

JCMO AREA HOMES

FOR SALE



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

Find out how Kristina can help stage your home to sell F S on page 4.

KRISTINA & SCOTT'S
McMICHAEL 
Team



THANKS so much for taking the time to look through our magazine. The Kristina Scotts 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 must do more than most realtors! We post our listings in two multiple listing services Jefferson City and Columbia. Our listings are on all Jefferson City 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 Kristina Scotts team just wants your home to sell and sell quickly.

Just list. Help us sell your home.

Want to know more? Call us at 573-896-9122 and we can send you our Seller's Guide which is all about us right to your phone! Call us today!



Discover why over 17 million homeowners trust State Farm®.

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 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.



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h a

This 3-story is grand HAS 0.4 ACRES! When entering the foyer of this prestigious home, an elaborate staircase greets you. Your eyes will follow the staircase to the balcony overlooking the living room with large windows accenting the wood burning fireplace. A total of 4 bedrooms 4 baths are nicely situated, with the master on the main level. A private dining room leads into the kitchen, where cabinets are abundant. This kitchen has a massive island with a raised section accommodating 4 tall chairs. The Jennair cook top is accompanied by a built-in oven, refrigerator and freezer ready for the family cook to make scrumptious meals.

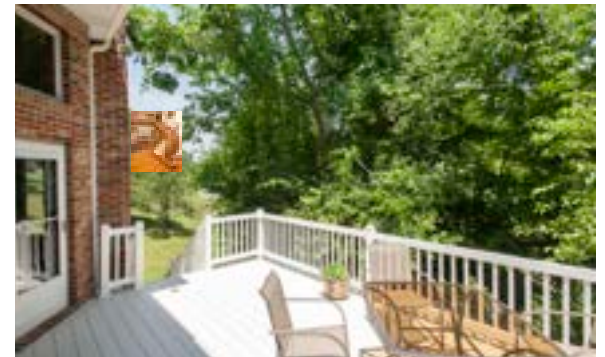


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The laundry room also has cabinetry and a sink area right off the kitchen and garage. BBQ on the oversized deck and watch the seasons change. More...The master suite has a jetted corner tub with full shower as part of the showcased area. Double vanities and large walk-in closets make the master luxurious. Downstairs is where a family room walks-out onto a patio, plus a 4th bedroom. An oversized garage is also around back, which is actually a large workshop area. This place has a little of everything and something to make everyone happy. Come see this property where there is so much to fall in love with.

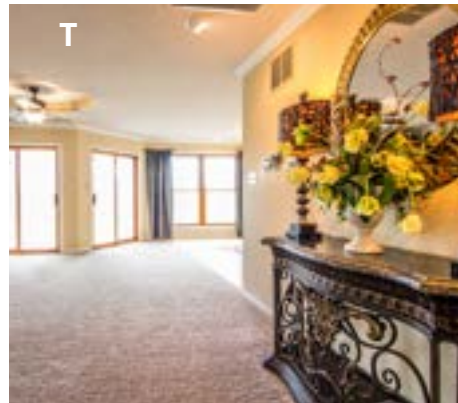


CALL (573) 690-7268 TO SCHEDULE A SHOWING



STAGING BY
Kristina

THE MCMICHAEL TEAM CAN GET YOUR **HOME SOLD FAST!**



Selling a home quickly in today's market takes expertise and skill. The Jefferson City Area market can allow for multiple offers on the same home or it can just as easily allow a home to sit stagnant. This is where a professional, well-trained and experienced Realtor can make all the difference, because deciding to sell your home is just the beginning.

DON'T UNDERESTIMATE THE AMOUNT OF TIME IT WILL TAKE TO GET YOUR HOME READY TO SELL.

Getting your home prepared to sell in Mid-Missouri can be crucial to getting the results you want. Your realtor will walk through several times to assist you in getting everything just right. The Kristina and Scott's MCMICHAEL Team has staging items that we use to decorate all of our new builds, and we can assist you with designer decorations to make your house into a showhome.

SOME SPECIFIC TIPS FROM ME...AND I HAVE STAGED HUNDREDS OF HOMES.

Lighting, lighting, lighting. As you may have gathered, lighting is crucial. Make sure the lighting in your home matches. What do I mean by that? You do not want cool colored lighting mixed with warm colored lighting – I always want warm colored lighting.

I LOVE LAMPS! People flock to coffee houses with their i-pads to sit back and relax. Yes, it's the coffee (and wi-fi), but it's also the atmosphere. The lighting is always just right – it's soft, subtle and inviting. Make your house have that look and if you can get the coffee smell...mmm, kudos to you!

I have a lot more ideas! Staging is my second passion after real estate. I can make the difference in getting your home sold fast and multiple offers DO HAPPEN! I can't tell you all my secrets here... Talk soon!

We have a proven timeline to get your **HOME SOLD!**



- ☑ We discuss the property & determine key & unique features
- ☑ Decide on a price
- ☑ Sign a seller's disclosure



- ☑ Take pictures and video (even Drone!) inside and out
- ☑ Edit pictures and select primary photos
- ☑ Create virtual tour videos



- ☑ Post on our website, plus all Columbia and JC websites, Realtor.com, Zillow, Trulia, & Homes.com
- ☑ Upload virtual tour to YouTube
- ☑ Post to social media (Facebook, Instagram & Twitter)



- ☑ Create and print advertising booklets for your showings
- ☑ Include photos, aerials, disclosures & information on your home



- ☑ Printed copies are delivered to businesses all over town
- ☑ Online version is posted to our website










Har i g ree

Completely remodeled/updated home, 3 bedroom, . bath, fenced yard conveniently located in the heart of Jefferson City. This house was a Habitat for Humanity Project In 2016. Some of the updates include: roof, windows, siding, flooring, appliances heating and air conditioning, water heater, and many more. This home should provide you with little to no maintenance for years to come.



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

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

13

ai w Hi s a

ou will not want to miss out on this 4 bedroom, 2 bath home located in the heart of Jefferson City. When entering, you will notice the tall cathedral beamed ceilings. A stunning wood burning fire place welcomes you into a cozy living room. The kitchen is a chefs delight with newly updated appliances, countertops, sink, tile backsplash, and breakfast island. Vinyl plank flooring and carpet was installed on the main and upper level. Fresh paint, updated bathrooms, and new interior doors just to name a few more updates. A large family room down provides an ideal area for the kids to play. Excellent curb appeal. This property has something to offer everyone. Come see!



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Under Contract

Most gorgeous setting in the entire subdivision. Situated on a large level corner lot, this 4 Bedroom, 3 bath home has beautiful hardwood floors throughout. Oak cabinets are on 3 walls of the kitchen with a large eat-in-area overlooking the back deck. The master bedroom has walk-in closets, a large bathroom, and a laundry room conveniently adjacent. On a fully finished lower level, the 4th bedroom (and office area) has a large entertaining living room. The walkout has a double door John Deere garage plus a 10 x 16 storage shed. The level heavily landscaped backyard has a two tier deck with stairs and sidewalk leading to the patio and built-in stone fire pit. A separate concrete driveway leads to the 20 x 30 garage/workshop. Truly a must see!



\$262.



Holts
Summit



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0 ai w Cir e

This 3 Bedroom, 2 Bath home is spacious with 1,836 finished sq. ft. on the main plus an unfinished downstairs for even more expansion. One of the best aspects of this property is the .03 acre yard just waiting to be brought back to its former glory. The floor plan of this home allows for a living room as well as a cozy family room with fireplace for gathering around. The kitchen is perfect for the family cook with plenty of cabinetry and all appliances stay with the home. The sun room leads to the deck plus a patio overlooking the tranquil backyard. There is even an area for a large garden with water ran from a well spigot. The garage/workshop area has a separate driveway, just perfect for hobbies. Seller is not capable of keeping the yard up and wants to sell the home without updating.



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Cecere

AL ST 6 ACRES R SALE right in the heart of Holts Summit. This 3 6 square foot home is all main level living and consists of bedrooms, 4 full bathrooms, living rooms, game room, and 1 office. Hardwood floors, jetted tub, double sinks, and a high end water softener are just a few of the upgrades. New roof to be installed in May. The seller purchased the property in 1991, and in 2002 decided to increase the square footage to almost double what it was. The backyard contains a 30 x 42 fully insulated shop with 2 overhead garage doors (16 x 10 and 8 x 10). 5 bedroom house, all on one level, shop, acreage, all conveniently located. This one is a rare find.



\$3



Holts
Summit



3 286



CALL (573) 690-7268 TO SCHEDULE A SHOWING



11301

C y a

You must see the kitchen in this 3 bedroom, bath with 64 s ft of living space. This ranch style home has approximately acre and a shop nestled on a wooded corner lot. Remodeled in 00 , this home is ready to move into. Rural setting, yet only minutes from Highway 4. Jefferson City School District with Callaway Hills as the elementary school.



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Holts
Summit



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SOLD

You are not going to want to miss out on this rare find. There is something for everyone starting with the 50 x 40 fully insulated (spray foam) shop with 3 overhead doors (10 x 12). 1344 square feet of main level living, remodeled/updated throughout, 3 bedroom, 2 bath, hardwood floors, to many updates to list. Elaborate kids play house with attached swing set (this thing is fancy), they will not want to come in from playing. All conveniently located in the City of Holts Summit, yet far enough down East Simon Blvd. to feel like country.



\$28 .



Holts
Summit



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3

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The Drive

Under Contract

This gorgeous new build will be the very last one on this cul-de-sac. The last of houses, this home is among neighbors which enjoy the friendly hospitality of each other. The 3 bedroom, bath charmer is all on one level with an eye-catching kitchen as the showstopper. Step into this open floor plan with designer plank flooring on the main and carpet in the bedrooms. Tray ceilings with gray painted trim set the tone for an entire look. Custom cabinets with comfort close drawers, lacy susans, pullouts, silverware divider, built-in trashcan and showstopper island makes this kitchen the main event. The split bedroom design allows the master to be a cozy get-away with a nook for having a sitting area by the back window. This one is special and built by an experienced builder...Come see!



\$23 K



Holts
Summit



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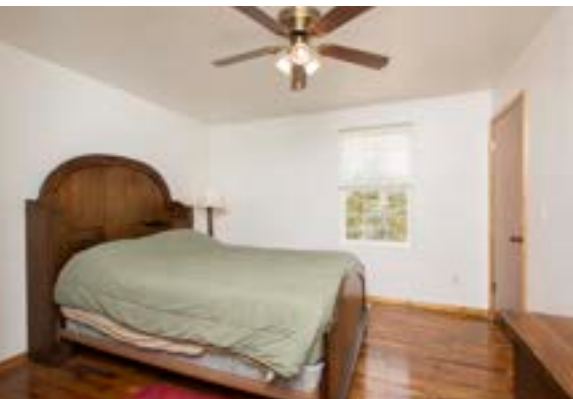
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15,000
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Richard Ives, Owner
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a e a
SOLD

This custom home has so much to offer with 4 ACRES AND A SHOP. This acreage has an abundance of road frontage setting the stage for a terrific package. When entering, the oak flooring is only rivaled by the oak countertops surrounding the kitchen. There is plenty of room for the family cook to call everyone together with scrumptious meals OR if the weather is nice, BBQ's on the side deck overlooking the acreage. Three bedrooms and 3 baths, plus room for more expansion down, make this home ideal for your forever home. The level acreage leads to the 28 x 40 shop with a 14-foot wide lean-to. Concrete floors, electric and 220 electric are all in place with large sliders for opening up a whole side for access. This home has ZERO MAINTENANCE with a metal roof PLUS metal siding. Come see!



\$2



Holts
Summit



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2 2

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ar ri ge Dri e

The father Son Team (seller) that remodeled this house did not miss a detail. The following items have been replaced/installed new by the seller: Laminate flooring, paint, light fixtures, kitchen cabinets, butcher block counter tops, LG solid surface island top, tiled back splash, all Samsung appliance, stainless steel fingerprint resistant, smart stove, double hung windows, interior doors inclusive with door jams, trim, bathroom vanity, vanity top, toilet, tub and tiled shower, large 26 x 8 deck, new roof in December 2020, front porch, landscape, and smart heating and air conditioning system can be controlled from your phone. As you walk through this property and observe, you will notice the hard work and care taken by the seller to prepare this property for its new owner.



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Holts Summit



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**OPEN HOUSE
JULY 18
2:00 - 3:00**



“Central Bank does a lot of different loans. And we do them all right here.”

Amy Luebbering
Senior Vice President,
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Why choose a local lender?

Amy: You might think Central Bank only finances conventional, 20% down mortgages. Central Bank does a lot of different loans. And we do them all right here. We offer Conventional loans with as little as 3% down, USDA, VA, FHA, Bridge Loans, Home Equity Loans and MHDC loans.

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Tom Shimmens NMLS# 525980, Amy Luebbering NMLS# 525940, Kathy Young NMLS# 525885 and Darla Stegeman NMLS# 525950





3

ara Drive

Great location in Lake Mykee. Main level living, primary bedrooms. x 3 four seasons room which includes a hot tub. Level yard currently used for gardening/flowering. Cathedral ceiling in one master bedroom. Attic storage with stairs. Deep garage. Lake Mykee Subdivision, so you have full use of the lake, play ground, pavilion, and basketball court.



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Holts Summit



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Located on Route T, this property feels like country, yet is conveniently located in the city limits of St. Martins. This 3 bedroom, 2 bath, all brick home offers 1606 square feet of main level living with a 34 ft x 12 ft covered patio which leads to a well manicured completely fenced backyard. The 0.81 acre lot (154 ft x 228 ft) allows opportunity for a wide variety of fun activities. Basement is cracked and leaks and is being sold as is.



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Holts
Summit



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Lots & Land



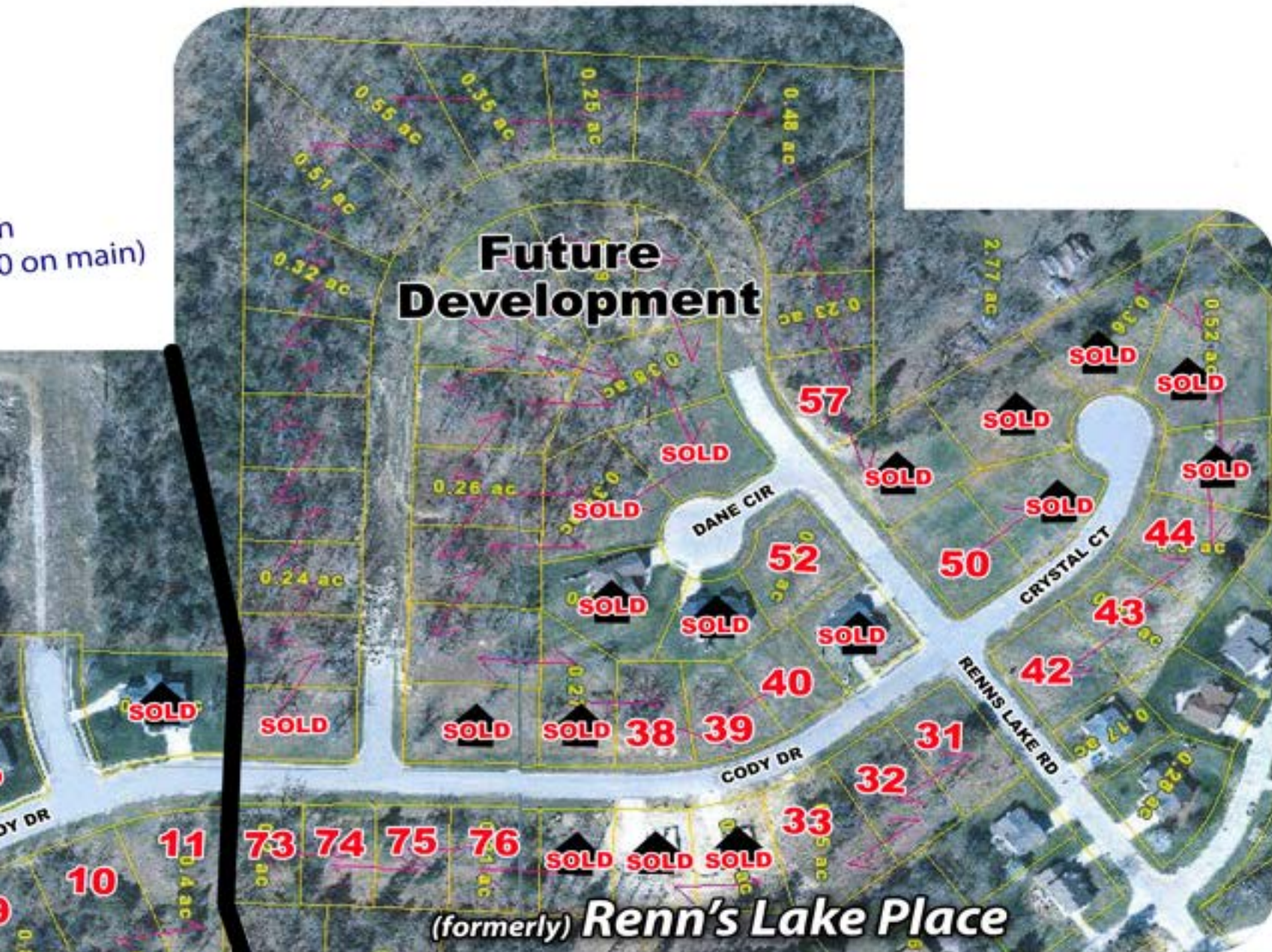
Legacy Estates

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)





Lots 31 - 76 \$24,900

Just on the edge of town and minutes from direct access to Hwy 4! 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.

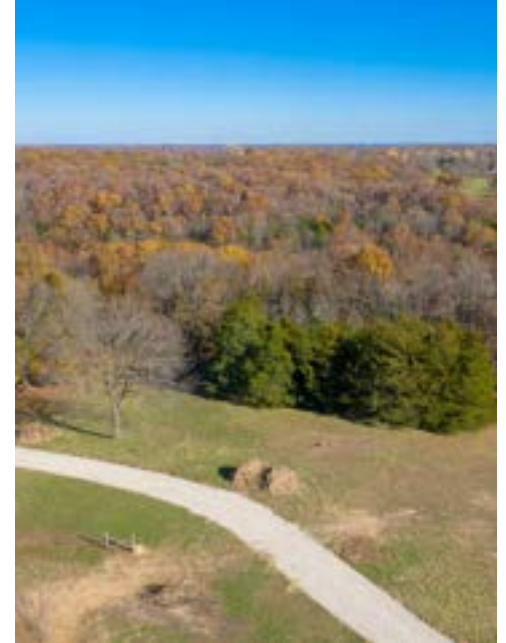
Call the Michael Team, today! (3)-6- .

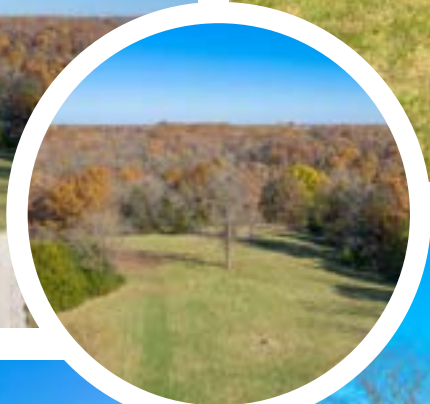
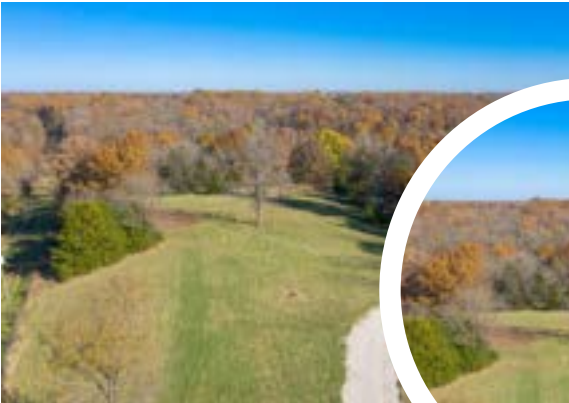
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MYSTIC BLUFFS

PS 60 E. Simon
(private drive starts at old farm house)





L I Mystic Bluffs

Highway 4E to State Road 7AA Exit at
Holts Summit. Right onto E. Simon Blvd.
Follow blacktop all the way to where it
ends. Also can take PS 60 on E Simon and
that will get you to the old farm house
beside the land for sale.



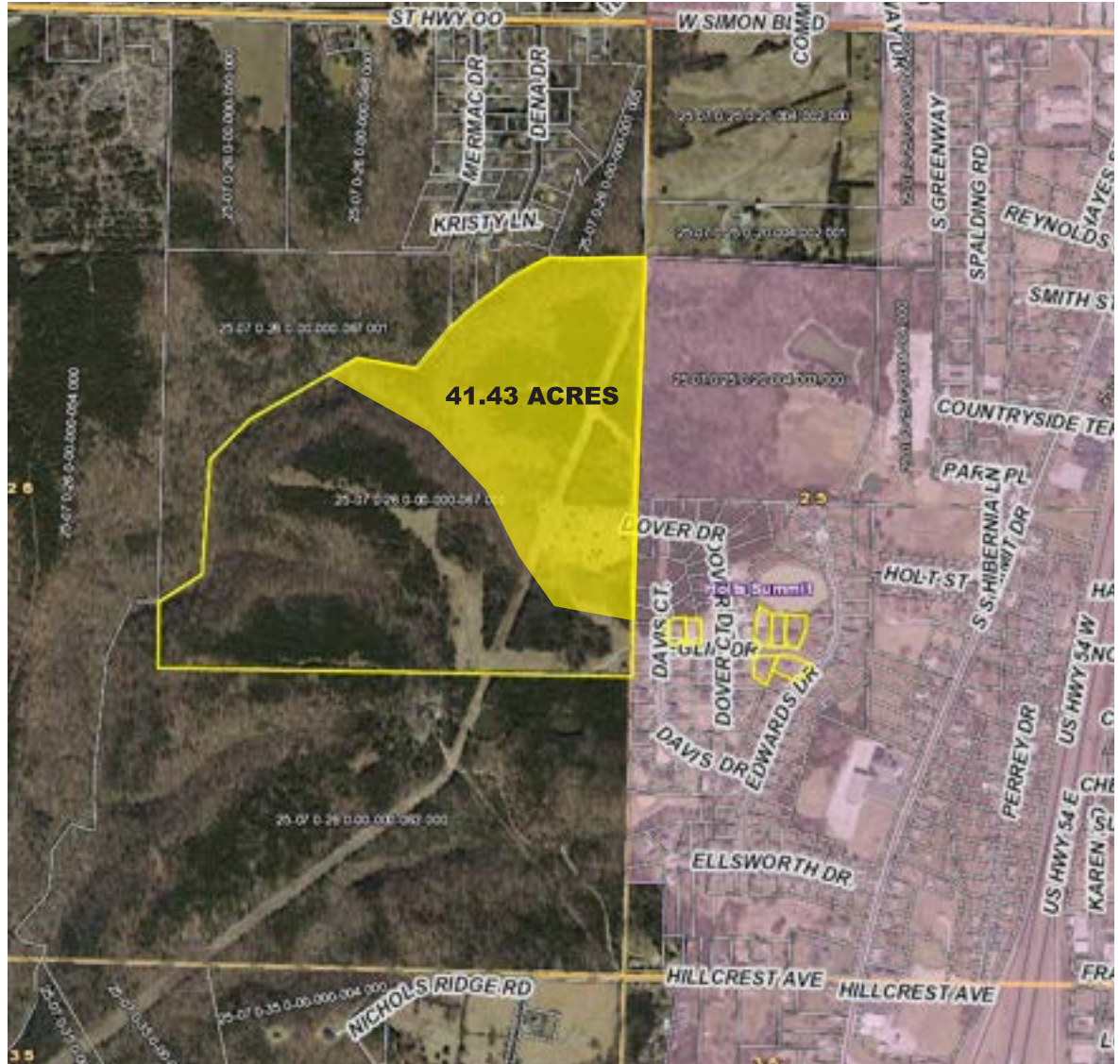
CALL (573) 690-7268 TO SCHEDULE A SHOWING



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D er Dri e

This land is part of a bigger tract which was developed into The Cedars. The 41.43 acres is at the very back of The Cedars – would be so perfect to continue the development, use as weekend hunting ground or build your dream home. This land runs perfectly – scenically down a long manicured ridge w/ mature trees – an expansive creek system to the right side. Such diverse land is hard to find + this land had been in the Rich family for over 100 years before 1980s. Rich sold it 10 years ago to its current owner. Since the sale, this owner has spent tireless hours bringing the land back to its original glory – selling parts of the front to The Cedars development, but the back portion is what we have all been waiting to unveil...it is finally here! With full access now this land is in the county.



\$8. K
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Holts
Summit



Acres



3

g i Dri e

This land is part of a bigger tract which was developed into The Cedars. The 6 . 3 acres is at the very back of The Cedars – would be so perfect to continue the development, use as weekend hunting ground or build your dream home. This land runs perfectly – scenically down a long manicured ridge w/ mature trees – an expansive creek system to the right side. Such diverse land is hard to find + this land had been in the Rich family for over 100 years before 1970s. Rich sold it 10 years ago to its current owner. Since the sale, this owner has spent tireless hours bringing the land back to its original glory – selling parts of the front to The Cedars development, but the back portion is what we have all been waiting to unveil...it is finally here! With full access now this land is in the county.



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Holts
Summit



6
Acres



CALL (573) 690-7268 TO SCHEDULE A SHOWING



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. acres close enough to be convenient yet, far enough away to be country. There are several locations on this . acre tract you will find to be ideal building sites. Surrounded with hardwoods, beautiful trees, privacy. Come see!



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Holts Summit



.8 Acres

Highway 54 East to the OO/AA Exit at Holts Summit. Right to an immediate left onto State Road AA. At Doolittle Trailer Manufacturing, turn right to stay on State Road AA. Right on County Road 4044 (at the rural fire station).

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. acres close enough to be convenient yet, far enough away to be country. There are several locations on this . acre tract you will find to be ideal building sites. Surrounded with hardwoods, beautiful trees, privacy. Come see!



\$ 8. K



Holts Summit



. Acres



C y a

This . acres is ready to be built on with Callaway County Water istrict water available across County Road 403 plus electric. The scenic piece of land has grassland and woods to complete a wonderful backdrop for building your dream home. A creek runs through this property with mature trees shading the rock bottom landscape. A partial road was once excavated to the back of the property where you would want your seclusion. Come see this place to call home which is just minutes from the River Bridge and the heart of Jefferson City or Holts Summit.

 \$ 3 80K  Holts Summit  2. Acres



CALL (573) 690-7268 TO SCHEDULE A SHOWING



LOTS 10 & 11

Dereks Way

Located at the end of a private street, this lot is a perfect opportunity for anyone looking to build a townhome, or duplex with utilities (County Water, Ameren Electric, gas, and Sub Treatment Sewer) already available. Situated in a mature subdivision and located just off of County Road 4036. Nestled just two minutes from the MO Rover Bridge at the heart of Jefferson City and easy access to the Columbia corridor. Lying just perfectly for a walkout basement or single level home, this land is situated in a superior spot, offering a beautiful view of the terraced backyard and woods.



\$28K



Holts Summit



.36 Acres



\$28K



Holts Summit



.28 Acres



LOT 3

Highway C

Beautiful grass land and custom home site for your dream home. This 6 +/- acres is suitable for a slab home or walk-out basement custom home. Just outside Hams Prairie and walking distance to the famous Hams Prairie store, this location is perfect for Ameren UE employees to build. This 6 +/- acres is part of Prairie Estates Subdivision and is the last lot available with electric and water access. There is an easement on the front corner of the property where Radio Wire has a small tower that provides internet to a handful of homes. Radio Wire will provide free internet to the new owners of this lot, while the tower is still on the easement. If Radio Wire no longer services the area they will remove the area and abandon the easement. Come bring Spot to see this listing!



\$60K



Holts Summit



6 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.”



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June 2021

JCMO AREA HOMES

FOR SALE



Kristina & Scott

YEARS TOGETHER. IT'S JUST US.

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

Find out what Kristina holds most dear after being married to Scott for 20 years on page 4.

KRISTINA & SCOTT'S
MCMICHAEL Team

LIST WITH THE MCMICHAEL TEAM!
WE OFFER OUR CLIENTS:



DOUBLE THE EXPOSURE

We list every single property on both the Columbia AND Jeff City Multiple Listing Services – no other team does that!



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Once it hits the market, we'll get your home in front of the right audiences through out hyper-local print publications + social media.



STYLISH HOME STAGING

We have the tips, tricks and – most importantly – inventory to help you increase your home's value...and this service is included!



PROFESSIONAL PHOTOGRAPHY

We'll make sure the photographs of your home live up to the real thing using our cameras, drones, and editing software!



AWARD-WINNING SERVICE

It's just us working for just you. We're a team of hardworking agents who will get your HOME SOLD!

It's Just Us. Helping Just You.

...and you know you want an update on those chickens too!



Chickens. Chickens. Chickens. Maybe I should write that 13 times because as you remember, that's how many Scott and Payten came home with in February from Orchlen's Chick Days! They have grown so much – from only 3 inches tall to this! It is amazing what 5 months can do.

As you may remember, they started out in a box in Payten's room, then the garage and now the chicken coop we acquired when we purchased the farmhouse at Mystic Bluffs. I know I have written about the Vaught Farm, which is now Mystic Bluffs, and how Mr. Vaught cared for the 87 acres. Well, this chicken coop Payten was immediately drawn to was no exception. Some original plans had it being torn down for the lots behind our farmhouse, but I think Randy Shelton had a soft spot for Payten's plans and negotiated it into our part. We have restored the coop as best we could with paint, new chicken wire and general shoring up.

When we were gone on vacation, Michael from our office came and let the chickens into the outside pin in the mornings and back inside at night. He started doing even more work on the structure as he started enjoying them as well!

I know it sounds crazy, but they are just so peaceful. When you open up the little door on the side of their home, they all line up to get out. It's about a foot drop, so they plop in single file onto the outside. Getting them in each evening is just as interesting to watch, as Payten is training them to line up and jump back in when she shakes a stick. That process has come a long way from the first few times when she just chased him around the pen and had to literally grabbed each one. It's the small things in life, right?

Okay, it's not just me because after vacation Michael has continued to go out on the mornings he works to let them out. I will receive a text at 7:00 a.m. that says "The chickens are out"!

Yes, we still let Payten have some of the fun too. Her and Scott sit in the chicken coop on a hayball as she says all 13 names and pets each one.

...Cookie, Oreo, marshmallow, splatter strippey, pecky, feather, clawy, Cherita, tiger, brownie shimmer, clucks,...Oh, and two stray cats now live in the mix as well!

Visit our website to get your own personal tour of the chicken coop with Payten!

