

# JCMO AREA HOMES

FOR SALE



→ E. Simon Blvd,  
Holts Summit  
23 Acres - \$228,000

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The JC market is busy - Why you want to list with a Realtor, especially now! Flip to page 19 for the answer!

McMICHAEL   
Team



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## E. Simon Boulevard

This 23.18 acres is a rare find! Situated at the end of a blacktopped road and just outside city limits, this land is just amazing. Part of a larger farm which has been in the same family for over 100 years. This land is fenced into several pastures with plenty of grassland for cattle and horses plus wonderful woods for hunting. Lying just perfectly for a walkout basement home, this land is situated in a superior spot just minutes from the heart of Holts Summit, but hidden away. The back of the property is God's Country and the backdrop where you will want to build your dream home. Imagine waking up to a bluff view with a creek running through the vast rocky outcrop. This is a property that only comes along once in a lifetime and was regrettably sold as part of a larger farm.



\$228K



Holts  
Summit



23.18  
Acres

**Directions:** Highway 54E to State Road OO/AA Exit at Holts Summit. Right onto E. Simon Blvd. Follow blacktop to end. Property starts straight ahead to the right & is fenced. Farmhouse is not part of this property; will access from the top part of the driveway.



*As Featured on Front Cover*

**CALL (573) 690-7268 TO SCHEDULE A SHOWING**



## 9645 County Road 367

Impressive estate on 14+/- acres w/50x40 shop, horse barn & 1.5 acre lake + Geothermal heat. Scenically facing Meadow Lake Country Club's golf course, the 4,293 sq ft home is picturesque on a long lane. When entering, the entryway showcases the stairs to the 2nd story & hardwoods lead to the dining rm followed by a large kitchen open to the family rm. Oak cabinetry & granite countertops are enhanced by the center island & eating area. Just off the kitchen, a 4-seasons rm & 30x16 deck overlooks the expansive property & lake. Roomy master suite has jetted tub & shower. Family rm & office are down w/storage & wet bar. Shop: Radiant-tubing heat, insulated, 2-10ft doors, RV hook-ups (3), 220 electric. Barn: 3-Stalls, 1 foaling stall, oak-lined doors, rubber mats, concrete, water/electric.



\$529.5K



New  
Bloomfield



4



4



4,293



CALL (573) 690-7268 TO SCHEDULE A SHOWING

10932

## Hunters Creek Road

**Under Contract**

This home offers a breath of fresh air, with its level 1.5 acre lawn and spacious, contemporary interior. An open floor plan is accentuated by airy ceilings in the living room, which give way to a modern kitchen+dining combo with updated appliances, new Fridge & dishwasher in 2019. The back deck overlooks an expansive lawn, perfect for lawn games or capture the flag! In the evenings, retire to the master suite, which has its own walk-in closet and ensuite bathroom. Two additional main-floor bedrooms share a full bath. Downstairs, a bonus family room, bedroom, full bathroom, storage room, and one-car garage (in addition to the main 2-car garage) all offer plenty of space to spread out. New Roof in 2019. Come together or enjoy time alone – welcome home.



\$237.5K

Holts  
Summit

4



3



2,187



2589

## State Road AA

Charming home nestled off the road in a picturesque setting. This house will warm your heart and bring back times of "yesteryears." Cared for and loved, the 4 bedroom, 2 bath home has an addition with a master bedroom, large bathroom & spacious family room. When you enter the main level the original hardwood floors greet you leading into the kitchen. The kitchen is open to the family room addition and boasts a butcher block countertop that is stylish and fits with the era. The massive family room overlooks the level backyard & patio just perfect for grilling and enjoying. Upstairs is a delight with an open 4th bedroom or (could be) playroom. The 2 bathrooms have been updated and are stylish. Come see the winding driveway to this home where your dreams can be added to this home's history.



\$162.5K

Holts  
Summit

4



2



1,992

CALL (573) 690-7268 TO SCHEDULE A SHOWING



SPARKLING  
*New Builds*

515  
**Glenwood Drive**

Sold

This home is being built as a one-level ranch style home. This 3 bedroom, 2 bath home is in a gorgeous setting in the heart of New Bloomfield. Right across from the City park makes for a terrific spot for exercise and people watching. The durable vinyl plank flooring will be easy to clean as you cook in this custom-built kitchen by J&J Custom Cabinetry. The split bedroom design makes room for everyone to have their own space. This master is large enough for a king-sized bed and has a private bathroom with a tiled floor shower plus walk-in closet. The level yard can be enjoyed on your back patio and make sure to plant a garden, there is just the right spot. The 2-car garage is ready for vehicles and hobbies. Walking distance to everything... enjoy this place you will want to call home!



\$187.9K  
New  
Bloomfield  
3  
2  
1,450



\$229.9K  
Holts  
Summit  
3  
2  
1,563

1  
**Shelton Drive**

This one-level new build is beautifully situated on a corner lot in the newer Serenity Development and is one of the last lots in this quaint cul-de-sac neighborhood. A level yard surrounds this upscale home, accented with 2 full sides of brick plus a secluded covered back patio. When entering, the great room supplies an open concept that leads into the dining room and kitchen. Vaulted ceilings accent this area nicely and lead into the kitchen with wormy maple cabinetry gleaming rich tones of medium browns. The countertops are solid surface granite accented in various warm grays. A large center island is where the gathering will take place because it has a view of the full great room and dining room. Flooring is adorned in gray vinyl plank with bedrooms a luxurious neutral carpet. Come see this wonderfully built home with many more extras and built by an experienced builder. You will love the details from the front glass door to the unique floor plan.

CALL (573) 690-7268 TO SCHEDULE A SHOWING



## 180 Lindenwood Place

**Under Contract + Backup Contract**

This new build is really something & when you enter, you will see just what I mean. The grandness of this home will get an "awwwwe" as you enter w/the great room ending at a full wall of windows. Followed by, the oversized covered deck where the ceiling arches to the top peak. The great rm features a long fireplace encased in rock up to the soaring ceiling. The kitchen has trendy cabinetry w/solid wood countertops kissed w/rich polyurethane & center island hugged by stylish pillars. The main has 4 bedrms. where the master has a full tiled bathrm...stunning. The split bedrm. has another master with full bath + 2 others sharing a 3rd bath. The oversized staircase leads to the finished down+3rd garage +additional workshop. This craftsman style is going to be your last showing...you'll see!



\$349.9K



Holts  
Summit



4



4



3,914

5416

## Kenview Drive

This fabulous new build is on the prettiest lot around with mature trees and a farm behind. The one-level slab has 3 bedrooms with a split floor plan for privacy and 2 full baths. When entering, the open living room, with cathedral ceilings, lead right into the open kitchen accented by a 6-foot island. The kitchen is designed for the family cook to love making homemade meals. A 12x12 patio is right off the kitchen to enjoy the privacy with no rear neighbors while BBQing and admiring the level backyard. There is even a covered front porch for a 2nd sitting area. Rudd HVAC system with heat pump makes this home economical to heat and cool. The oversized garage and level driveway are added bonuses too. This quality builder is a perfectionist and on the job everyday...pride in his work!



\$229.8K



Jefferson  
City



3



2



1,715

**CALL (573) 690-7268 TO SCHEDULE A SHOWING**



116

# Center Street

Price Reduced!

Everything about this 3 bedroom, 2 bath beautiful home feels like it was made to be enjoyed. The cozy living room is open to the dining room and followed by the updated kitchen. Kitchen cabinets have been replaced with custom hickory cabinetry having accent wood grains displayed on the two full walls of cabinetry. The separate laundry room is just beyond with room for storage and an outlet to the level backyard. Enjoy your morning coffee on the rebuilt, spacious back deck while you watch playing happening in the backyard. Flooring in the kitchen and dining rooms have been updated with warm toned tile. The living room, hallway and bedrooms have been adorned with plank flooring throughout. This home is centrally located and ready for new owners...Welcome Home!



\$127K



Tipton



3



2



1,300



4020

# Buckingham Park

(Under Contract)

This lovely home in the beautiful Covington Gardens subdivision is a special home. This 3 bedroom, 3 bath home features a Master Bed/Bath. Family room is downstairs. 2 car garage leaves plenty of room for the family. The fenced in backyard would be loved by all.



\$179.9K



Jefferson City



3



3



2,030





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**“Have you looked at interest rates lately? You might want to.”**

**- Darla Stegeman**  
2nd VP,  
Mortgage Lending

### ***Is now the right time to buy?***

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We'll sit down with you and take the time to understand your situation, your needs and your dreams. With the market as hot as it is, getting prequalified now is crucial, so you'll be able to act quickly once you find your home. Then, we take it from there.

At Central Bank, we are your neighbors, your friends and your hometown lenders. We work with you every step of the way - and that makes all the difference.



3500

# State Road TT

All furnishings stay. 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.



\$350K



New  
Bloomfield



7



5



2,806



CALL (573) 690-7268 TO SCHEDULE A SHOWING

704

## Grand Avenue

Sold

Brand new two-story duplex with all appliances included. The units are accessed from two separate areas with the main level entrance in front and having a backdoor. The upstairs unit is accessed from the rear and has a private drive around the side. A spacious living room is located on each level next to the kitchen with breakfast bar. Each unit has an open floor plan with plank flooring and carpet in the bedrooms. Both units are two bedroom and 1 bath plans. An investor would be ready-to-go with this property, everything is complete. See Disclosure for a Mold Report and Remediation Report. See Disclosure for Mold Report and Remediation Report. Crawlspace was closed after building which caused the problem.



12390

## County Road 4047

(Under Contract)

This well maintained home sits in a quiet subdivision on a 1.22 acre lot. The functional layout boasts 4 bedrooms, 3 baths and cheerful colors throughout. You'll love the vaulted ceilings and brick fireplace in the living room, perfect for family movie nights. An open kitchen and dining area features dark cabinetry, rich toned flooring, bay window and stainless steel appliances. Downstairs there is a



spacious family room, 4th bedroom, full bathroom and an office. A deck and large back patio is perfect for summer BBQ's and enjoying the great outdoors. The backyard is fenced allowing for plenty of room to run and play. An outdoor garden area is ready to use. If you're looking for quiet country living just minutes from the city, you will want to see this one!



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## 309 Northrup Avenue

Upon entering this cozy 3 bedroom home, you will notice the warm, natural light that fills the open living room and flows into the kitchen. The kitchen showcases beautiful and abundant cabinetry with a large glass patio door and scenic view of the backyard garden. The dining room, with a full desk and cabinets, also doubles as a workspace. The master bedroom is well lit with a private bathroom. Two additional bedrooms offer added space and options for a personal office or child's playroom. The lower-level boasts a large family room, with great space for entertaining guests, as well as, a space for crafts of all sorts. There is another driveway along the side for additional parking. A beautiful garden and spacious backyard are ready for you to relax and enjoy quiet tranquility. Come see!



\$209.9K



Holts Summit



3



3



2,335



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**15,000**  
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2616  
**Huntleigh Place**

Under Contract

This prestigious 2-story is in the sought after Schellridge Estates. When turning into this neighborhood, the picturesque setting leads to this home midway down towards the cul-de-sac. This grand outside only gets better as you walk around to the shaded backyard & gathering area. Stepping into the foyer of this colonial house, leads to a circle-around main level & stairs to the 2-story. Have plenty of room with the living and family rooms which include a brick fireplace encompassing one wall. The kitchen showcases the backyard with a wall of windows & outlets to the BBQ area. A substantial amount of cabinets plus center island makes this kitchen roomy where you can have an eat-in table plus formal dining room. New roof, siding, gutters and garage door. This one is a must see...



\$229K



Jefferson  
City



4



3



2,190

CALL (573) 690-7268 TO SCHEDULE A SHOWING



# 3105 Frog Hollow Road

**Under Contract**

This charming home has been loved for 43 years by the same owner. On 1.7 acres, this 3 bedroom, 2 bath home raised a family with wonderful memories. New roof (due to hailstorm) was just installed & replacement windows, some carpet has also been updated. This spacious acreage has woods behind with an extra lot as part of total package where the shop was used for woodworking. A full downstairs has a family room + kitchen & bonus room. Parking around back has plenty of room for all your recreation vehicles. Front porch & carport make a perfect area for lounging outdoors in a covered area. The family is in the process of packing up everything is out on beds & tables. The septic will be brought up to Cole County code before closing.

\$159K	Jefferson City	3	2	2,609

5432

# Collier Lane

**Under Contract**

Charming 3 Bedroom, 2 1/2 bath, 1,450 Sq Ft home with great curb appeal. You will love the vaulted ceilings, as well as the 2 car garage and large windows. The back deck with a storage shed and fenced in backyard are just a few reasons to love this potential future home.



\$108K	Jefferson City	3	3	1,450

**CALL (573) 690-7268 TO SCHEDULE A SHOWING**



## 110 Main Street

Price Reduced!

This one-of-a-kind building has been in the heart of Bonnots Mill since the late 1800's. A block from the Osage River access + train tracks, history is certainly here. Built as the General Store (which was operating years ago) and across from the historic bank, feed store and downtown buildings, this old building has seen the test-of-time. As the world around it changed, this old glory stood as the center of this bed-&- breakfast town. The small town just needs someone energetic to appreciate the old buildings and save the Main Street area. Having 2 tiered front porches, spanning the whole building, plus a 3-BR apartment on the 2nd story. Having a rear entrance, a business can be run on the main level while living above. 2 garages are along the side + an office for another business.



\$61.5K



Bonnots  
Mill



3



2



1,824

2962

## County Road 496

(Under Contract)

Enjoy peaceful country living with this fixer upper that's just a short 10 minute drive to the Capital City. This home on 20 acres includes a detached garage, a machine shed, and other out buildings. Come see your next country home today!



\$174.9K



New  
Bloomfield



2



3



1,363



CALL (573) 690-7268 TO SCHEDULE A SHOWING



## 5012 Angelia Court

You'll find traditional styling and timeless character in this gorgeous home. Vaulted ceilings with skylights are in the living room. Gleaming hardwoods in entry, kitchen, and breakfast nook. Enjoy it all with formal dining, large open kitchen with tons of cabinet space and pull out shelving. Breakfast nook with coffered ceiling and bay window included. Main level laundry room. Outstanding screened porch with stamped concrete flooring, brick walls and wood ceiling with ceiling fan and TV hookups. Main level master bedroom with coffered ceilings. Master bath features double vanity with infinity mirror, jetted tub, and tiled shower. 1 bathroom on the main with 1 additional bathroom downstairs to go along with the Mother-In-Law quarters. You don't want to miss this chance to see your future home!



\$299.9K



Jefferson  
City



5



3

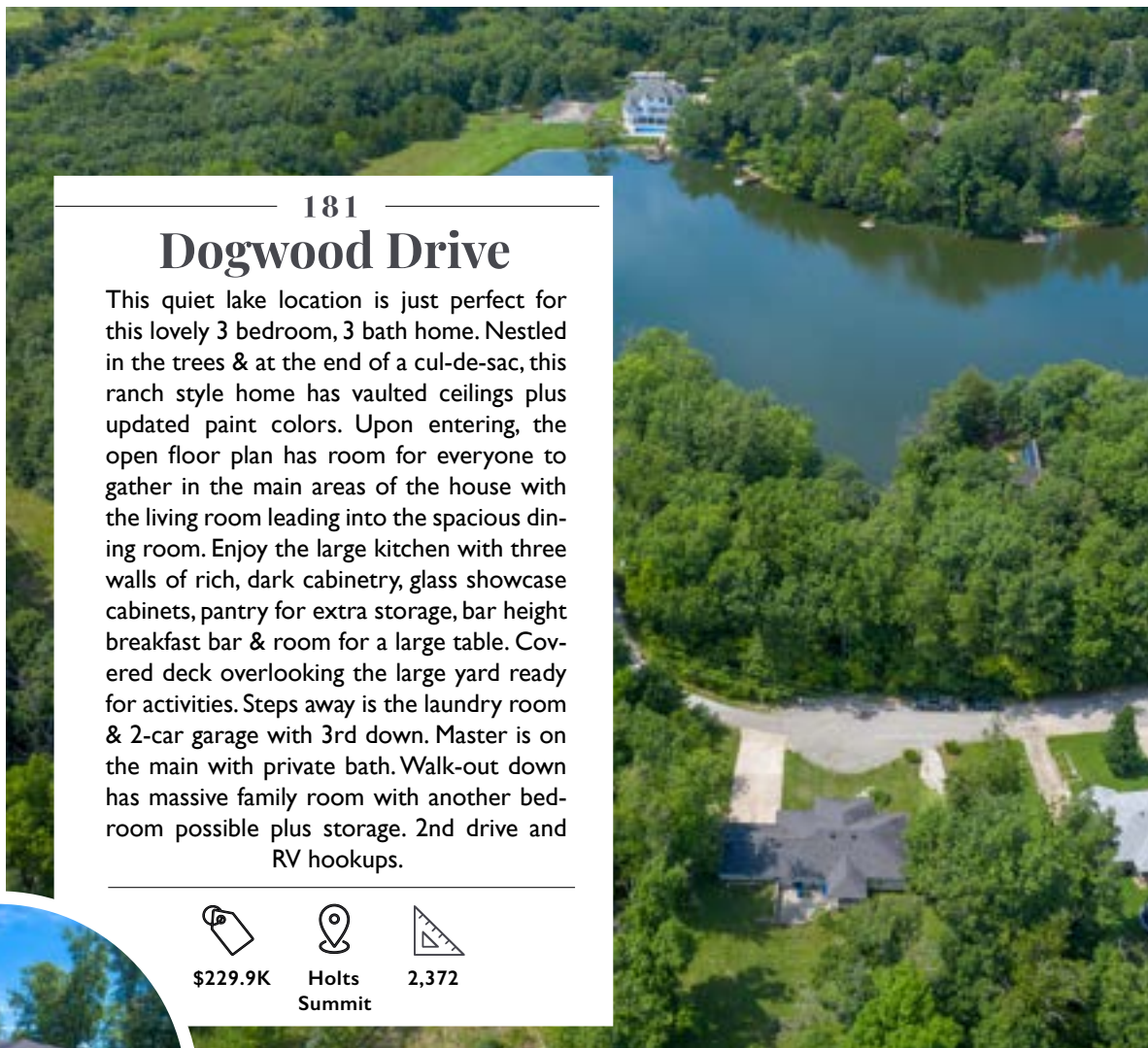


2,776



CALL (573) 690-7268 TO SCHEDULE A SHOWING





181

## Dogwood Drive

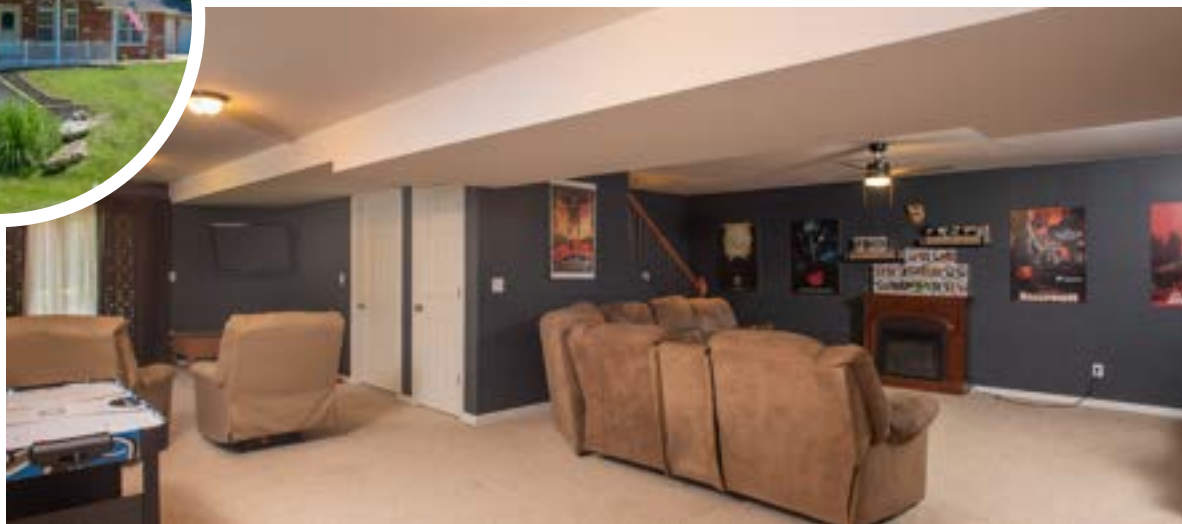
This quiet lake location is just perfect for this lovely 3 bedroom, 3 bath home. Nestled in the trees & at the end of a cul-de-sac, this ranch style home has vaulted ceilings plus updated paint colors. Upon entering, the open floor plan has room for everyone to gather in the main areas of the house with the living room leading into the spacious dining room. Enjoy the large kitchen with three walls of rich, dark cabinetry, glass showcase cabinets, pantry for extra storage, bar height breakfast bar & room for a large table. Covered deck overlooking the large yard ready for activities. Steps away is the laundry room & 2-car garage with 3rd down. Master is on the main with private bath. Walk-out down has massive family room with another bedroom possible plus storage. 2nd drive and RV hookups.



\$229.9K

Holts  
Summit

2,372





What's  
Going  
On...



Kristina

# WHY YOU WANT TO LIST WITH A REALTOR, ESPECIALLY NOW

This market is changing weekly and the top selling Realtors know just what to do to sell your house for probably more than you would expect. Now, more than ever, you need to use a Realtor to make sure you are not under-selling your investment.

Everyone knows right now...

- Interest rates are at an all-time low.**
- Housing inventory is at an all-time low.**
- Multiple offers are at an all-time high.**
- The top selling Realtors are in high demand.**

All of the above factors look like a Seller's Market, and I can certainly see why an individual would believe they should go-it-alone trying to sell their own house, but don't do it. With a market like I described above, a lot is happening and a lot is happening very fast. We are seeing prices exceed comparable homes daily. Prices can fluctuate daily by the new data being put into the market from closings happening each day. Realtors keep up with what is pending (which are about to close) and may affect the price of a property that is about to be put on the market.

<b>Year to Date Statistics: Jefferson City Area</b>	
# New Listings: <b>1,194</b> (Last Year: 1,435)	# Sold Listings: <b>975</b> (Last Year: 1,073)
Average Sales Price: <b>\$187,113</b> (up 7.2% from last year)	
List-to-Sell Ratio: <b>98.14%</b>	Original List-to-Sell Ratio: <b>96.29%</b>
Average Days on Market: <b>55</b>	Cumulative Days on Market: <b>63</b>

It's a strong market, but one that can hurt a Seller when they leave "money on the table," because they do not have up-to-date knowledge of how the market is changing. A market like this has already brought double-digit multiple offers on one of our listings with multiple offers very common on most.

If you are not working with a knowledgeable Realtor, it is easy to pick the wrong offer and never get the momentum back. I have also seen a new construction where the builder was not using a Realtor and could have received tens of thousands more if they had a Realtor guiding them through how to price their new build in this market.



**“A REALTOR  
HAS NEVER  
BEEN more  
NEEDED  
than they are  
right now,  
today.”**

So, if you are thinking about selling your home, take the time and meet with one of the top Realtors that sell your area. Find the Realtor that is out there hitting it hard every day and has years of full-time experience behind them. They will more than pay for the services you receive with the money they GAIN you.



## TBD E. Simon Boulevard

This 23.18 acres is a rare find! Situated at the end of a blacktopped road and just outside city limits, this land is just amazing. Part of a larger farm which has been in the same family for over 100 years. This land is fenced into several pastures with plenty of grassland for cattle and horses plus wonderful woods for hunting. Lying just perfectly for a walkout basement home, this land is situated in a superior spot just minutes from the heart of Holts Summit, but hidden away. The back of the property is God's Country and the backdrop where you will want to build your dream home. Imagine waking up to a bluff view with a creek running through the vast rocky outcrop. This is a property that only comes along once in a lifetime and was regrettably sold as part of a larger farm.



23.18



\$228K

**Directions: Highway 54E to State Road OO/AA Exit at Holts Summit. Right onto E. Simon Blvd.**

**Follow blacktop to end. Property starts straight ahead to the right & is fenced.**

**Farmhouse is not part of this property; will access from the top part of the driveway.**



## 3 Highway C Prairie Estates



Fulton



6 Acres



\$45K



## Legacy Estates



Jefferson City – 30 lots available!



## Greenwood Hills

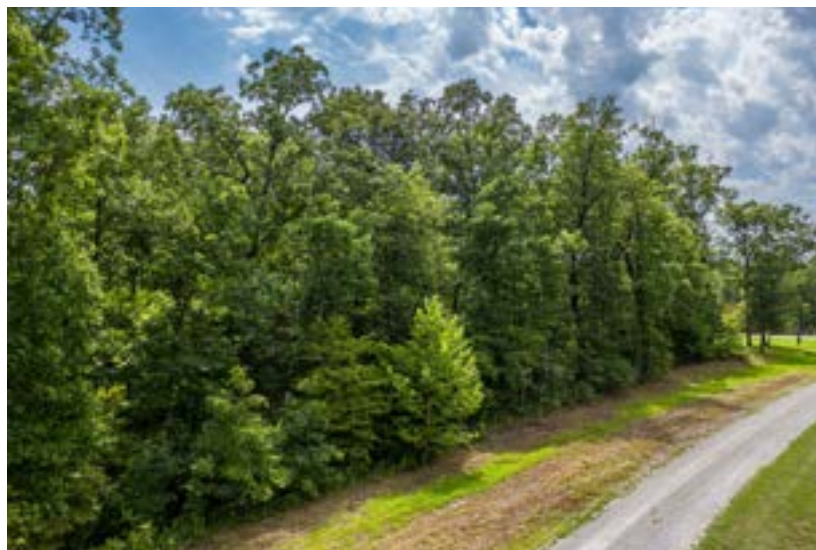


Fulton – Only a few lots left!

# Looking to Build on Acreage?

You won't find land like this anywhere else! Beautiful acreage ranging from 20k - 252k. Pick your ideal buying spot. Don't miss out on this gorgeous land!

Just off of AA, you'll find spacious tracts of land off of Kayla Lane, Deder Drive, County Road 4044, and Case Avenue. Utilities are available – a true blank slate! Call the McMichael Team, today! (573)-896-9991.



**CALL (573) 690-7268 TO SCHEDULE A SHOWING**



11337

## County Road 385

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



Holts Summit



8,463

• \$490,000 - 2 Commercial Buildings Only



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“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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\*\*\*\*\*ECRWSSSEDDM\*\*\*\*\*

Residential Customer

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MO  
PERMIT NO. 9991

**IT'S JUST US**  
**...and we're HELPING JUST YOU**  
*pulling cattails too!*



This summer, Gavin had a friend over and I was trying to think of something I could do to get the boys out of the house. We had been cleaning up an old farm with an overgrown pond full of cattails, which gave me an idea. I borrowed a john boat from our neighbor, grabbed some life jackets and headed for the farm on a very hot July day.

The boys thought I was a bit crazy when I told them we were going to pull cattails, so on the way over I told them I would pay a dollar for every cattail (with the complete root) they could pull out of the pond.



When we turned the corner and they saw how many cattails there were, all they saw was money. They started saying, "We're going to be rich!"

Three hours later, the boys were out of the boat, on foot, cattails were in the boat, and the mud was flying.

They found out these things grew in clusters and really attach themselves to the bottom. It was actually taking both of them to even pull up one.

Who would have guessed that?  
*I'm just like you,  
and they think I know nothing too!*



**MCMICHAEL**   
*Team*