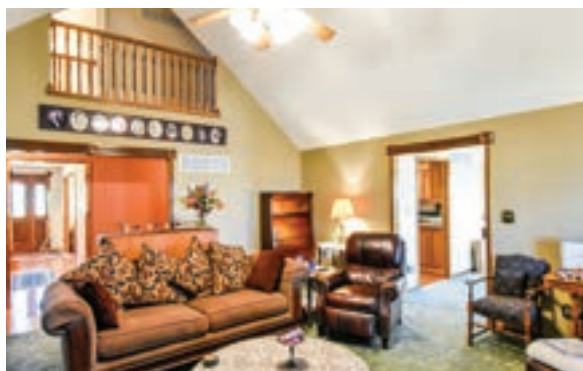
4



4



5,080



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SEASONS PASSING OUTSIDE  
AND FRAME THE YEARS  
PASSING INSIDE.

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LOTS

**Greenwood Hills**



LOTS

**Sterling Ridge**



READY TO SUBDIVIDE

**Parkview**



ACREAGE LOTS

**Prairie Estates**



107 ACRES!

**The Cedars**



LOTS - See more on Pg. 13!

**Southwind Meadows**



LOTS

**Legacy & Renn's Lake**



LOTS

**Cedar Woods on the Creek**



20 ACRES!

**Rolling Hills**



80+ ACRES!

**TBD Audrain Road 918**



44 ACRE TRACT!

**TBD 44 Eglin Drive**



63 ACRE TRACT!

**TBD 63 Eglin Drive**

A BLANK SLATE

*Lots + Land*



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TBD

# County Road 407

244 acres of diverse land – just 10 minutes from downtown Fulton! 128 acres are currently leased and planted with crops. The remainder would be perfect for dividing into smaller plots of land, pastures, or for recreational use!



\$1,122,400



Fulton

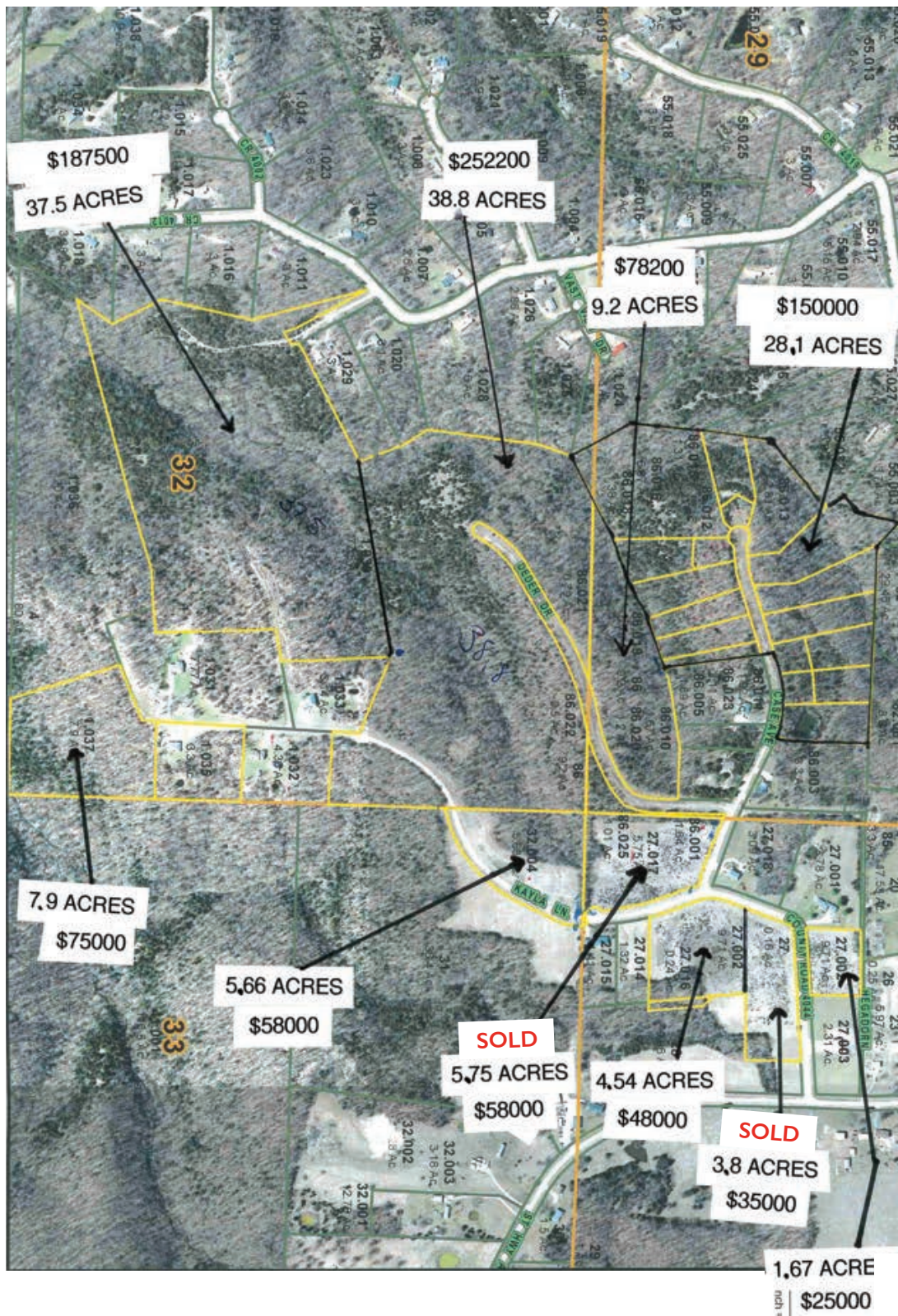


244 Acres



## Holts Summit Acreage

Just off of AA, you'll find spacious tracts of land off of Kayla Lane, Deder Drive, County Road 4044, and Case Avenue. Water and Electric are available for connection but are not currently on the property – a true blank slate!



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350

# Harwood Street

This home will impress you from the minute you walk up to the wonderful covered front porch. You'll be greeted by soaring ceilings, shiny hardwood floors, and a formal dining room. Continue into the living room, with its massive rock fireplace, custom built-ins, and covered back deck! On your way into the designer kitchen, note the arched entrance, ample counter space, custom cabinets, and a breakfast nook. Luxuriate in the master bedroom with his & hers closets and a full ensuite bath. Two bedrooms up both have dormers & window seats. Enjoy extra space with a great office on the main floor and room to expand down! There's always room to grow with the attached 2-car garage and a 3rd down. Enjoy the bubbling creek on your wooded 1.5 acre lot!



- \$279.9K
- Holts  
Summit
- 3
- 3
- 2,206

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# Holts Summit's Independence Day Festival 2019:

A NOTE FROM HENRY MCMICHAEL

Holts Summit holds its' annual Independence Day Festival on July 3rd each year. This Firework's Festival has turned into one of the biggest events for the City of Holts Summit.

The event starts at 5:00 each year with a traditional flag raising ceremony at Greenway Park followed by a live band and plenty of food vendors. Churches, businesses and organizations also put up booths at the event. Children can enjoy bounce houses, train rides, face painting, and other fun activities.

Then fireworks start around 9:45 when it is pitch dark for optimal firework viewing. The fireworks show has grown and now the fireworks last as long as the Jefferson City Fireworks Festival, which is the following day on July 4th. It's nice to spread these 2 events out so the celebrating can go on longer.

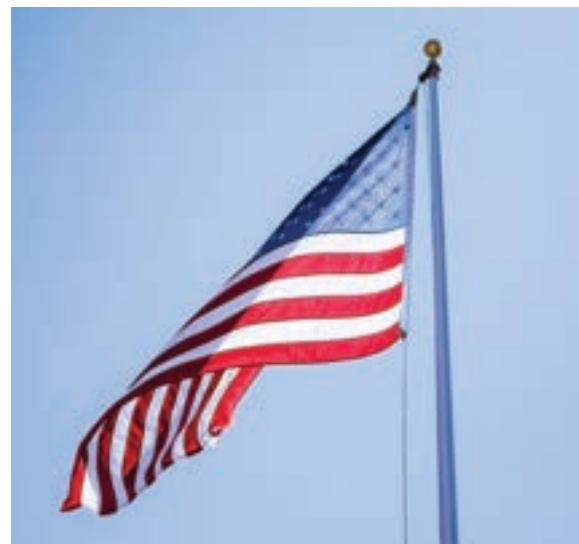
Come on out for the Holts Summit Fireworks and enjoy the residents of this small bedroom community to Jeff City.

McMichael Realty's parking lot is a perfect viewing area along 369 S. Summit Drive.

Anyone is welcome to park at our office and enjoy the evening.

We do ask that you be respectful of surrounding residential houses on S. Summit and the Greenway Park areas. Stay out of areas that are not parking lots and/or public areas. Do not let kids run through yards or run behind businesses and houses. Have fun!

The 4th of July is a time to thank a veteran for your freedom. It is a time to be patriotic and enjoy all of our freedoms. Be patriotic.




1621

## Oakview

A desirable location, a competitive price, and lush acreage are the crown jewels of this home. Nestled on a private cul-de-sac, this ranch sits on 2.77 acres of land. The upper level boasts chauffeured ceilings in the spacious living room, which flows into a white kitchen. Sliding doors open to a back deck, which overlooks a cleared backyard and the swaying trees of the woods beyond. The upstairs



				
\$110K	Holts Summit	4	3	1,525

master enjoys its own private ensuite bathroom, while two additional bedrooms share an another full bath. In the lower level, there's plenty of space for guests; another large bedroom has its own walk-in closet, and a full bath is conveniently located just around the corner. From the door of this home's 1-car garage to the heart of downtown Jefferson City, the drive time is just 10 minutes.










6110

## Route B



Built in 1950 and well-loved into the 21st century, this quaint 3-bed 1-bath home is move-in ready! The front facade foreshadows the charm within, with a covered porch, updated white door, and shade from mature trees. Inside, enter into a light-filled living room. Original hardwood floors and trim work preserve the charm of the home throughout. An unconventionally large kitchen has updated appliances and plenty of space for a large island. A sliding barn door keeps the roomy laundry room out of sight. 2 spacious bedrooms share a sparkling full bath, just updated! Aspiring designers and handymen will find simple, but rewarding projects left to be done at their leisure: a sunroom and upstairs bedroom have the potential for inspired design! A small but sweet back lawn completes the home.



      
\$149.9K Wardville 3 1 1,327



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\*\*\*\*\*ECRWSEDDM\*\*\*\*

Residential Customer

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MO  
PERMIT NO. 9991

## July Open Houses

### Saturday, July 13

466 Route U	\$139,900	10-11am
5306 Kenview Drive	\$154,900	11:30am-12:30pm
215 Eglin Drive	\$175,000	10-11am
10973 State Road BB	\$670,000	11:30am-12:30pm

### Saturday, July 20

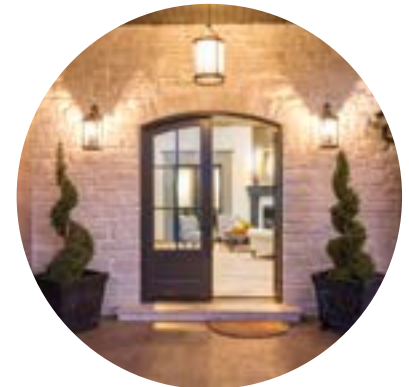
350 Harwood Street	\$279,900	10-11am
11750 Treeline Ridge	\$369,000	11:30am-12:30pm
6110 Route B	\$149,900	10-11am
7115 Heritage Highway	\$129,750	11:30am-12:30pm

### Sunday, July 21

8010 Poor Farm Road	\$299,000	1-2pm
8070 Poor Farm Road	\$249,500	1-2pm

### Saturday, July 27

430 Zachary Court	\$199,900	10-11am
11 Zachary Court	\$184,900	10-11am
3206 Crystal Court	\$229,900	11:30am-12:30pm
2711 W Schellridge Road	\$670,000	10-11am
214 Pioneer Trail Drive	\$351,000	11:30am-12:30pm



None of these times work for you?  
No worries! Simply call our office  
at (573) 690-7268 or visit us at 369  
S Summit Drive in Holts Summit to  
set up your private showing!

MCMICHAEL  
Team