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FOR SALE



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McMICHAEL 
Team


20 Years

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Jefferson City Readers' Choice Awards 2021
Jefferson City Readers' Choice Awards 2022
Jefferson City Readers' Choice Awards 2023

See the latest market statistics for
Jefferson City & Holts Summit 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.

"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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170 West Simon Blvd
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Fax: 573-896-9124
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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.



2660

Eagle View Spur

A Dave Burks custom home is always immaculately built! The first new build in this picturesque, fashionable development with a 3 acre view of the lake. You will be enchanted when you enter into the open floor plan that gracefully flows into three bedrooms and two bathrooms on the main. The crystal chandelier in the entryway was hand delivered from Czechoslovakia in late 1980's by the developer. Real hardwood floors greet you and draw your eyes to the boastful kitchen and stone fireplace. This kitchen is a delight which surrounds an eight foot island where everyone can gather. All appliances are already here, with massive counter space, and durable soapstone & quartz surfaces. Off the dining room is a 30x10 covered, composite deck with metal railing.



\$566K

Holts
Summit

3



3



3,063





2022 - 2023 MARKET COMPARISON

Jefferson City Area



NUMBER OF NEW LISTINGS

2022	2023
1,769	1,722

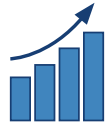
The number of homes going on the market has remained steady!



TOTAL NUMBER OF SOLD LISTINGS

2022	2023
1,534	1,469

Indicates a strong demand and competitive market environment!



LIST TO SOLD PRICE PERCENTAGE

2022	2023
100.8%	100.58%

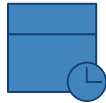
On average, seller's are receiving their asking price!



AVERAGE SALE PRICE

2022	2023
\$239,736	\$258,846

Demonstrates value and desirability of homes in the market area!



CUMULATIVE DAYS ON MARKET

2022	2023
22 DAYS	25 DAYS

Homes are moving fast, it's essential to act decisively when you find your dream home!



Let us know how we can help you
buy or sell your home today!
Call Kristina at 573-690-2075





204

County Road 371

This newly built 3 bed, 2 bath slab home is the perfect place to call home! All main-level living with a lovely landscaped front yard that offers tons of curb appeal. The living room is spacious and sunlight pours in through sliding glass doors that lead onto the patio where you'll want to spend long afternoons enjoying the outdoors. The kitchen features a center island, quartz countertops, tile backsplash and stainless steel appliances. The primary bedroom has plenty to offer with a large walk-in closet and a private bath with double vanities and a gorgeous fully tiled walk-in shower. The backyard is completely level and perfect for a quiet retreat or barbecues with friends and family. Complete with a 2-car garage with epoxy coated floor, this home has it all.



\$339.9K



Holts
Summit



3



2



1,604



212

County Road 371

Get ready to fall in love with this gorgeous, fully landscaped newly built 3 bed, 2 bath home with an abundance of curb appeal. Upon entering you'll be greeted with gleaming hardwood floors that flow throughout this open floor plan. The kitchen features custom cabinets, quartz countertops, large island, and a walk-in pantry. Step onto the patio through sliding glass doors off the dining area where you'll want to enjoy sipping tea on long afternoons. With a split bedroom design, relax in the private oasis of the primary bedroom with a spacious walk-in closet and private bath featuring tiled floors, twin vanities and a beautiful fully tiled walk-in shower that will have you feeling like your at the spa. The 2 car garage has a durable epoxy floor coating.



\$379.9K

Holts
Summit

3



2



1,780



CALL (573) 690-7268 TO SCHEDULE A SHOWING



190

County Road 371

This beautiful 3 bed, 2 bath all one-level home is a must see! Conveniently located, its only minutes from town and 10 minutes from the Missouri River Bridge. This new build features an open floor plan. The kitchen has all new stainless steel appliances, a large island, and pantry. Walk out onto the covered patio through the sliding glass doors to enjoy the view or barbecue. The primary bedroom is the perfect retreat with a spacious walk-in closet and its own full bath with a fully tiled shower. This home is truly move in ready and has so much to offer!



\$319.9K



Holts
Summit



3



2



1,637





4244

County Road 4006

SOLD

This 4 bed, 3 bath one-level home is located on 4 +/- acres. Perfectly situated to enjoy the beauty of rural living while still being just 20 minutes from the Missouri River Bridge. Enter into the living room where natural light pours in through the many windows. The kitchen/dining combo is perfect for hosting family and friends. The kitchen features plenty of cabinetry and granite countertops. The primary bedroom is on one end of the home, while the other 3 are on the opposite end, making it a private retreat. Step out onto the patio, where you'll enjoy barbecuing in the summer and enjoying quiet evenings in the spring and fall. The level yard would be great for a garden or a pool. This home has lots to offer, you must come see!



\$259.9K



Tebbetts



4



4



2,510

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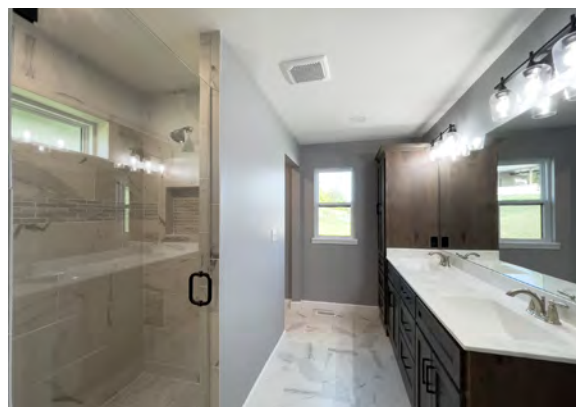
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2625 Renns Lake Road

Under Contract

Come home to this beautiful 3 bed, 2 bath home located in the serene Legacy Estates subdivision. Upon entering you'll be greeted by beautiful hardwood floors that run throughout the main living space and the primary bedroom. The kitchen features custom cabinets, stainless steel appliances, and an oversized island for everyone to gather around. Step though the sliding glass doors in the dining area onto the covered back deck to enjoy a cool drink on long sunny afternoons. The primary bedroom is spacious and features a walk-in closet and private bathroom with double vanities and a fully-tiled shower with dual shower heads. With a full unfinished basement, this home has plenty of space and potential. Conveniently located just minutes away from all amenities. This gorgeous home is a must see!



\$368.5K



Jefferson
City



3



2



1,616



Broadacre Drive

This gorgeous 3 bed, 2 bath new build is all one level and is located on a corner lot in the Southwind Meadows subdivision. Sunlight spills into the living room through the large picture window and the open floor plan flows into the spacious kit/din combo, which is highlighted by granite countertops, an oversized island, custom cabinets and a size-able pantry. Enjoy your morning coffee or long evenings watching the sun set from the covered patio. Vinyl plank flooring runs throughout, including the primary bedroom, while the other two bedrooms are carpeted. The primary bedroom features a walk-in closet and an attached private bath with double sinks, custom cabinets, and beautifully crafted floor-to-ceiling tiled shower where you will want to soak up the steam.



\$359.9K



Holts
Summit



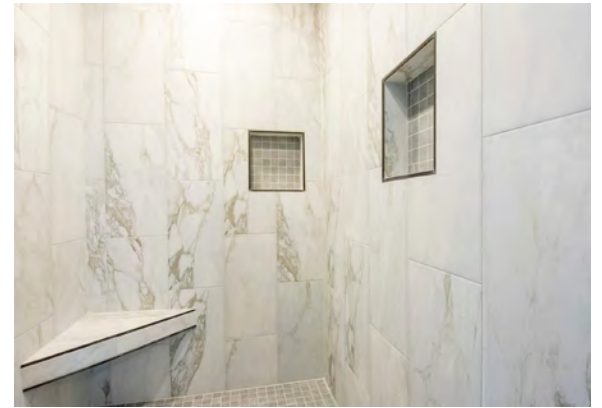
3



2



1,760



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Heather Hagner

*2nd VP - Mortgage Loan Officer
NMLS#673311*

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11555

County Road 385

This custom home is on 4 +/- acres just a few miles from Hwy. 54 in Holts Summit. What a tremendous country feel as you pull up to this spacious home with room for a shop! This property has NO RESTRICTIONS and is ready for all kinds of recreational space for fun and parking your toys. Gleaming newness of this home showcases all the latest styles inside and out. The open floor plan has a large kitchen with an oversized island + a beverage refrigerator. Appliances were purchased from Coleman's Appliance Center. Craftsmanship is in the custom cabinetry with many pullouts + specialty items. The hardwood floors are durable and make the main level flow seamlessly. The primary bedroom is where you will want to relax and enjoy the custom bathroom with tiled shower, walk-in closet and much more.



\$599.9K

Holts
Summit

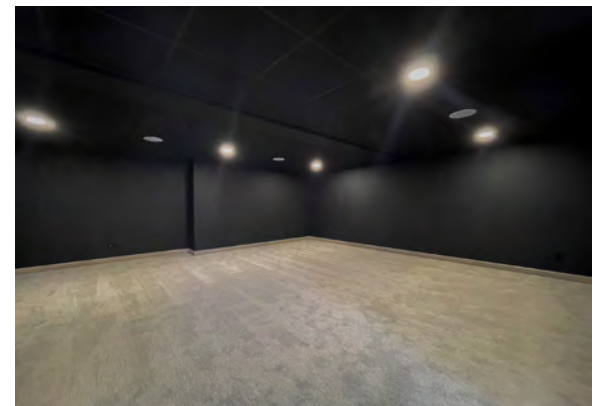
4



3



3,726





238

Rodney Lane

Under Contract

This charming 3 bed, 2 1/2 bath ranch style home is on 2+/- acres in Holts Summit. Conveniently located just 15 minutes from the Missouri River Bridge and close to all amenities. This home features all-one-level-living with laundry on the main floor. The spacious living room has a fireplace and casement windows. The kitchen has a large center island and mullion cabinets. The primary bedroom has its own private bath and sliding glass doors that open onto the deck. Downstairs is a large family room featuring a second fireplace, a half bath, and sliding glass doors leading to the patio. In addition to the 2-car garage in the basement, there is a concrete pad with utilities that can hold a camper/trailer. This one will go quick, so make your appointment today!



\$199.9K



Holts
Summit



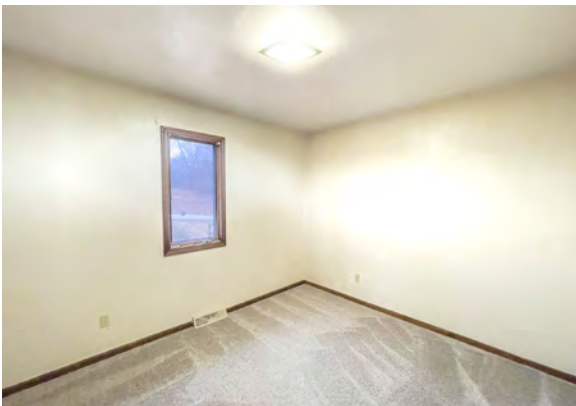
3



2.5



2,280



2325

Massey Lane

Under Contract

This 3 bed, 2 bath home sits on 10 +/- acres, and is just 2 miles outside city limits, providing the best of both worlds: quiet, serene country living with easy, quick access to all the amenities of town and only 15 minutes away from the MO River Bridge. The semi-open floor plan of this home opens the kitchen and living room area, making a great space to gather with family and friends. The dining area opens onto the back deck that is perfect for barbecuing or sitting with a glass of ice tea overlooking the back yard. The primary bedroom has its own private bath with a jetted tub. Downstairs is a full unfinished basement and a sizeable 3rd garage. The 4th garage under the two main garages also has a shop area. Additional buildings on the land include a 30x40 Built Rite machine shed with electric available, a 33x16 pole barn, and a 10x10 shed. The land also features a pond. Try your hand at gardening with the large garden area. You must come see all this home has to offer!



\$350K

Holts
Summit

3



2



1,800



MAKE THE SWITCH. CALL TODAY!



Legacy Estates

Main Level is a minimum of 1,450 sq. ft.

Split-Level is a minimum of 1,500 sq. ft. *(with 900 on the Main Level)*

Two-Story is a minimum of 1400 sq. ft. *(with 900 on the Main Level)*

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

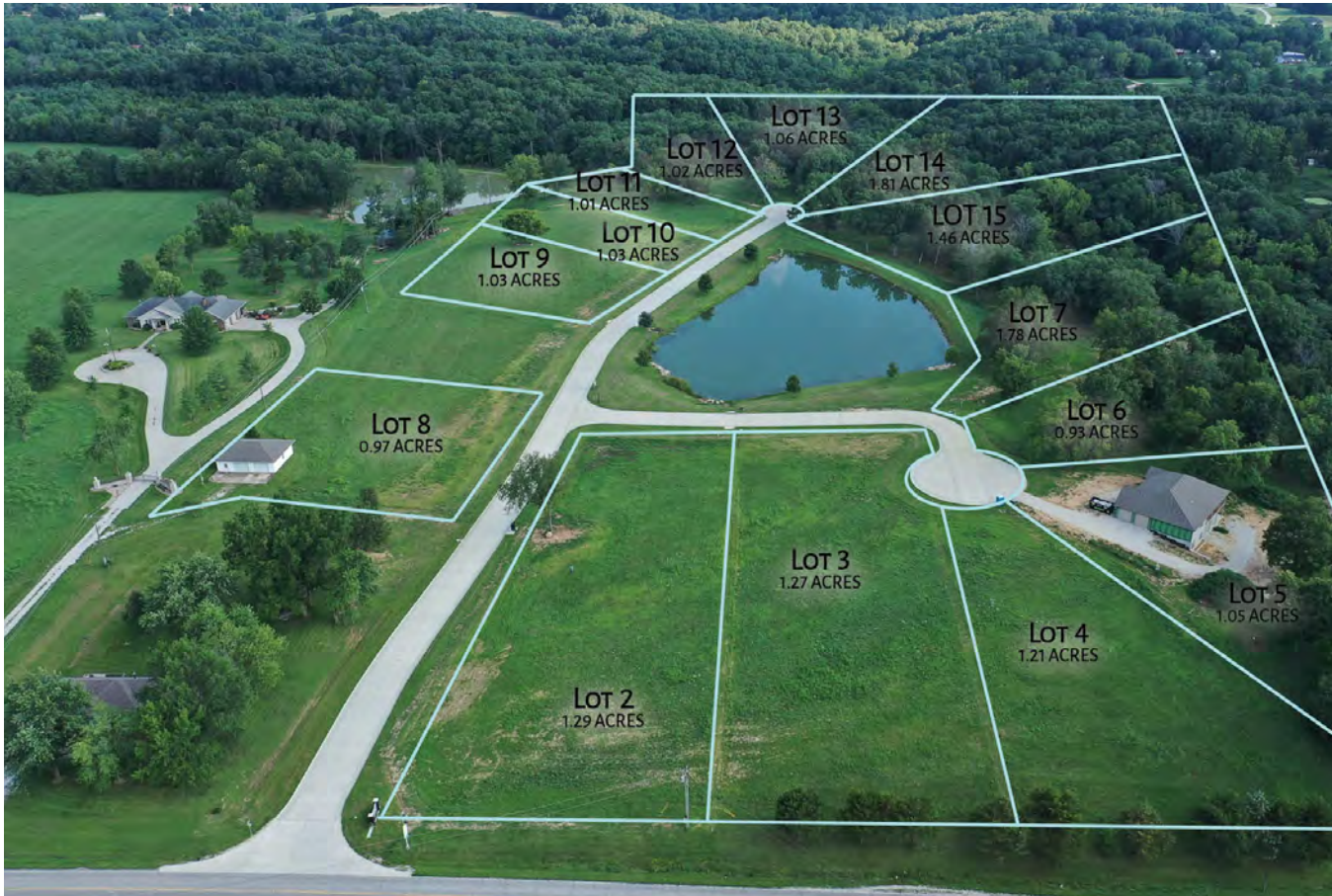




Just on the edge of town and minutes from direct access to Hwy 54! This upscale development features wide, paved streets and lots ideal for walk-out basements, many with wooded backyards. Several phase 1 lots are available and ready for you to build your dream home! Come take a drive through this wonderful development with many beautiful homes already constructed! Utilities include city sewer, electric and water.

Call the McMichael Team, today! (573)-896-9991.

CALL (573) 690-7268 TO SCHEDULE A SHOWING



— Lots 2-4,6-15 —

Eagle Lake Estaes

This unique rural/county development is tailored to country living with all city amenities and much more. Paved streets greet you at the entrance of Eagle Lake Estates where scenic views are panoramic consisting of 3 to 5 acres from every lot site. Mature trees surround the lake area where fishing, walking or just taking in the breeze rolling across the water is a relaxing setting. All the modern amenities are here with fiber optics provided by Callabyte Technology High Speed Internet - boasting 2 packages with up to 1 GIG of Fiber Optic Internet. Holts Summit City is fully responsible to operate the sewer and this is available for hooking onto from each lot.

Callaway Electric and Callaway Water District #1 are ready to service the entire 15 lots. With a minimum main level finished square footage requirement of 1,800 and brick on 3-sides on most lots (Lots 2, 3, 4, 8, 9, 10, & 11 are 4-sides brick), custom homes will only bring more style to this luxurious place to live. An HOA is already established with an annual fee of \$300 for maintaining the lake, road (snow removal) and land care. David Burks, with Burks Construction, is setting the bar high with a custom home that achieves the style and sophistication only one of his homes can showcase. Come see this manicured Eagle Lake Estates that's ready for you to begin designing your custom dream home.



CALL (573) 690-7268 TO SCHEDULE A SHOWING

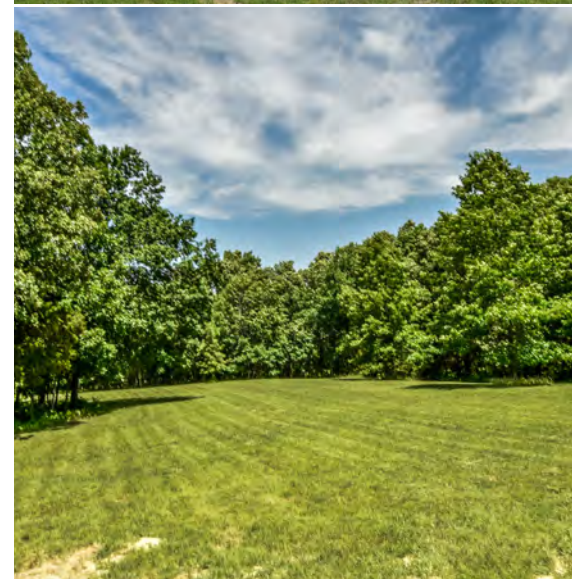
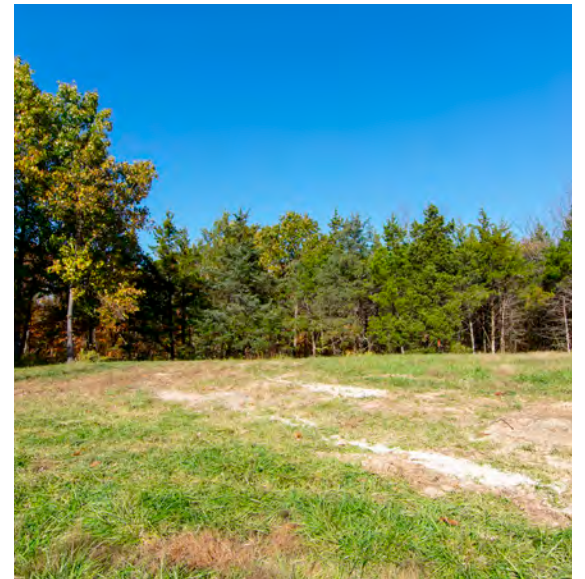


THE Bluffs



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.



\$35K



Fulton

1.6
Acres

TBD

Halifax Road

This is a rare lot located right in the corridor of Holts Summit, conveniently located, minutes from the Missouri River Bridge. No neighbors immediately to the left, right, and back, total seclusion with woods behind. City Sewer and Water District are available. The seller has owned this lot for many years with intent to build. This lot has been a sleeper, but now it is for sale.... Don't miss this one.



\$30K

Holts
Summit.51
Acres

CALL (573) 690-7268 TO SCHEDULE A SHOWING



955 & 959

Cochise Drive

This lot is located in the new Indian Hills subdivision. Build your dream home in this beautiful neighborhood. Sidewalks with street lamps line the road. Minimum of 1,450 finished square feet required for the main level. Conveniently located and only 10 minutes from the Missouri River Bridge. Located in the Jefferson City school district, including North Elementary.



\$30.5K



Holts Summit



.36 Acres



\$30.5K



Holts Summit



.37 Acres

120

Wildfire Court

This lot is located in the new Indian Hills subdivision. Build your dream home in this beautiful neighborhood. Sidewalks with street lamps line the road. Minimum of 1,450 finished square feet required for the main level. Conveniently located and only 10 minutes from the Missouri River Bridge. Located in the Jefferson City school district, including North Elementary.



\$35K



Holts Summit



1.44 Acres



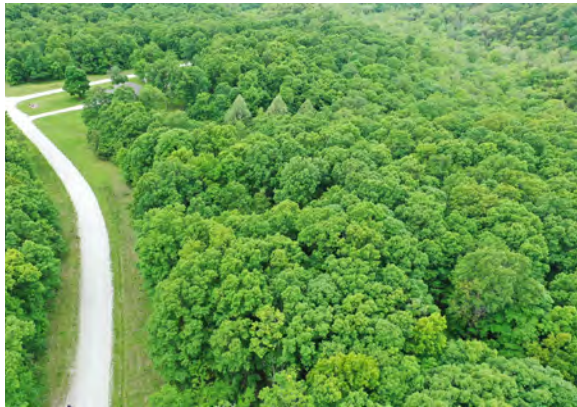
9613

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

7.9 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
Summit7.9
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

CALL (573) 690-7268 TO SCHEDULE A SHOWING



TBD
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.



\$497K



Holts
Summit



41.43
Acres

4

E Simon Boulevard

This 14.02 acres is a rare find! Situated at the end of a blacktopped road. This land is amazingly diverse and was part of a larger farm which has been in the same family for over 100 years. This land is partly fenced with grassland for animals. Laying just perfectly for a walkout basement or one-level home, this land is located in a superior spot just minutes from the heart of Holts Summit, but hidden away. The back of the property is definitely a backdrop worthy of your dream home! Imagine waking up to a bluff view with a creek running through the vast rocky outcrop. 3 acres of this lot are in city limits, while the other 11 are outside.



\$189K



Holts
Summit



14.02
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



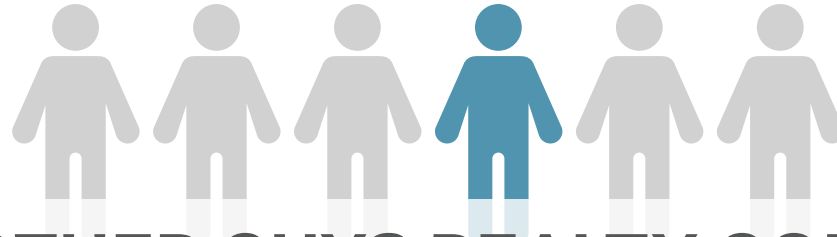
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— KRISTINA AND SCOTT'S MCMICHAEL TEAM —

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THE OTHER GUYS REALTY COMPANY



THE MCMICHAEL TEAM

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