

JCMO AREA HOMES

FOR SALE



→ 321 Schumate Chapel
\$269,900

LOVE SECRETS? Flip to page 15 to find out one of the best kept secrets in all of Missouri!

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

Drawing inspiration from the last practice of an 8th Grade basketball team's losing season...find life lessons on page 5.

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.

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Like a good neighbor, State Farm is there.®

CALL ME TODAY.





321
Schumate Chapel

New Construction – trees for privacy, a heat pump has been installed for efficiency, & a third garage down leaves room to grow! Enter from the covered porch into an open floor plan w/ gleaming wood floors, vaulted ceilings, & an abundance of natural light. The designer eat-in kitchen, boasts custom cabinetry, a large pantry, granite countertops, & a large island. The master suite offers tray ceilings, recessed lighting, a walk-in closet, & its own ensuite bath w/ tiled shower. Two spacious spare bedrooms share an add'l full bath. Enjoy the large deck just off the kitchen, or take to the walkout lower level where the possibilities are endless: over 1,000 sqft of add'l living space has been studded & is ready to be finished.



\$229.9K



Jefferson
City



3



2



1,640



CALL (573) 690-7268 TO SCHEDULE A SHOWING

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9463

Erika Ln

Come home to a relaxing lake view! This 3 bedroom, 2 bath home is scenically placed along a lake providing complete privacy along the back. The open floor plan flows as you enter onto the dark

wood flooring spanning the spacious living room. The smells coming from this kitchen will be easy to make with 3 walls of cabinetry and an accessible eat-in area. The master bedroom layout will allow any size bed and has a master shower for even more adult privacy. Downstairs is a delight with room for a bedroom or gaming in the family room. Walk-out onto the patio and get exercise in

the level backyard. Walk towards the lake to join onto the paved walking trail where a level path awaits with scenic lake views. This one is ready for a new owner to make it their own. Come see your new home!



\$159.9K



New
Bloomfield



3



2



1,657



CALL (573) 690-7268 TO SCHEDULE A SHOWING

THE LAST PRACTICE

By: KRISTINA MCMICHAEL-SCHWANT
MCMICHAEL TEAM

Tuesday night was my son's last 8th-grade basketball practice. Just like previous weeks, I sat on the gym floor, checked my email and watched. To even have enough kids to form a team, every boy in his class had to agree to play. For the last two years, this team's head coach was one of the parents and having no coaching experience, some people just find their spot.

My son started to play basketball in the 5th grade, at a larger school. Gavin had liked basketball and joined the team until after one practice the coach said he didn't seem to have a strong interest in playing. Gavin didn't say much but decided to quit after the next practice. At this smaller school, all the boys were needed to make a team, good or bad.

I don't remember the Jaguars winning even one game last year. What I do remember is a lot of frustration and the coach yelling during one game, "Take the lid off the rim!" It was painful watching the ball go up towards the basket 1, 2, 3, 4 and even 5 times in a row without making any points and then down the court it went in the other team's hands.

I'm sure you can imagine the amount of blaming and yelling that followed on the court and at school. When this criticism started during a game, the coach would just take a seat and put his hands up over his head. Usually, we were ahead the 2nd quarter and then, what the parents' section called, "the wheels coming off the bus" would happen. Some games, the wheels were flying off that bus.

Last week's practice was probably to be the last if this team didn't win the next game to stay in the Championship Tournament. At the beginning of practice, Coach started a drill where each player would do a layup and the second player would pass the ball while running back in rotation as fast as they could. I did notice this drill was lasting a long time and the sweat was starting to roll. The team was hot, frustrated and exhausted, but Coach just stood watching so the drill would continue.



The whistle blew, after an amount of time I was unsure of, and the coach yelled, "FINALLY 10 BASKETS IN A ROW! Gather around." He said, "I didn't tell you what I was looking for because I shouldn't have to tell you what I am looking for. Only two of you kept trying the whole time and did not give up." He went on to explain, "It took an hour and seven minutes for each of you to care about what you were doing.

It took an hour and seven minutes for each of you to **do your best at the same time.**

It took an hour and seven minutes to **make 10 baskets in a row.**

It took an hour and seven minutes for you to **act as a TEAM."**

That practice did turn out to be the team's last practice. The Jaguars played in the Championship Tournament which they started in the last bracket. They did not win to continue, but each and every member of that team had significant plays. It was a real nail-biter until the last seconds when one more shot would have won the game.

After the game, the parents started texting each other and this was sent to the whole group by our coach.

This quote is from the movie, "Remember the Titans" and is what the coach said about a player's lack of ability...

"Don't you dare say sorry, he was wonderful in his own way. He added an amazing amount of value. The most important thing is that he learned and grew from it. Made memories for when he is 40 years old and broken down like me! His smile was contagious, and he was always there for his team. Every single young man on this team added value in their own way. I can speak in-depth and each and every one of them for anyone that doubts me. Long story short is I know you are their parent but as their coach, I always have their back, even when they are 40."

There is a new basketball goal in our back driveway where Gavin has spent around an hour every night, since that last practice, with headphones on making baskets. His strong talents are in science, and high school is next year where to get on the team would be nearly impossible. He must have known it was the last practice for him. It all must have meant something.



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are available for your viewing pleasure at
mcmichaelrealty.net/blog

MCMICHAEL 
Realty

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345

Major Terrace

(Under Contract)

This completely remodeled home is on 2 +/- acres. Enjoy the rural setting of this rancher that is right in the heart of Holts Summit. On a private road with 2 other houses, this charming home has 2 garages plus 2 additional sheds. When entering this home, you will notice the distinguished gas fireplace accenting the kitchen and living room. An abundance of cabinetry is throughout the kitchen with a full wall designated as a pantry area and built-in shelving around a gorgeous fireplace. Gleaming oak cabinetry adorn the kitchen with an oversized breakfast bar and all appliances furnished. Remodeled throughout with updated bathroom, carpet, trim, and paint. The walkout downstairs has 2 additional bedrooms and wood burning stove in the family room. One owner for 35 years.



\$179.9K



Holts Summit



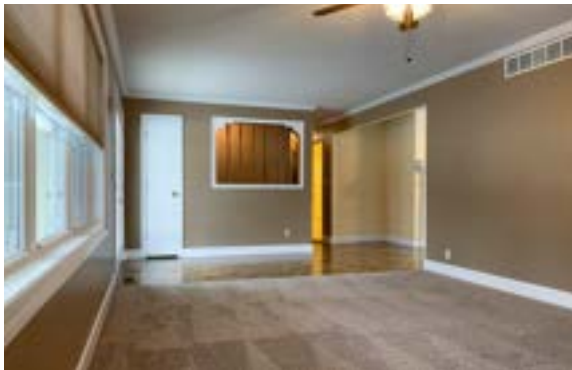
5



3



2,938



CALL (573) 690-7268 TO SCHEDULE A SHOWING



8070
Poor Farm Road

(Under Contract)

This 1-level home delivers on all of the fine finishes you've been wishing for! A gas fireplace is accentuated by open beam ceilings in the living room, and a large master bath has an elaborate stand alone shower that's to die for!



\$229.5K



Fulton



3



2



1,954



These neighboring homes have been newly constructed in a peaceful country setting! Each home sits on three acres of level land, and each has its own unique footprint + finishes. What do they share in common? Lush land, open floor plans, designer kitchens, sumptuous master suites, impressive living spaces, and enviable back patios!



8010
Poor Farm Road

(Under Contract)

8010 Poor Farm Road offers more square footage than its neighbor, and has an upper level. After cooking up a storm in the vast designer kitchen with its oversized island and pantry, unwind in the master suite's jetted tub!



\$279K



Fulton



3



2



2,190



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3548

County Road 4006

(Under Contract)

This home has 12+/- fenced, grassland acres ideal for horses and other livestock. Attractively decorated, spotless home with one-level living in the country. This small farm has an open floor plan inside with beautiful, large kitchen. When entering, the huge living room leads to the kitchen with gleaming oak cabinetry. The breakfast bar will be where everyone will gather with 3 walls of cabinetry. Six foot windows bring the outdoors right into the kitchen and living room. Spacious master has its own bathroom leading into the oversized laundry room. 4th bedroom is accessed just off the garage. Admire mature trees overlooking the 30x50 3-stall horse barn w/ tack room. Woods + pasture are just the perfect combo. The sewer system (septic/lagoon) has been brought up to county code. Come see!



\$245K



Holts
Summit



4



2



2,126



1022

Fairmount Blvd.

Reside amid classic architecture, hardwood floors, & a marble fireplace within this historic home in the heart of Jeff City! Enter into a sunroom w/ 3 walls of windows. Light from this room flows through open shelving into a large living area w/ a fireplace + shuttered windows. Admire the formal dining room before heading into an updated kitchen. Subway tile, stainless steel appliances, white cabinetry, and a skylight elevate this space. A cozy deck off the kitchen allows for al fresco dining. On the main level, 2 bedrooms share a full bath. The upper & lower level offer 2 add'tnl bedrooms, 2 full baths, a family room, 1/2 bath, & utility rooms. Out back, a large paved area has space for patio furniture & leads to a 1-car garage. Below, a walled garden offers low-maintenance green space!



\$190K



Jefferson
City



4



4



3,149

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- AMY LUEBBERING
Senior Vice President,
Mortgage Lending

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3500

State Road TT

This 1945 era 3 story barn has been handcrafted, over a lifetime, from one man's vision with finishing touches influenced by the "love of his life." His life's passion was started in 1960 when he purchased this adjoining piece. With ideas from European designs this farm was marketed as "Farm Stays In Missouri" where they welcomed guests. 2.5+/- acres, 2 decks, sunroom, 3 full baths, 2 more in the treehouse (guest house), a potential of 7 bedrooms and balcony over looking the old hay loft. An adventurous 3rd level with the master bedroom, bathroom plus a balcony for moonlit nights. The 3 car garage has what they call the treehouse apartment on the 2nd story. Fenced pastures & stables for small livestock. This lovely couple's life's work is ready to be passed down to the next generation.



\$260K



New
Bloomfield



7



5



2,806



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609

Memory Lane

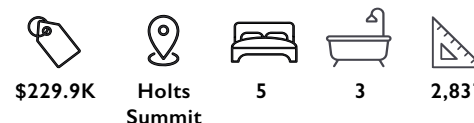
This out of city limits home boasts a total of 5 car garages and a lower carport. With 1 basement garage, 3 outbuildings that hold 4 detached garages, a small garage for misc. equipment and a two story workshop. This spacious land comes with 2.6 acres. Built in 1956, this home was remodeled and additions were added in 1998. One of the additions is a large great room featuring a wood burning stove. Enjoy beautiful summer days outside on the huge 20x14 deck. The master suite has the potential to have a sitting room before entering the master. This is a large home having a total of 3600 sq. ft. with a beautiful colors and gorgeous oak hardwood floors. This is the perfect home to get away from all the noise of the city and enjoy the country, but still be close to city limits.



2463

County Road 4042

(Under Contract)








This dreamlike country homestead sits on 5 acres of peaceful land complete with a chicken coop, fruit trees, and a 50x50ft fenced garden! Plus, enjoy paved roads, an electric RV hookup, & close proximity to city conveniences. Enter from the landscaped yard into a fully updated home w/ brand-new carpeting, engineered wood floors, trim-work, soft-close kitchen cabinetry, and more! On the main

floor, the master enjoys its own private bathroom, while 2 addtn'l bedrooms share a full bath. The lower level offers 2,837 sqft of addtn'l finished living space + large storage rooms. The downstairs family room boasts a wood burning fireplace + walkout patio, while 2 more bedrooms share another full bath. Outside, a deck overlooks the backyard, complete w/ a storage shed that backs to the woods beyond.



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2412 Kirk Drive

 \$248.9K
  Holts Summit
  3
  2
  1,849

Don't sacrifice the conveniences of the city OR the peace and quiet of the country. Built within the quiet, suburban setting of the prestigious Southwind Meadows subdivision, this one-level home is just 5 minutes from the city and within the Jefferson City School District. Walk into a bright, open floor plan with modern plank flooring + traditional tray ceilings. Beyond the large living space, a designer kitchen has ample custom cabinetry, granite countertops, and a 9ft island. On warm summer nights, head out back to relax on the covered porch which looks out over a level yard. Inside, luxuriate in the Master Suite with its large walk-in closet, tiled master shower, and double vanity sinks. Two more generously sized bedrooms, another full bath, and a 3-car garage leave room for growth!



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**315
Fox Creek Road**

(Under Contract)

A spacious 5-bed, 4-bath home is picturesquely perched atop a hill in the beautiful Schellridge Subdivision. Enter into a grand foyer, where tall ceilings draw the eye up a dramatic staircase. Relax in the front parlor before heading into a bright formal dining room. Continue into the living room, w/ its impressive stone fireplace + french doors to the back patio. Around the corner, the eat-in kitchen is one-of-a-kind, with unique wooden cabinetry + tin ceilings. The spa-like master suite is the picture of tranquility, with its own modern private bath. Upstairs, find 4 more bedrooms, 2 full baths, and a laundry w/ built-in cabinetry. The lower level has a large rec room, library/game den, & full bath. Outside, the back lawn is shaded by mature trees and boasts a large patio + storage shed.



\$274.9K



Jefferson
City



5



5



4,437

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12929 Eagle Ridge Road

(Under Contract)

This townhome has a view! Scenically placed, on a ridge where eagles fly, is one of the best kept secrets overlooking Railroad Golf Course. The grand foyer seeps style with glass railings around hardwood columns leading to the rest of the open-plan. Abundant windows showcase the main level and bring breathtaking views right to you. Being the 1st sold, this home is a one-owner showstopper. Gleaming hardwoods lead to the kitchen with an impressive sized island made for gathering. A 4-seasons room is simply kissed by 360 degree nature. There's a reason owners never leave this place and just 4 miles to JC. The master, with room for a sitting area, is accented by an ever-changing view too. More is found down where a huge family room takes focus, 2 bedrooms, bathroom plus plenty of storage.



\$249K



Holts
Summit



4



3



2,860

97

S Larand Drive

(Under Contract)

Located in the desirable Lake Mykee subdivision, this lakefront property is the perfect place to make memories! Enter into an open floor plan, ideal for gatherings. An eat-in kitchen boasts a granite island, rich cabinets, and modern appliances. It opens to a huge living area, where hardwood floors gleam with light spilling in from a wall of windows. Doors open to a covered back deck which spans the width of the room. Head out to lounge in the sun, or – during colder months – stay indoors with a good book in front of the fireplace. The main level master boasts its own private bath. On the opposite side of the home, 2 more bedrooms share another full bath. Retreat to the downstairs rec room + 2nd kitchen, or walk out to the back lawn and set sail from your own private dock – Anchors Aweigh!



\$275K



Holts
Summit



3



3



2,976

CALL (573) 690-7268 TO SCHEDULE A SHOWING

“THE BEST KEPT SECRET AROUND...”

By: KRISTINA MCMICHAEL-SCHWANT
MCMICHAEL TEAM

About 12 years ago, Scott and I rode the train to Hermann and spent the day with some fun people for Oktoberfest. We sat in the lawn at Hermannhof Winery, in the heart of Hermann, and commented on 3 adorable cottages on the hill. With thick stone, chimney tops peaking towards the sky and large porches overlooking Hermann, the sunny day was showcasing their beauty. Looking back today, that day started a desire to learn more about these enchanting pieces of Hermann real estate.



Several years passed before we found ourselves in Hermann for an evening of going through Hermann's downtown shops with our kiddos. When we walked to the edge of town and looked up the hill, there were those stone cottages placed just perfectly like a painted picture. This



time, when we were done looking around, we just had to find how to get closer to them. We drove a hidden one-lane road winding around from the back and popped out at the first cottage. We sat there with our car lights shining down the 3 structures and promised ourselves we were going to make time to come back and stay in one soon.

As even more years passed, I found myself in Hermann again around Christmas time to go to another Hermann treasure, Saleigh Mountain Company Leather Shop. I had remembered this incredible place from our last visit when we were walking down 4th Street. I was so impressed with what Sally and her daughter Molly could craft in this one-of-a-kind shop. They showed me their handmade purses and wallets and Sally started sketching what I told her I was looking for, and she warned me I was project number 13. Months later, I received the sketch and it came to life, and it was perfect.

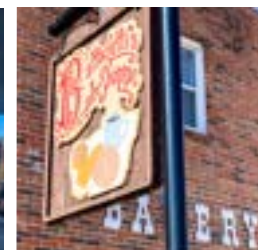


Kristina and Scott's List of Favorites:

- **Hermannhof Cottages** (also referred to as the Weinhouse Cottages) - Stay in the “Champagne Room” in the Hermann Haus.
- **Saleigh Mountain Company Leather Shop** - This is a MUST GO. Tell Sally and Molly we said hello.
- **Stomp'n Grounds Coffee Shop** - Everything is locally received from little towns across Missouri. The Croissant (ham and egg) is fabulous. We sat at the window to watch the happenings of this small town and worked on our computers. Love the atmosphere and restored downtown space!



- **TinMill Steakhouse** - Have the Chocolate Cake. Actually take it back to the room, as I did in the picture. It lasts several nights in the mini-fridge.
- **Fernweh Distilling Co.** - Very cool atmosphere to relax in, but it is closed (off-season) during the week.
- **Ricky's Chocolate Box** - Walk right in and Ricky is making the chocolate goodies all day. There are cases and cases of all kinds of chocolates. Try the chocolate turtles with the toffee on top, and bring one back for me!
- **Wings A-Blazin'** - This place has the best wings and it's 2 doors down from the Saleigh Mountain Company Leather Shop. Also, we did not get to try it, but there is a Cupcake Shop right next door that is new. (Looked really special...next trip!)
- **Battocletti's Bake Shoppe** - This is right beside Ricky's Chocolate Box. I stumbled across them because I felt bad I had parked in front of their store and then walked past to go to the chocolate place. So...on the way back, I went in. You must go in too. Get the homemade cinnamon bread that is round and take it home.





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Ridge Fork

This gorgeous new build, on 4+/- acres, is in a scenic, rural setting. Boasting 3 bedrooms, this ranch-style home has a breathtaking backdrop of wooded trees just beyond the level, grassy yard. When entering, you will notice the durable Redondo Beach colored plank flooring from the Casabella Collection at Howell's Carpet. The dark grey flooring is trimmed out by thick, white trim and doors throughout the main level. Medium grey-toned walls lead you to the open kitchen with an 8-foot granite island allowing room for extra storage. Grey-stained custom cabinets from J&J Cabinetry accents the wood allowing both grey and brown tones to combine. The master bedroom has a tiled shower, double sinks and a walk-in closet. A full downstairs with 3rd car garage is ready for your expansion. Come see!



\$299K



Holts
Summit



3



2



1,573





This time, I took my 13-year-old son to get a special Christmas present. I wanted to get him a special backpack that would be a keepsake and get better looking as it aged through the years. It was a special day when Gavin and I drove down on his last day of Christmas Break. After we picked out the perfect backpack, Gavin and I drove around the corner and there were those cottages on the hill. I guess it was the mood of Christmas, but I actually called when we returned home and booked one for the end of February.

Each cottage is a fully restored historic house, originally built in the mid-1800s. They are owned by the Hermannhof Winery and referred to as the Weinhaus Cottages. Each guest room is classic to luxury and each is designed with exquisite style to offer you choices, which include magnificent bedchamber, wine cellars, sitting rooms, fireplaces, oversized claw-foot soaking tubs, extensive multi-stream showers, and wrap-around porches.

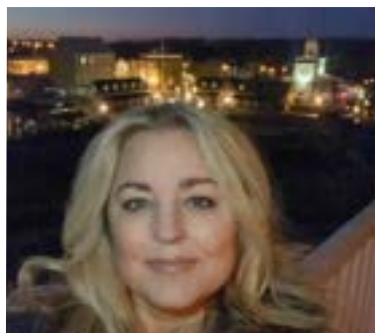
After looking at picture after picture, we picked the Champagne Room in the Hermann Haus Building. This structure has 2 rooms with the Champaign Room on the top-level, so it is very private. It is also the last cottage on the hill and the one you see in most of the pictures.

This would be the first time I had ever spent more than a few hours in Hermann. When we checked in and drove to our cottage, we could not believe how beautiful the setting was. It really is the best cottage due to the massive, panoramic view. When entering the



room, 2 fireplaces set the mood of complete tranquility. The bathroom takes up half the cottage with a fireplace of its own. The double bedroom doors open up to the expansive back porch with the lit town below. At night, we would relax with the back door cracked to let the fresh air and train sounds absorb our cottage.

We were worried about going on their off-season, but this is the best time, in our opinion. Everything is open and the restaurants, wineries, shops, tours, and massage companies are all available. We had always felt we had to go further away to feel really relaxed, and it was one of the best vacations we have ever taken. We think it's one of the best-kept secrets around, and it's a good thing kids are not allowed at these cottages (wink, wink).



7 Exterior Home Staging Tips to Sell





- 1. Hang attractive house numbers that are legible from the road.
- 2. Roof Cleaning  - *First impressions are everything.* Cleaning your roof will make it look brand new and save you thousands over replacing.
- 3. Trim back trees and shrubs from the approach to the front door.
- 4. House Wash  - One of the most cost effective ways to increase the value of your home.
- 5. Exterior Window Cleaning  - According to a survey in Money Magazine, window cleaning is the #1 presale improvement that generates the best ROI as measured by a higher selling price.
- 6. Hide trash cans, recycle bins, garden hoses, and children's toys.
- 7. Pressure wash the sidewalks and driveway  - Create instant curb appeal by surface cleaning sidewalks and driveways.

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860

Nieman Road

This ranch style home was built in 1995 and has only had ONE OWNER. Placed in a rural setting in the heart of Holts Summit, this home is ready to move into. The open floor plan winds from the kitchen into the living room with a view off the back deck of its level backyard. The back is already fenced for your Rover to play and is very accessible with steps off the deck. This home has 3 bedrooms on the main, 2 full bathrooms and a walkout basement downstairs. Conveniently located just 3 minutes from the MO River Bridge at the heart of Jefferson City. You will want to look at this well-built home and imagine possibilities of putting your own touches on the main level as-well-as more possibilities of additional square footage down. Just a nice location to call home.



\$159.9K



Holts Summit



3



2



1,443



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TBD Audrain Road 918

(Sold)

80 acres, situated by a golf course, located very close to Mexico City limits. Water and electricity available at property. This land is level with small wooded areas suitable for hunting or pasture development. This gorgeous fenced land has been used for pasture and includes several small ponds. The land is in a quiet, secluded area and ideal for a beautiful new build.



Mexico 80 Acres \$284K



3 Highway C Prairie Estates

Fulton 6 Acres \$45K



Legacy & Renn's Lake

Jefferson City – 34 lots available!



Cedar Woods on the Creek

Jefferson City – 6 lots available!



Greenwood Hills

Fulton – 10 lots available!

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CALL (573) 690-7268 TO SCHEDULE A SHOWING



11337

County Road 385

Price Reduced!

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.



- \$1,099,000 - Complete Package
- \$490,000 - 2 Commercial Buildings Only



Holts Summit



8,463



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