

JCMO AREA HOMES

FOR SALE



KRISTINA & SCOTT'S
McMICHAEL 
Team



20 Years



Read one of the many stories from our 20 years in business on **Page 4!**

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



THANKS so much for taking the time to look through our magazine. The Kristina & Scott's 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 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 just do more than most realtors! We post our listings in two Multiple Listing Services (Jefferson City and Columbia). Our listings are on all JC 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 MCMICHAEL Team just wants your home to sell and sell quickly.

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Want to know more? Text us at **573.690.2075** and we can send you our Seller's Guide, which is all about us, right to your phone! Talk to you soon!



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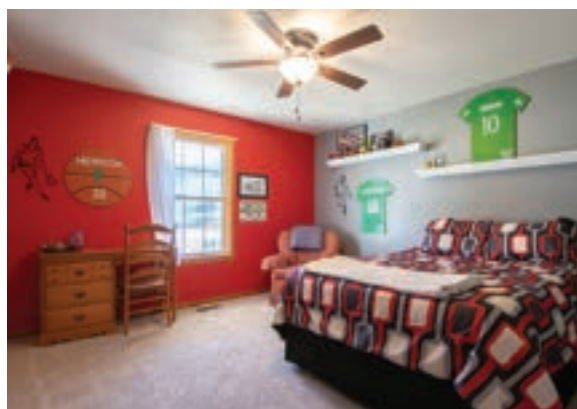
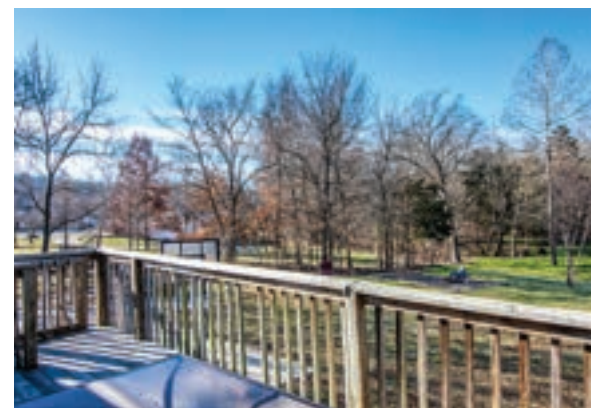
8000

Hunters Lane

This 3 bed, 3 bath home is located in the Blair Oaks School District. The open floor plan and vaulted ceiling provide a spacious feel. The living room has a beautiful bay window, which offers plenty of natural lighting. The kitchen features an oversized island and lots of cabinetry. Enjoy the view at dinner with sliding glass doors which open onto the back deck overlooking the level back yard. The 3 bedrooms on the main level are on one side of the home with the primary bedroom having its own full bath. Just downstairs is even more room with a family room, another full bath, and a large storage room. This home has had one owner and has been well taken care of and loved, and is ready to be your new home! (There is a \$1000 credit for a new dishwasher and to stain the deck in spring.)



 \$297K
  Wardsville
  3
  3
  2,096



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Celebrating our 20 years in Business | **20 years of Stories**

The story I was never going to tell...

I never, ever thought I would be telling this story - not even E-V-E-R! Not even sitting back and relaxing with family and friends... and if you are my closest friends, you are going to wonder why I never told you this one. I've always felt or really known, I couldn't let this one slip out as I can count on one hand the people that know and that's why this story has been on my mind. If I'm really going to write about 20-years in business, well, this story has its place in the top 10.

Is it number one - I'll let all of you decide.

This story illustrates in neon lights how running your own business certainly has tricky spots where everything gets redirected and put on-the-line! I am breaking this story out just for all of you, but I won't be using any names - you'll soon understand why. I am taking a deep breath as I decide where to begin...

Our daughter attended a local preschool about 6 years ago. Payten had been attending this school for about a year when things changed when an entourage of vehicles joined the daily parade up the long lane to drop off. The routine was quickly apparent that it was always going to be a 3 vehicle ordeal with the protected party in the middle and two black SUV's - one leading and one in the rear - looking important and driving like it was important. We all learned to just scoot over if approaching the entourage speeding through the narrow lane.

The little boy was always dressed perfectly as either the mother or father walked with us into the cubby area to wish our children a great day before saying goodbye. I was always perplexed by the whole scene and didn't know quite what to do or say as men dressed in suits, wires up into their ears and dark sunglasses held the door open for us and their precious cargo.

Our daughter ended up in the cubby right next to this little boy and I never knew if I should say "Good Morning Governor" to just a normal person probably wanting 5 minutes of a normal life - so I said nothing and decided to just smile and let either parent dropping off to just be normal, like us. I really was glad they were there - remember that as I tell you the rest of the story - and there was nowhere safer than where I was sending my daughter because two highway patrolmen stayed with their son.

While attending the preschool together their son had a birthday and we were all invited to the party at the Governor's Mansion. It was so charming. We pulled up on a Saturday with white event tents in the lawn - I think to

block any outside pictures - and just beyond those tents, all kinds of Wal-Mart water toys were in the middle of the lawn. We were told to dress in casual clothes and as my family walked up the few steps onto the lawn, Gavin was probably 9 and kept looking up at the huge house and said, "Do you think the governor will come out!" We walked a few steps further and the governor was right at our feet. I said to Gavin, "Gavin this is the governor." Gavin shook his hand and acted like he couldn't believe he came out of the massive house, as he kept looking back up at like he should still be in there somehow! There were treats, little pools, water slides... It was perfect - it was a special day.

I am just not into local politics, but I sure remember where I was when I received a particular call from my husband, Scott as I was driving to Columbia for an appointment. At the end of our conversation he told me his last call had said we should watch the news tonight...something big is about to happen from the governor's office. I then added that the State of the State Address was tonight and that could possibly be what the news was referring to. Scott said he didn't think so because this nameless person told him not to tell anyone.

I thought nothing of it. You know the saying: Three may keep a secret if two of them are dead? Well, while I was on a call with my office assistant discussing a listing I briefly mentioned what Scott had said and asked her if any of the local news had posted anything. I knew she was right in front of a computer where she quickly looked at the local news and said she saw nothing new. No big deal to me - I didn't think much about it - ended our conversation and kept driving.

Now, you know when something big happens and everything slows down into slow motion and you can remember every single second... every-single-one...

...my day was about to be one to remember forever.

My phone rang through my car speaker and it was my office assistant and she was excited about something...her voice was just about ready to tell me what. I will use a quote here because the exact words are burned into my brain forever. She continued, "If you want to know anything, just ASK TWITTER!" I pulled - no abruptly jerked - my SUV to a skidding stop along the side of Highway 63. She now had my full attention as I was putting together what she had probably done... and oh yeah, it just got worse from there.

She proceeded to tell me - still very pleased with her investigative work - how she logged into her Twitter account and put this tweet: "My boss just heard some news is happening today with the Governor, does anyone know what's going on?"

Now, I was freaking out!

I think my next words were, "Oh my, oh my ***! You didn't - did you? Are you joking?" Now, she started panicking, but still not understanding why she should be panicking. She started saying over and over in between my words that she would take her tweet down...BUT...it was way too late.

The Twitter world had seen it.

The first response to her tweet was an unknown man telling her unfounded accusations (maybe I'll tell you the exact words at our 40th year in business, but I'm not going to now), then more tweets started coming with others wanting to know what we knew. I turned my car around while she was disabling her Twitter account. I was just stunned, shell-shocked, shaking... hoping that was it. But...it wasn't.

Before I could get back to the office Scott called... and asked me who I had told. Scott had just received a call from the original person he spoke to just 30 minutes ago and they had already seen a screenshot of our office assistant's tweet. The person showing him had Googled her and knew she worked for McMichael Realty and now knew who her bosses were. It was now officially traced back to our office and they had seen it. Apparently, just so you know, the governor's office and others have alerts when the governor's name is used. They were frantic to get the leak stopped and had screenshots of the Tweet AND THE RESPONSES.

Take a deep breath here because I had to when just writing this part.

I couldn't tell anyone, I couldn't call anyone and all I was thinking was how long would it take for a news outlet to call OR be at our office doors to ask what we knew...which was NOTHING! We decided to turn all the lights off and lock the office doors - we were not going to answer that door if the news did come our way. I then called our website designer and told him to shut our website and all of our social media down - NOW! He's a very calm, passive individual and he did finally say something like, "There must be something you can't tell me?" I thought, oh boy is there!

I just needed our website and all of our social media down so no one could comment, match the name of our employee with the tweet and find out who her bosses were. We/she needed to disappear from everywhere until we even knew what was going on - which I still had NO IDEA. I did know this... if the alerts went up that quickly and Scott had already received a call back from this individual asking who he had told - we had trouble - and it MUST be big.

That night, Scott and I flipped from the local channel to Columbia's local channels and then back to our phones for anything online - NOTHING! Five O'Clock News - NOTHING!

Six O'Clock News - NOTHING!

The State of the State came on and we could see the governor talking...he seemed happy - NOTHING!

But then something interesting was said or maybe something noticed; the governor went straight back to the governor's mansion and did not shake hands or stay to visit. What was the hurry?

...Then it all broke loose...

The story was first released from a St. Louis media source in which there were allegations against the governor. So now it was out there. Our office assistant was texting us...we were texting her...we couldn't tell anyone the day we had! I just thought, "They no longer care about our little Tweet," but we kept everything down - just in case.

To just be young! To just be young with no consequences or responsibilities! Our office assistant really didn't fully know what she had done... There is a generational gap where it is just not a big deal to put something out into the world and have it answered back - good or bad. But my generation/I had to face the consequences.

We stayed up sitting in our bed glued to our phones where pre-written statements from the governor and then his wife were being released by their press staff. The statements were carefully crafted with a deep undertone of love for each other and their family. We felt very sad for their family that night.

The next days were more statements and their two kids were taken out of this area to be around family. Now it was national news. It was a mess, a newsstorm in which no family would ever want to be in.

Somewhere among those days, another statement was made by the governor's wife, and that one I remember. I felt that one was directed right at little old me that didn't even care to have a part in this whole mess...and didn't even make the Tweet! These comments, her comments, were written not by a group of people, but by her. The comments were painful to read as she, the best I remember, talked about the people who acted nice to them but spread this upon her family...it went on. Whatever it said, I felt very bad for all of them and felt her personal pain as a wife and mother. There was nothing I could do, it's not like I could call her up and tell her how it all happened and that I didn't even care...it was an accident! I just had to feel her pain.

I can laugh about how it all happened now, certainly not about the family that was destroyed. I always look at things and try to learn something. I did learn about a difference in generations and what they find acceptable to Tweet. Maybe we should all just realize that every single action we take, each and every day - big or small - has consequences. Sometimes we can see the full impact like in this story, but most of the time we can't. Maybe we all should be more responsible for what we put out into the world.

Oh... and don't ask the Twitter world a question if you're not prepared to receive the full answer.



13

Echo Bluff Spur

This must see new build is nestled down a private drive on 5 wooded acres at the beautiful Bluffs Development. The one-level home has an open floor plan which opens up the living room and kitchen into a focal point. Lasting laminate flooring is throughout, including the primary bedroom, with carpet in other two bedrooms. Everyone will gather in the designer kitchen with oversized island area, all appliances (including refrigerator), gorgeous custom cabinetry, and granite countertops. The split bedroom plan leaves the primary bedroom a place to relax by stepping into the tiled shower with glass door plus 2 vanities. This home offers the stunning beauty of nature, the feeling of privacy and seclusion, and yet is just 5 minutes away from the Missouri River Bridge



\$419K



Holts
Summit



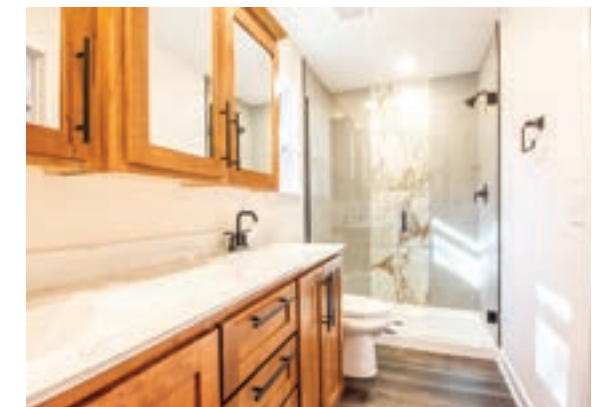
3



2



1,646





1720

Cedar Lane

This charming ranch home has 3 beds and 2 1/2 baths, and a size-able backyard! You'll feel right at home from the moment you step in the door. The living room is the perfect place to relax and the kitchen has plenty of counter-space and abundant cabinetry. Enjoy meals with family and friends in the dining room or enjoy barbecues on the covered back deck while taking in the gorgeous scenery. The primary bedroom features its own private half bath. Downstairs is the family room with kitchenette area, a full bath with jetted tub, laundry room, spacious storage area, and a large workshop. Step outside and enjoy nature's beauty right from your own backyard. You won't want to miss this one.



\$179.9K

Holts
Summit

3



3



1,467



CALL (573) 690-7268 TO SCHEDULE A SHOWING



2

Bluffs Lane

This 3 bed, 2 bath new build is located on 5 wooded acres at the beautiful Bluffs Development. The one-level home has an open floor plan which opens up the living room and kitchen into a focal point. Everyone will gather in the designer kitchen with oversized island area, gorgeous custom cabinetry, and granite countertops. The split bedroom plan leaves the primary bedroom a place to relax by stepping into the tiled shower with glass door plus 2 vanities. This home is outside city limits, and offers the stunning beauty of nature and the feeling of privacy and seclusion, yet is only 1 mile from the Center St Exit.



\$179.9K



Holts
Summit



3



3



1,467

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One of my favorite hidden gems...



I promised in the January Magazine to tell you about some of my favorite places to find just the right finishing touches for decorating. I have several little go-to places where I find just that special something. I love to go to these mom and pop shops because I can decorate with these one of a kind items that no one else can get, because there's only one.

For one of my favorites, you'll have to grab some girlfriends or your favorite person and make it a day trip because you will be headed to Monroe City. Now, I had never heard of Monroe City either, but it's a little gem. It is about 15 minutes past the dam at Mark Twain Lake up in northern Missouri. From Jefferson City it will be a calming and scenic 1 hour and 45 minutes. Just past the railroad tracks in the downtown area is a little corner shop called Applebee Tree. It is listed as a florist shop, but it is oh so much more.



I first noticed the floral arrangements, which are handmade right there, but then kept finding little treasures every time I went in. It would be a rarity for me to go there and not buy something, usually many somethings. I took pictures of some of what I found the last trip and where I have used other items I found to decorate.

I know I said to grab some girlfriends and make this a day trip - that sounds so lovely - but I need time to think when I shop, so I take myself! Everything I buy has a place it is going or I do not purchase it. I have found the littlest of touches, like a 3 inch glass bottle, a custom soap...it just makes all the difference.

If you see something you love or something that brings back a memory, use those pieces intermixed with the new. The owner makes flower arrangements using old wooden boxes, ceramic antique mixing bowls, wooden tool holders, old wire egg baskets... Those are the items I love my flower arrangements in. I think the last one I purchased was in an old brass spittoon (if you don't know what this is... look it up, it's a thing!) And yes, it was fully cleaned out!

Now, I am not an antique collector by any means. I blend the old in with the very popular new and make conversation pieces to look at that aren't going to be found anywhere else. Such simple ideas like a back deck I decorated and put a rug with a table, pillows, potted bushes for greenery and between 2 pots an antique metal watering can. It just looks fantastic with the colors.



I visited Applebee Tree one time a few years ago and found these round, metal gas cans that I kept walking around because on one the red was almost all the way rubbed off and it was a metal look with a hint of the old red emblem - but the other was a vibrant dark blue with oil still on it but now dried to give it its own matte look. I didn't know exactly how to arrange them, but I knew they needed to be in a farmhouse I VRBO.

I took Gavin around Christmas last year and we found something else that just pulls you in - a train that runs right by the store. When I say it runs right by the store - I mean right-by-the-store - we thought it might come INTO the store! It lasts about 5-10 minutes and is an experience in itself. If you're there at 1:00 - you won't miss the train!



The last time we were at Applebee Tree, Payten found a glass jar to purchase. It turned out to be so much fun when she opened it because it was full of little antique treasures...buttons, a whistle... and a juice harp (Google that one!) Payten was so impressed when I knew what it was because my brother had one growing up.

The same owner owns the whole block. Where there is also BK Chicken - order their spicy fried chicken (it's not really spicy), a clothing store and a neighborhood bar. I didn't realize the same person owned the whole block until I went into each place and noticed the decor...then it was obvious!

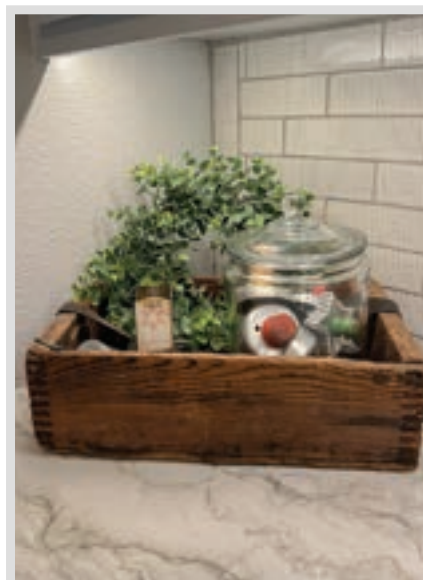


His newest venture is the event space running along the back of this whole block. It used to be a large commercial garage with soaring ceilings that peeked at a row of functioning windows, a loft and huge doors that open at either end of the block. It's going to be something!

Oh, and if you look to the next block just across the railroad tracks, you'll see one of the only Ben Franklin stores left (that is like a Hobby Lobby) and it is a real treat! This place is packed floor to ceiling with treasures everywhere!



I'm not going to give you all the pictures of my special places because they are just that - PLACES - destinations that need to be felt. So do not ruin it and Google my little hideaways - just GO! Be present! Live a little!





12204

Dogwood Drive

Under Contract

This home is between JC/HS (above the Hwy. 63 corridor) right at the Katy Trail in the prestigious Bluffmount Estates. Having 5 garages, 4 bedrooms & 3 baths, this home is spacious. The scenic neighborhood is only the beginning when you enter this home. Fresh paint & flooring are throughout, with a great room, kitchen and office (built-in desk and shelving) on main. Decking, both covered & uncovered, lets you feel the nature of the surrounding woods. The master has a private bath & separate laundry room right next door with built-in everything! Downstairs has a family room, bedroom & 2 separate garage areas, totaling 3 garage doors. Lennox heating/cooling, water softener, central vacuum & tons of storage. This home is a must-see as this area rarely comes on the market. Spot will love it!



\$419.9K



Holts Summit



4



3



2,630





Lot 1

County Road 385

This must see new build by Kenny Shelton Construction is on 4.12 acres w/ NO RESTRICTIONS! The 4 bedroom +5th bedroom (office), 3 bath home has an open floor plan. The designer kitchen has custom cabinetry made out of knotty alder with a customized drawer design, oversized island and specialty lighting. The rich wood floors on the main are just stunning as they span the open area of the living room and kitchen. The primary bedroom leads into the bathroom with tiled shower & floor, plus double sinks with the same custom cabinetry. There is a full kitchen down (except stove) with an expansive island to gather around. There is a spacious family room & theater room (no equipment), storage & 3rd garage make this home have something for everyone with wooded acreage behind.



\$555.9K



Holts Summit



4



3



3,726

(Photos are of similar home, same floor plan)



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10780

Old US Hwy 54

SOLD

This gorgeous like-new home is in the latest section of the prestigious Southwind Meadows Development. This one level home has an open floor plan with 1640 finished sq. ft. When entering, the tall ceilings of the living room make this space look grand as it leads into the kitchen with custom cabinets by J & J Custom Cabinetry. The rich, medium tones of the knotty alder wood make these cabinets stand out as the focal point of the main part of the house. An oversized island is just perfect for doubling the workspace while you cook in this luxurious setup with many extras like nickel finished hardware, pull out trash bin, appliance suite, built in silverware divider, soft-close cabinetry and many extras. The primary bedroom features a large private bath and oversized walk-in closet. This home is handicapped accessible. There is plenty of storage space in the garage. Must see!



\$314.9K



Holts Summit



3



2



1,640



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Front side of the home shall be brick or approved hard surface





Just on the edge of town and minutes from direct access to Hwy 54! 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.

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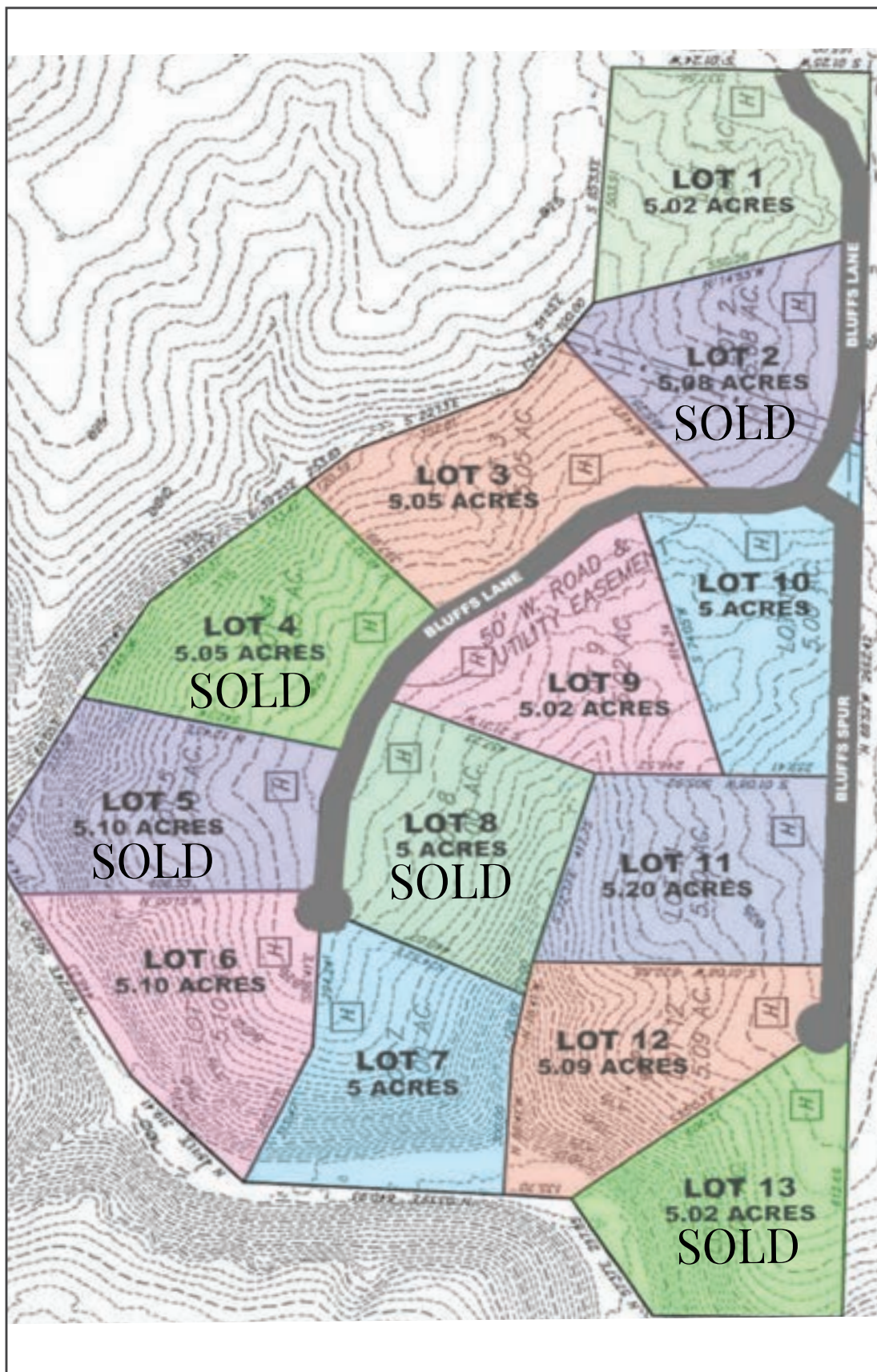
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— Lots 1-13 —
The Bluffs

Several secluded places have been broke open recently & this one is my childhood favorite! Our family's land bordered the back part of what we called, "The Bluffs." Just across from here is where we used to sneak across, so I know every inch of this place, formerly the Rich Homestead. The first section was broke as city lots, but finally to the back, it was worth the wait! Every 5 acre lot is different, with some backing up to a series of bluffs & creeks; some are grass with woods as the back border; and some are solid woods. Perfectly placed off the prettiest ridge I have seen. Min. of 1,500 fin. sq.ft., no lagoons, private road, county water, Ameren Electric plus Callabyte High-Speed Internet. Put your hiking boots on and let me show you "The Bluffs" (without sneaking in this time)!





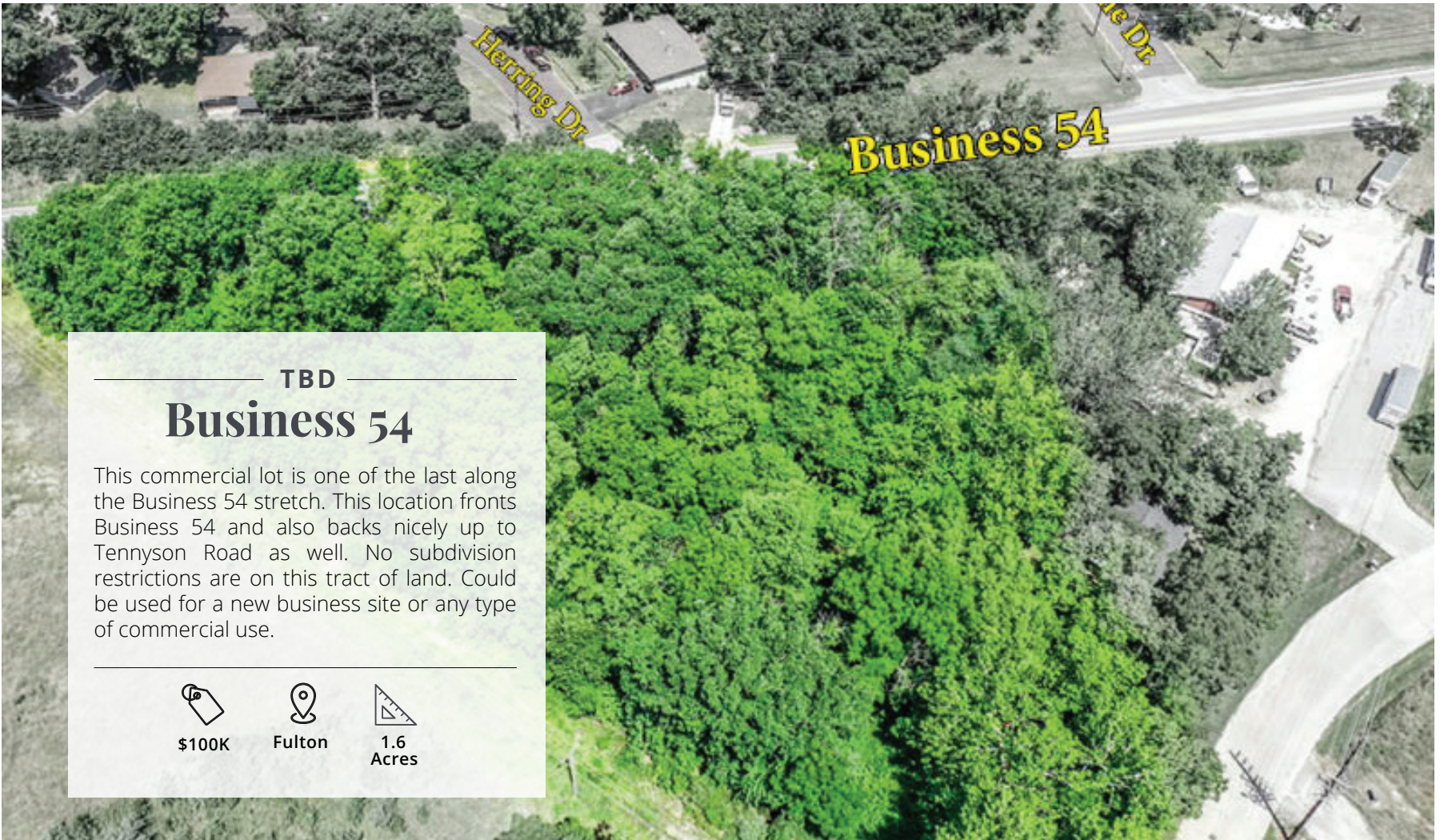
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Sterling Ridge

Finally, we are the Best LOTS in the Sterling Ridge Development. This pristine development follows the contour of a wide ridge, allowing for large lots and paved streets + sidewalks in the county! Just 5 minutes from the MO River Bridge and (as the crow flies) on a close bluff to the Canterbury Winery, this development has the first phases of all custom homes that are immaculately kept. The yards are groomed & ready for a "Best Yard" competition, if there were one. Electric, water, & a subdivision treatment facility for waste water are all in place. There are mature trees making some lots very suitable for full walkout basements. There are also lots that would be ideal for larger slab homes if you are desiring to keep it all on one level. (Holts Summit)





TBD

Business 54

This commercial lot is one of the last along the Business 54 stretch. This location fronts Business 54 and also backs nicely up to Tennyson Road as well. No subdivision restrictions are on this tract of land. Could be used for a new business site or any type of commercial use.



\$100K



Fulton



1.6
Acres

CALL (573) 690-7268 TO SCHEDULE A SHOWING



Autumn Ridge Drive

0.96 acre lot for sale conveniently located minutes away from the Missouri River Bridge, minutes away from Highway 63 (to Columbia), and minutes away from Holts Summit. If needing a lot for commercial use, a duplex lot, or a triplex lot, you will want to see this property.



\$30K



Holts Summit



.96 Acres

9613

Engineers Road

Weekend getaway spot for your camper conveniently located across the road from the Osage River on Engineers Road (Osage City). Public water is available at the meter on the property. Electric is available, but will require a meter to be set. Boat ramp access to river is across the street. Come spend your weekends with your favorite people and Spot!



\$35K



Jefferson City



.22 Acres

Kayla Lane

7.8 acres close enough to be convenient yet, far enough away to be country. There are several locations on this 7.8 acre tract you will find to be ideal building sites. Surrounded with hardwoods, beautiful trees, privacy. Come see!



Holts Summit

7.8 Acres



Kayla Lane

7.9 acres close enough to be convenient yet, far enough away to be country. There are several locations on this 7.8 acre tract you will find to be ideal building sites. Surrounded with hardwoods, beautiful trees, privacy. Come see!



\$98.75K

Holts Summit

7.9 Acres

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 to 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

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64

Opossum Trot Road

This generational farm is nestled back in the woods on a one-lane road leading to 96 acres. This land is bordered by a rock bottom creek (having fish) with established woods, bottom ground, hay fields and wildlife. The farmhouse is still on site which was built in the 1800's and the other part in the 1960's - partly insulated. It has an earthquake proof well - cased 640 ft. deep, 180 ft. lined, pump set at 350 ft., water level 150 ft. - and a 750 gal. septic tank. This land is partly fenced for cattle and 6-8 deer are yearly hunted off this land. An abundance of other smaller wildlife are here as well. Firewood has been cut in the woods for winter. This land has raised a generation but the land is ready for returning to its former glory, to be reworked by new owners.

**\$674.79K****Bellflower****96.47
Acres**

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TITLE & ESCROW, LLC



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2023 COLORS OF THE YEAR

*****ECRWSEDDM*****
Residential Customer

PSRST STD
U.S. POSTAGE
PAID
HOLTS SUMMIT,
MO
PERMIT NO. 9991

Glidden Vining Ivy

PPG1148-6

A deep, shaded, Caribbean aqua with a turquoise undertone.

Dutch Boy Rustic Greige

404-4DB

A versatile neutral that brings harmony and contentment home.

Krylon Spanish Moss

A subdued hue, Spanish Moss turns an ordinary space into a serene, yet casual retreat.

Behr Blank Canvas

DC-003

A soft white hue with a warm undertone. Its versatility can create a cozy home space.

Sherwin Williams Redend Point

SW 9081

A warm, inviting, rich, earthy hue that's more neutral than you might think. It's a rosy brown and has undertones of red, brown, and blue.