

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 what Kristina holds most dear after being married to Scott for 15 years on page 10.

KRISTINA & SCOTT'S
MCMICHAEL 
 Team

“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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TITLE & ESCROW, LLC



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7

County Road 3

estled in the woods on plus acres this one owner home is a must-see. Featuring a total of 4 s ft of living space this home has plenty of room for all your hobbies. his 4 bedroom bath home has a vaulted ceiling in the living room which opens up to a fully functional kitchen with uarts counter tops custom cabinets with ample storage and all appliances stay. ust off the kitchen the back deck is perfect for barbecuing or sitting watching the seasons change t is a great view. The downstairs is finished with family room, rec. room non-conforming bedroom and bathroom. nother special feature of this home is the wood burning stove boiler for cost-effective heat. he acres offers much opportunity for the outdoor sportsman. Spot will love to chase s uirrels here!



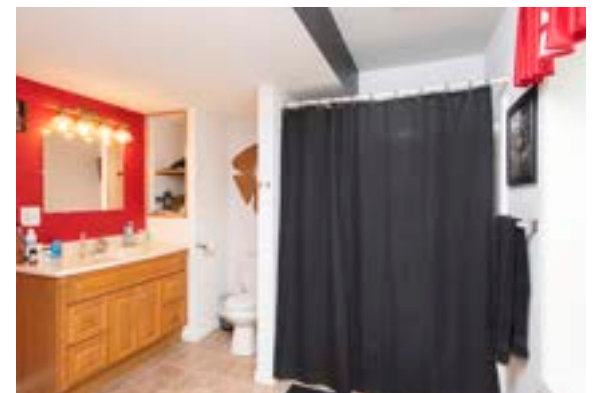
2



Holts
ummit



2



CALL (573) 690-7268 TO SCHEDULE A SHOWING



IT'S JUST US.

it for the first part of our McMichael Team slogan which is,

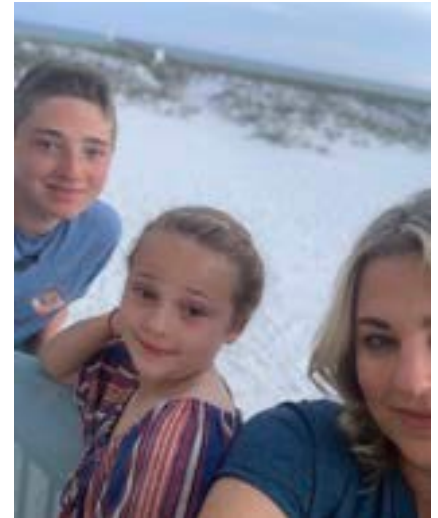
these days I just want to hold my little family tight and reflect

first thought, I wish I could tell the young me what I now know

was the first times I knew he was going to be with me for a

which made it hard to date. I was trying to figure out what

luck would have it, I got the cute waiter who finally inquired



just the right time. Scott doesn't have a lot of flashy words





been when I would ask Scott why he loved me. My younger self needed to know exactly how much he loved me, why he do this adequately without pausing, looking perplexed and just getting all flustered.

I am different, I have grown and I just know.

Scott knows himself well and has a confidence, which is rarely shaken. Since he is confident, he has brought out the very best in me by letting me just be me. I know he is always

everything just seemed right. Gavin makes me smile with



field, painting, with chickens around her, sun glistening through her blonde hair and the wind blowing her flower patterned

Last Christmas, I needed to quickly grab a gift while I had begged her not to talk to anyone in the store, because she always has to talk to everyone. She promised me, before we got out of the car that she would not talk to anyone.

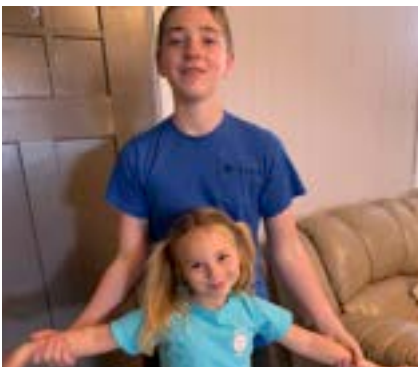
3rd grade he begged me to invest in Bitcoin. He has gotten

I wanted to write this article to reflect on the past 20 years and

his final grade in Physical Science was a B+. He just tells
didn't finish his Freshman year at Helias with a 3.8 I would be
flipping out...I did some already!

I definitely know how I like my eggs...Sunny-side up!

Happy Anniversary
to my little family!





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Holts
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5

an Road

Under Contract

Most gorgeous setting in the entire subdivision. Situated on a large level corner lot this 4 bedroom bath home has beautiful hardwood floors throughout. Oak cabinets are on 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. In a fully finished lower level, the 4th bedroom (and office area) has a large entertaining living room. The walkout has a double door ohn eere garage plus a 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 garage workshop. Truly a must see!



anna ont

Under Contract

Spacious one level townhome overlooking a scenic view of the river corridor. This sought after view will be appreciated when you enter the bed 2 bath townhome. The open floor plan brings the kitchen and living room together with stylish white cabinetry. Just off the kitchen you will unwind in the evening while watching the lit up views of the city from the covered deck. The master suite has a jetted tub along with a separate shower walk in closet. The 2nd bedroom just off the living room would be ideal for an office or hobby room as it has double doors that opens into the main area. This home has a one car garage the roof was updated. Located across the river on a bluff beside the Anterbury Millinery makes this a wonderful place to watch the seasons change.



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Holts
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Content

Located right in the heart of Holts Summit, this 3,500 square foot home is all main level living and consists of 5 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.



Holts Summit

2



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3

County Road 40

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



1



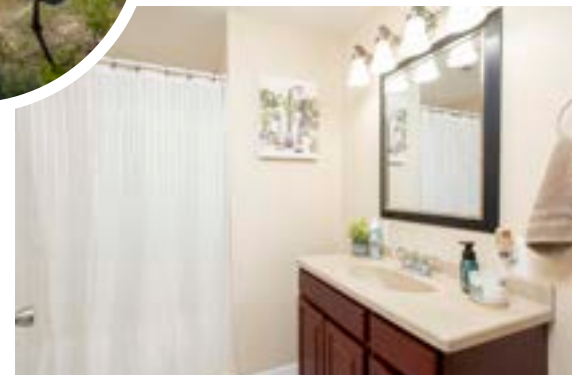
Holts
summit



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Under Contract

ou 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.



2



Holts Summit



2



1



337

R d ay an

Under Contract

This home is nestled on a little over 2 acres and is just perfect for a little farm...even with a chicken coop! This 2 story has more room than expected and is perfect for seclusion. The scenic yard has blooming trees and flowers and room to plant a garden. The wet weather creek just adds to the charm of this hidden gem. When entering, tall ceilings greet you with stairs leading to the 3 bedrooms up. The main level has 2 bedroom and formal dining room accompanying the traditional living room and kitchen. Oak cabinetry adorn 2 walls of the kitchen and lead to the laundry room which is also on the main. This home has been added onto for even more square foot as needed over the years. Come enjoy country living at its finest and come see if this is your home. Spot needs a new home!



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c a r e r a o n o n e e e t a n e e c a t c n t c e n a t e
showstopper. Step into this open floor plan with designer plank
flooring on the main and carpet in the bedrooms. Tray ceilings
that guarantee the tone for an entire room. Custom
cabinetry, coat closet, drawers, and an island
are included. The kitchen and bathroom are
aesthetically pleasing. The bedroom
has a walk-in closet and a built-in wardrobe
area. The second floor has a
and a
der Co e ee



2



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2



1

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Stat Road

Under Contract

his custom home has so much to offer with 4 S . his 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



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2 2

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n Under Contract

This one is not your typical split foyer! It backs up to the 4th hole of Lak Hills Golf course and loaded with many updates! Our livelihood will be focused on the covered patio with a custom-built fire place (see photos), landscaping, fenced backyard, and a canopy of mature trees.

The interior is brick vinyl all under a newly installed roof. The kitchen offers newer cabinetry, appliances, lazy susan, and roll outs. Primary bedroom boasts a huge walk in closet, updated shower/vanity, and the hallway bath has been completely updated as well. Decorator paint colors throughout. This is one beautiful home.



1



Jefferson
City



2 2



Utum Rd Under Contract

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.



110



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Summit



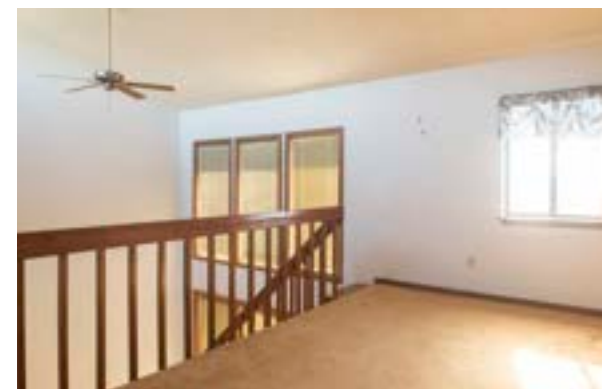
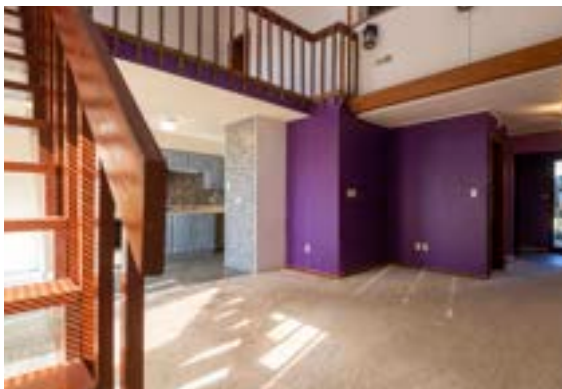
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1 1



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Mortgage Lending

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



a and

reat location in lake ykee. ain level living, primary bedrooms. four seasons room which includes a hot tub. evel yard currently used for gardening/flowering. Cathedral ceiling in one master bedroom. ttic storage with stairs. eep garage. lake ykee Subdivision so you have full use of the lake play ground pavilion and basketball court.



22 .

Holts
ummit

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Rout

located on route this property feels like country yet is conveniently located in the city limits of St. Martins. This bedroom bath all brick home offers 1,500 square feet of main level living with a 4 ft x 4 ft covered patio which leads to a well manicured completely fenced backyard. The .25 acre lot 4 ft x 4 ft allows opportunity for a wide variety of fun activities. Basement is cracked and leaks and is being sold as is.



1



Holds
submit



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10



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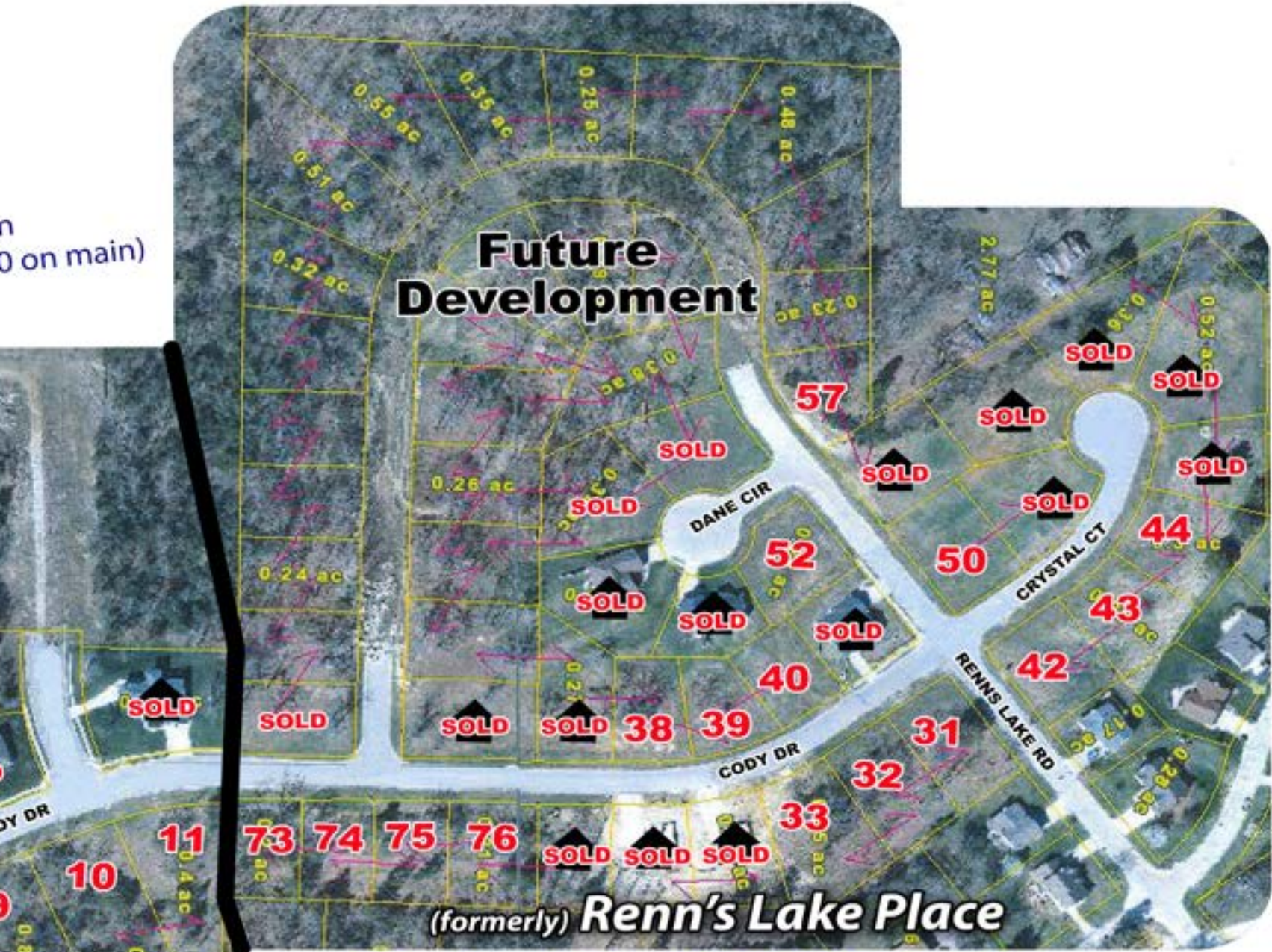


UI I
Lots & Land

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 sq. ft. on main level)



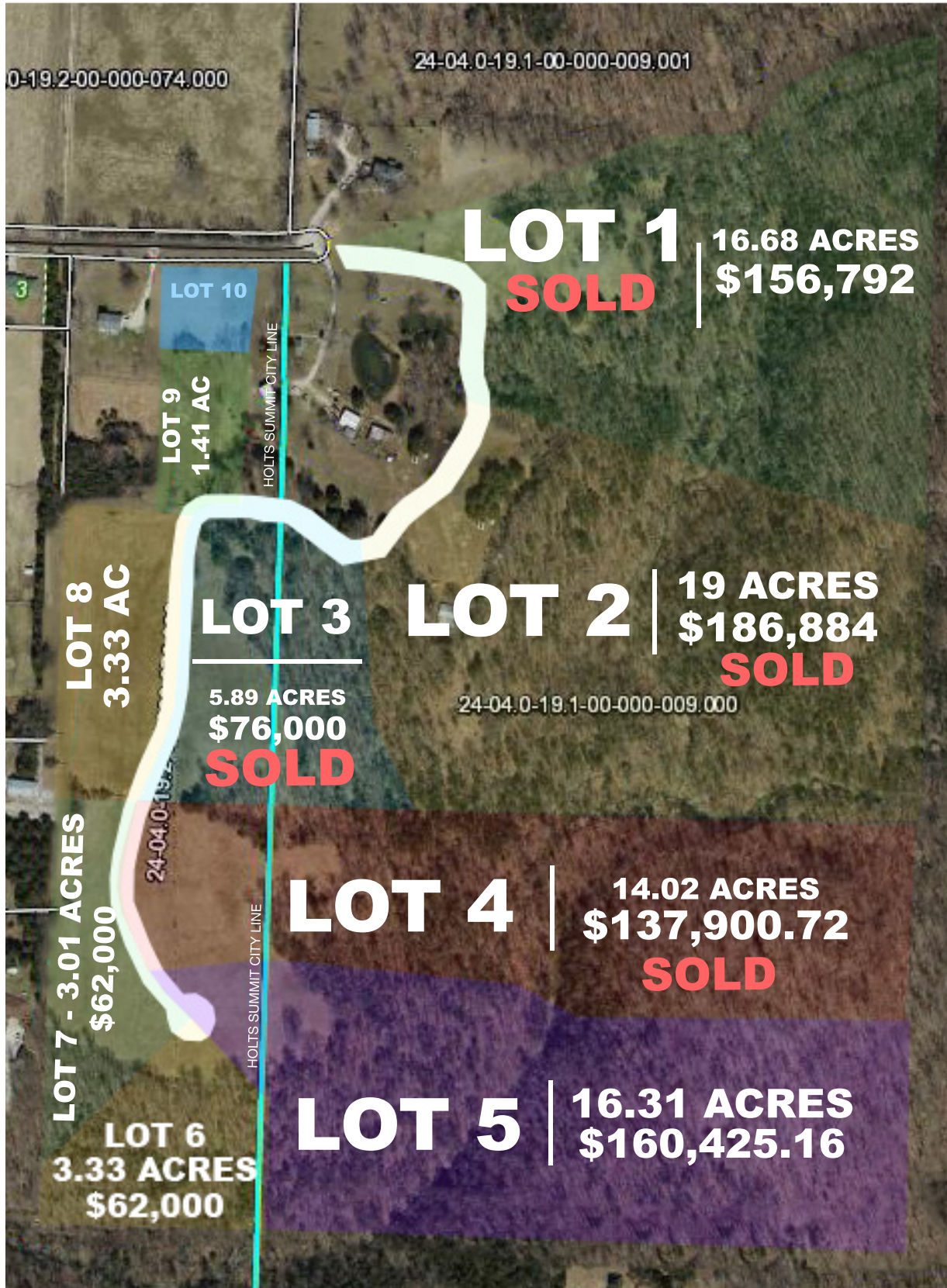


Lots 31 - 76 \$24,900

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! Amenities include city sewer electric and water.

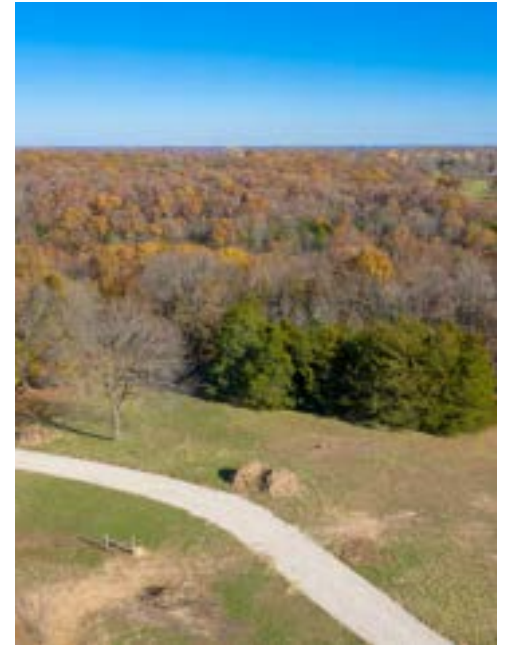
Call Michael team today! - - .

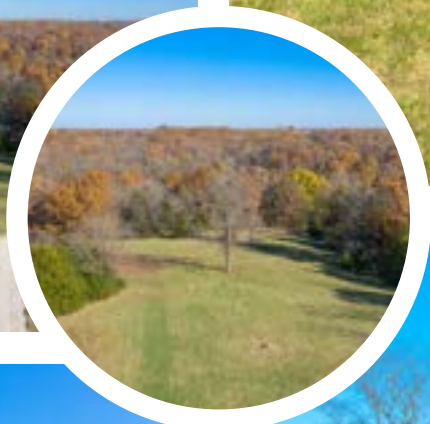
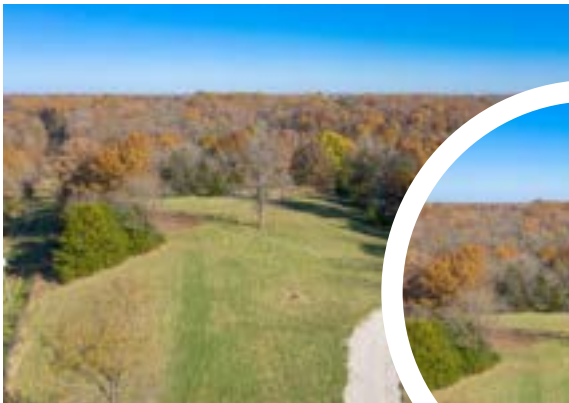
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MYSTIC BLUFFS

S . Simon
private drive starts at old farm house





7

Mystic Bluffs

Highway 4 to State Road 7
 at Colts Summit. Right onto S. Simon Blvd.
 Follow blacktop all the way to where it ends.
 Also can go S. Simon and that will get
 you to the old farm house beside the land
 for sale.

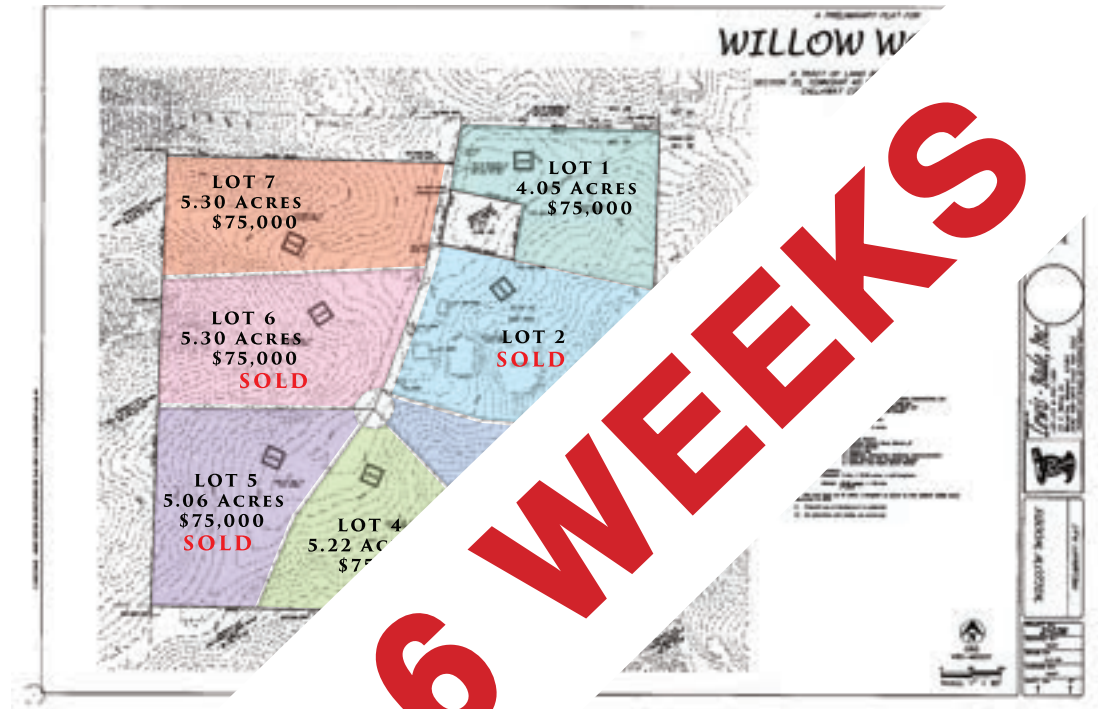


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Willow Woods

When you drive up to the center of Willow Woods development time stands still as you come face-to-face with a symbol of years gone by. In the heart of this 30-acre farm is a 100-year-old barn just waiting to be unearthed with the new activity that will surround it. Over the years time keeps changing its surroundings but the natural beauty of the land around is always brought back as this place knows how to reinvent itself. Seven lots will now surround the landscape where a home can be built water & electric at each lot or the land may be purchased for recreational purposes. Bonfires with the smell of smoke melting into crisp fresh air brings everyone back to a time they want to repeat and share. Walk down this lane shadowed by the barn - see if this feels like home - bring Spot too!



SOLD OUT IN 6 WEEKS

ay

ocated at the end of a private street this lot is a perfect opportunity for anyone looking to build a townhome or duple with utilities ounty ater meren lectric gas and Sub reatment Sewer already available. Situated in a mature subdivision and located ust off of ounty oad 4 . estled ust two minutes fo the over ridge at the heart of efferson ity and easy access to the olumbia corridor. ying ust 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.



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Holts
ummit



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Acres



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Holts
ummit



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Acres



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autiful grass land and custom home site for your dream home. his - acres is suitable for a slab home or walk-out basement custom home. ust outside am's rairie and walking distance to the famous am's rairie store this location is perfect for meren employees to build. his - acres is part of rairie states Subdivision and is the last lot available with electric and water access.

here is an easement on the front corner of the property where adio ire has a small tower that provides internet to a handful of homes. adio ire will provide free internet to the new owners of this lot while the tower is still on the easement. f adio ire no longer services the area they will remove the area and abandon the easement. ome bring Spot to see this listing!



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Holts
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Acres

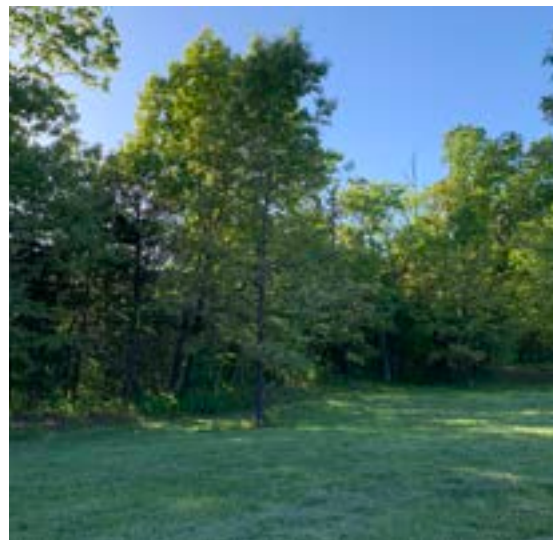
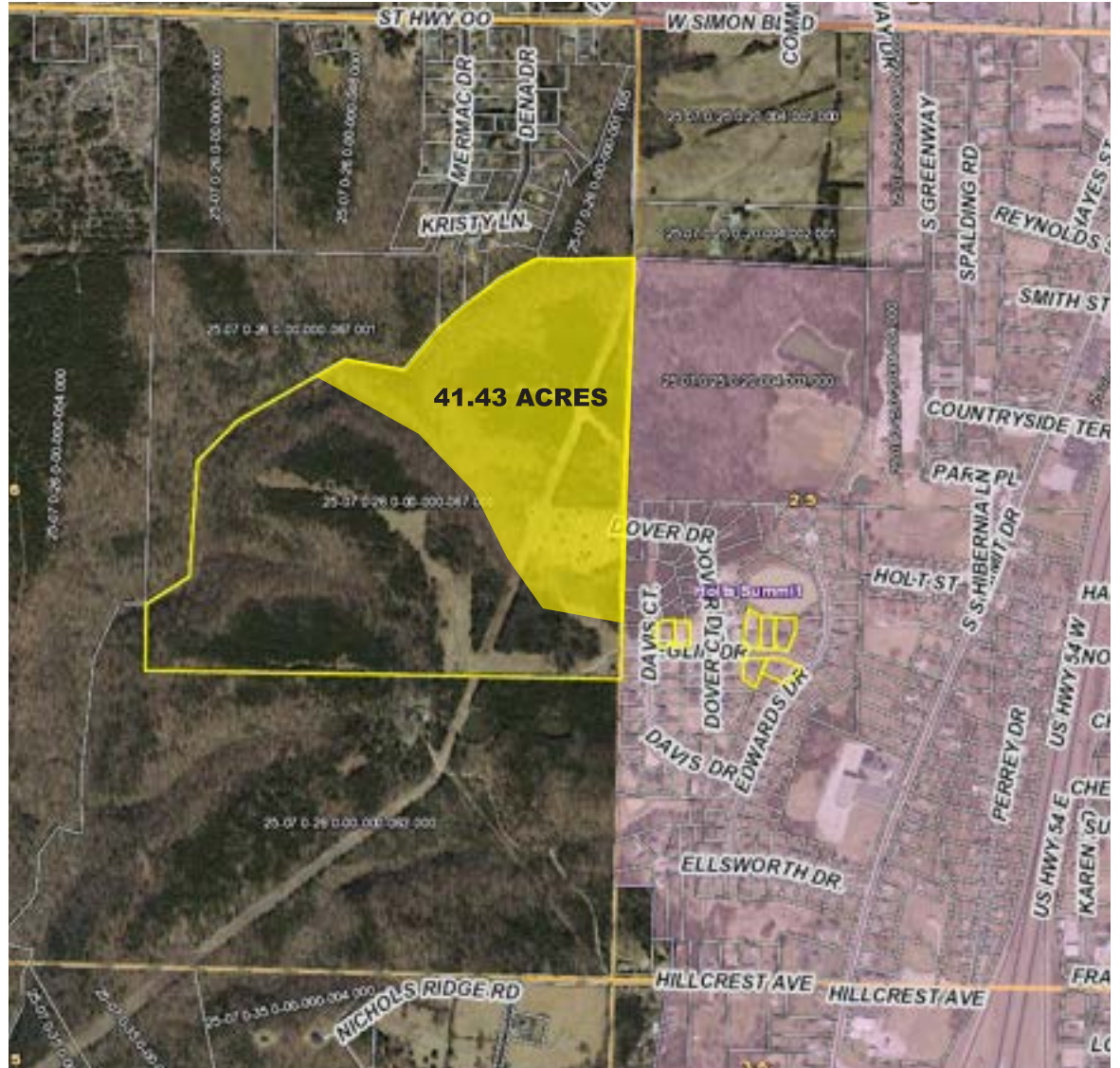
CALL (573) 690-7268 TO SCHEDULE A SHOWING



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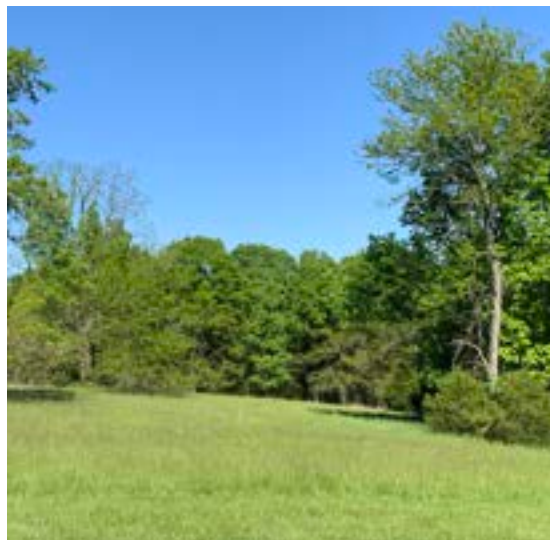
This land is part of a bigger tract which was developed into the edars. The 4.4 acres is at the very back of the edars would be so perfect to continue the development use as weekend hunting ground or build your dream home. This land runs perfectly scenically down a long manicured ridge w mature trees an e pansive 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 Mrs. 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 edars 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.



65.73

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This land is part of a bigger tract which was developed into the edars. The . acres is at the very back of the edars 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 e pansive 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 Mrs. 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 edars 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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County Road 4039

This 12.0 acres is ready to be built on with allway county water district water available across county road 4 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 ridge and the heart of Jefferson City or Holts Summit.



12.0



Holts
Summit



12.
Acres





THANKS so much for taking the time to look through our maga ine. he ristina Scott's team does everything it takes to get your home sold which is why we started this maga ine! here are a lot of people looking through maga ines in doctor and dentist offices, hospitals, hair salons, accountants gas stations grocery stores etc. e make sure these maga ines are all over town! lus we mail them to residents of the efferson ity area each month.

e ust do more than most realtors! e post our listings in two ultiple isting Services efferson ity and olumbia . ur listings are on all and olumbia ealtor's websites as well as our own and the national ones. e use various

social media techni ues to get our listings noticed. heck out our Virtual ours because they are top notch! e use the latest camera e uipment to gain ust the right look for your home and even use our drone for the special shots no one else can get!

ot sure what to do to get your home ready e can stage your home at no additional cost! he team ust wants your home to sell and sell uickly.

It's Just Us. Helping Just You.

ant to know more e t us at . 0.20 and we can send you our Seller's uide which is all about us right to your phone! alk to you soon!



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It's Just Us. Helping Just You. ...and We're Trying New Hairdos Too!

Why do I feel the need to excel at Payten's hairdo after a challenging day, like my child's hairdo is some sort of goal to accomplish the next morning to get the day on track. Lol!

I think it's this guilt thing working moms do (or maybe just all moms), because I am frequently running late, can't get the homemade cupcakes just right, and my kids are going to remember me saying, "Hurry up, let's go..." as the number one group of words used growing up. For Payten's last birthday, I even purchased chocolate covered strawberries in individual, cute little boxes from Cold Stone Creamery (Payten's favorite), and still, I think she would have been more impressed

with homemade cupcakes. I just need more t-i-m-m-m-e. So, late at night when the guilt piles up, I turn to Pinterest. Pinterest and Payten's hair to be more specific! Maybe, if Payten can look put together, then I am a better Mommy and the whole day will start off better. I don't know, it's just simple therapy for the soul, but it's Pinterest and me up late at night, saving those short videos that make it look so easy in 30 seconds, so I can get it all back on track the next morning.

So, if you see my daughter and her hairdo looks really, REALLY good, well, now you know it was a late night and it's just guilt hair. Lol!

I'm just like you, I need more time too!

