

JCMO AREA HOMES

FOR SALE



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REALTOR®-ASSISTED HOMES **SOLD FOR 35% MORE**
THAN FOR SALE BY OWNER HOMES!

ACCORDING TO 2020 PROFILE OF HOME BUYERS AND SELLERS, REALTORS® ARE MEMBERS OF THE NATIONAL ASSOCIATION OF REALTORS®.

KRISTINA & SCOTT'S
McMICHAEL 
Team



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.

"It's Just Us. Helping Just You."

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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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.



325

Lucretia Lane

JUST A STUNNER... fully remodeled on 7 (+/-) acres in the heart of West End JC. This home has 2 entrances, putting green, stocked pond and an enormous shop w/ finished quarters. This designer home, boasts soft gray tones w/ dark hardwoods. The open floor plan is showcased with a stunning center fireplace leading from the living room to the kitchen. Custom cabinetry in kitchen plus bar area leading onto the screened-in porch to deck with a view of the property. Primary suite (main) shows off an entire customized bathroom only seen in magazines...steamer, 3 rainmakers, soaker tub, custom seat enclosed w/marble floors, its own hot water on demand supplied with a dedicated 1 inch supply water line, ocean lights & sound system. Finished down with built-in gun safe plus 4th garage out the basement.



\$750K

Jefferson
City

5



4



4,158



PURCHASE ADDITIONAL 7 (+/-) ACRES FOR \$929,900



CALL (573) 690-7268 TO SCHEDULE A SHOWING



REALTOR®-ASSISTED HOMES **SOLD** FOR **35% MORE** THAN FOR SALE BY OWNER HOMES.

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SELLING TEAMS IN OUR
AREA OF ALL TIME!**



**OVER 2,000
TRANSACTIONS CLOSED!**

KRISTINA & SCOTT'S
McMICHAEL 
Team





36

N Larand Drive

Under Contract

Great location in Lake Mykee. Main level living. 2 primary bedrooms. 28 x 13 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.



\$199.9K



Holts Summit



4



3



2,229



**Basketball Court?
Sounds fun!**





7123

State Road WV

Under Contract

This rural Callaway County property is a rare find. While it is a 1.5 acre tract, you feel as if you are on a much larger acreage (neighbors are a distance away). Mature trees, outbuildings, a large wrap around deck, this property is the true definition of county living. As if the outside is not enough to draw you in, you will fall in love with the home's interior as well. 3 bedroom, 2 bath, wood burning fireplace, 2040 finished square feet home has plenty to offer everyone. The cook will enjoy the large kitchen with plenty of cabinetry. Laundry is conveniently located off the kitchen. Enjoy barbecuing on the large wrap around deck, which is one of a kind. Located right off of State Road WV, your drive is black top the entire way.



\$219.9K



Mokane



3



2



2,040



CALL (573) 690-7268 TO SCHEDULE A SHOWING



209
Route T

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.



\$149.9K



Holts
Summit



3



2



1,606





724

Kevin Drive

Under Contract

So many aspects of this home have been updated, making it a must-see. This 3 bedroom, 3 bath home is eye-catching when approaching. The ambitious owners have remodeled & upgraded with new tiled bathrooms, roof, flooring, appliances and many more surprises! An open floor plan which flows from the family room into the kitchen/dining room, where an abundance of cabinets + a large center island is found. BBQ just off the kitchen & relax on the hammock under the covered portion overlooking the level backyard. Walk into the primary bedroom having a private bathroom completely remodeled with beautiful tile work + shower wall unit for ultimate relaxation. Go down for popcorn/movie in the theater room + wet bar area (recliners & theater equip. STAY-not speakers). This home has it all ready for you!



\$198K



Jefferson
City



3



2



2,275

2833

S Ten Mile Drive

Under Contract

Super cute all brick, 3 bedroom, 2 bath home close to Missouri Blvd. Many updates, a finished basement with a full bath, and a large back deck perfect for the evening barbecue. This one will not last long. Come see!



\$155K



Jefferson
City



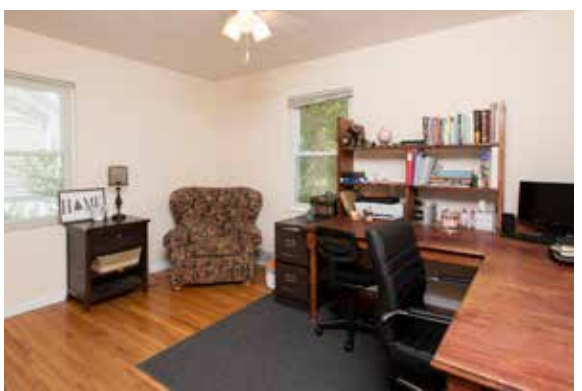
3



2



1,871



CALL (573) 690-7268 TO SCHEDULE A SHOWING



10

East Simon Boulevard

This gorgeous new build is a 3 bedroom, 2 bath charmer all on one level with an eye-catching kitchen as the showstopper. Step into this open floor plan with designer plank flooring and carpet in the bedrooms. Tray ceilings with gray painted trim set the tone for an entire look. Custom cabinets with comfort close drawers, lazy-susans, pullouts, silverware divider, built-in trashcan, massive island, and beautiful granite countertops 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. The patio off the main area has 2-sides shielded from the elements, just ideal for enjoying this country feel outside a subdivision. This one is special and built by an experienced builder...Come see!



\$250K



Holts
Summit



3



2



1,563

11301

County Road 4012

SOLD

You must see the kitchen in this 3 bedroom, 2 bath with 1648 sq ft of living space. This ranch style home has approximately 1 acre and a shop nestled on a wooded corner lot. Remodeled in 2007, this home is ready to move into. Rural setting, yet only minutes from Highway 54. Jefferson City School District with Callaway Hills as the elementary school.



\$175K



Holts
Summit



3



2



1,648





140

Sommer Court

When pulling up to this home, the exterior showcases a brick and rock combination, with a backdrop setting of the large lot bordering the lake. When entering, you will be met with newer luxury vinyl plank flooring throughout, as well as cathedral ceilings highlighting this home. An unbelievable kitchen with rich birch cabinets, pantry, view of lake make BBQing on the back deck perfect for dining and entertaining. You will enjoy the private master suite with walk-in closet and stylish bay window. The master bath has a full-sized shower plus jetted tub to relax and unwind. The family room down has a handmade bar area crafted in birchwood, a fourth bedroom with walk-in closet plus a 3rd bath. The HUGE 47x21 third car-garage down is perfect for a workshop space or extra storage. New roof 2021.



\$259.9K

Holts
Summit

4



3



2,193



CALL (573) 690-7268 TO SCHEDULE A SHOWING



1978

Halifax Road

Immaculate 3 bedroom, 3 bath, 2 car garage on a one acre lot. Vaulted ceiling in the living room, updated kitchen, updated flooring, main level laundry, large family room down with an area suitable to be used as an office area, this home is a rare find. You will notice the homeowner's taste for plants as evident by the landscaping on all sides of the home. Relax on the multi level deck as you watch the sunset over the horizon. Enjoy the garden area in the backyard of the large one acre lot. Not a thing is out of place on this property. Come see! ***Any contract accepted by the seller will be subject to the seller closing on another property.



\$199.9K



Holts
Summit



3



3



1,870



11590

Collett Drive

Two mobile homes on a 0.81 acre tract of land. Both mobile homes are very similar in size, age, and interior amenities. Buyer can live in one and rent the other for additional income, or rent them both. One home is currently being rented for \$500. This property presents you with several options. Come see.



\$79.9K

Holts
Summit

3



2



988



CALL (573) 690-7268 TO SCHEDULE A SHOWING



2050

Hastings Road

Under Contract

This 3 bedroom, 2 bath, one level home is just the one you were looking for. The impressive, large living room is perfect for hanging out and entertaining, while the designated cook utilizes the spacious kitchen (even has a pantry). The living room/dinning room/kitchen has wood flooring, which gives the area a very distinct feel that draws you in and makes you want to stay. Venture on through to the covered back patio for barbecuing, and making memories around the fire pit. There are several small gardening areas that will satisfy the one with the green thumb. Well manicured lawn and landscaping, fenced back and side yard, this entire property is fully utilized and in immaculate condition. Come See!



\$229.9K



Jefferson City



3



2



1,498



MORE THAN
15,000
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SERVICE LLC

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210

Partridge Drive

Under Contract

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 it's new owner.



\$179.9K



Holts Summit



3



1



1,277

193

E Center Street

SOLD

ALMOST 6 ACRES FOR SALE right in the heart of Holts Summit. This 3286 square foot home is all main level living and consists of 5 bedrooms, 4 full bathrooms, 2 living rooms, 1 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.



\$375K



Holts Summit



5



4








3,286

CALL (573) 690-7268 TO SCHEDULE A SHOWING



13826
Rockhouse Road

This 4 bedroom, 2 bath manufactured home is ready to move into AND ON 4.92 ACRES! Built in 2003, this home has a newer 3-year-old roof and brand-new heating and AC unit, which is the sought after TRANE BRAND. With 2,060 sq. ft. fully finished and 2 sheds for additional storage, this place has room for all your hobbies. All appliances stay with the property including the refrigerator, stove, dishwasher and water softener. The fireplace is wood burning and this home has all electric heat. This rural setting in Russellville is on all paved roads and close to town. This would be great acreage to build on in the future too! Come bring Spot to his new home where he can roam the almost 5 acres and chase rabbits through the woods.

\$130K **Russellville** **4** **2** **2,060**



Did somebody say Rabbits?!



**"Closing is quick,
easy and on time."**



Chris Wood
Senior Vice President, Mortgage Lending

How does the mortgage process work?

Chris: In this real estate environment, it's extremely important to get prequalified with a local bank that understands market conditions in your area. Following prequalification, you'll be ready to make an offer when the house that's perfect for you comes on the market.

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Chris Wood NMLS# 543687



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BUILD IT

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





57292

Lake Imhoff Road

9.46 acres of Lakefront property located in Lake Imhoff Estates. Build your lake side dream home and enjoy all that this land has to offer. Fishing, recreational boating, water frontage, road frontage, a combination of woods and open grass. This property has it all. Come see.



\$140K



California



9.46
Acres



41.43

Dover Drive

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 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 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.



\$8.5K
per acre



Holts
Summit



41+
Acres



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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.



\$35K



Holts Summit



.96 Acres

714

Swifts Highway

714 Swifts Highway. 0.22 acres lot. Sewer, water, gas and electric. Conveniently located right in the heart of Jefferson City.



\$25K



Jefferson City



.22 Acres



— Lots 1-7 —

Mystic Bluffs

Highway 54E to State Road OO/AA Exit at Holts Summit. Right onto E. Simon Blvd. Follow blacktop all the way to where it ends.

GPS : 601 E. Simon
(private drive starts at old farm house)



CALL (573) 690-7268 TO SCHEDULE A SHOWING



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!



\$97.5K



Holts Summit



7.8 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).

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 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!



Please take me! I want to go!

 \$60K
  Fulton
  6 Acres

CALL (573) 690-7268 TO SCHEDULE A SHOWING



County Road 4039

Under Contract

This 12.79 acres is ready to be built on with Callaway County Water District #1 water available across County Road 4039 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 MO River Bridge and the heart of Jefferson City or Holts Summit.



\$153,480K



Holts
Summit



12.79
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.”



MIDWEST
TITLE & ESCROW, LLC



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September 2021

JCMO AREA HOMES

FOR SALE



Visit JCMOareahomes.com to view full home details or to get in touch with award winning team is here to help!

Do you think nothing is for free? See how Kristina has learned from the lessons that anything is possible! (see page 4)

KRISTINA ASSOCIATES
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!



TARGETED MARKETING

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

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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 yes, I'm writing two months in a row about the child that wishes I wouldn't.

While trying to raise my kids, I was once told in a joking manner, but still a warning to remember –

"When there's two boys together, they have only one brain between them, and when you have three boys together, well, just forget it, there's no brain at all."

Being on Sea-Dos ever since he was a toddler, Gavin knows how to operate one, but he especially knows how to be safe out on the water. It takes time and experience to gain the knowledge of how to watch the surrounding watercraft, know the direction of the wake, and especially that Sea-Dos and boats do not have brakes. We have had a lot of fun this summer taking Gavin's friends out boating, until the marina where our watercraft are docked had a straight line wind destroy several of the docks and damage a considerable amount of the boats.

On one of our first outings, since the marina had been pieced back together, we took a friend of Gavin's along. Gavin was finally old enough last year to obtain his Boating License, so now he can be out driving without one of us. We assumed, since he was only 15 years-old, he couldn't have a passenger. These two boys were actually using their brains when they took it upon themselves to look-up Missouri Boating License Law and found where a passenger could be on with him as long as the passenger was at least 16 years old. Prior to heading out on the water the boys ran in and started citing the license law number while practically giving each other high-fives.

During the day, I reminded Gavin that we all stay together or within eyesight distance, as always. At one point, we spotted the Sea-Doo on the shore and they were walking up a creek exploring. We had a lot of fun on the water that day, but having another teenager that is not your own, just keeps a parent more alert.

The next weekend, Scott noticed a scratch on the right mirror of Gavin's Sea-Doo. Gavin right away stated he didn't know anything about it. We all talked about how it must have been from the storm damage to the marina because the watercraft had been pushed up against the shore.

The following weekend, I stated again how strange it was we hadn't noticed the scratch before last week. Gavin, apparently, couldn't take it anymore and just had to speak up and tell the truth. He quietly said they were goofing around last week and actually ended up hitting the bank with the Sea-Doo. I really wanted to yell at him for being so stupid, but I stopped, knowing Gavin is a really good kid.

I have been trying to take a second before reacting. If I get mad at Gavin, he is going to tell me about less and less of his mistakes, and that means I'll be able to give as much advice in the future. I would like that inner voice in Gavin's head to say, "That's a stupid idea!" –maybe not necessarily in my voice, but only time will tell.

I am raising a teenager and trying to make him see, but that inner voice may end up sounding just like me!