

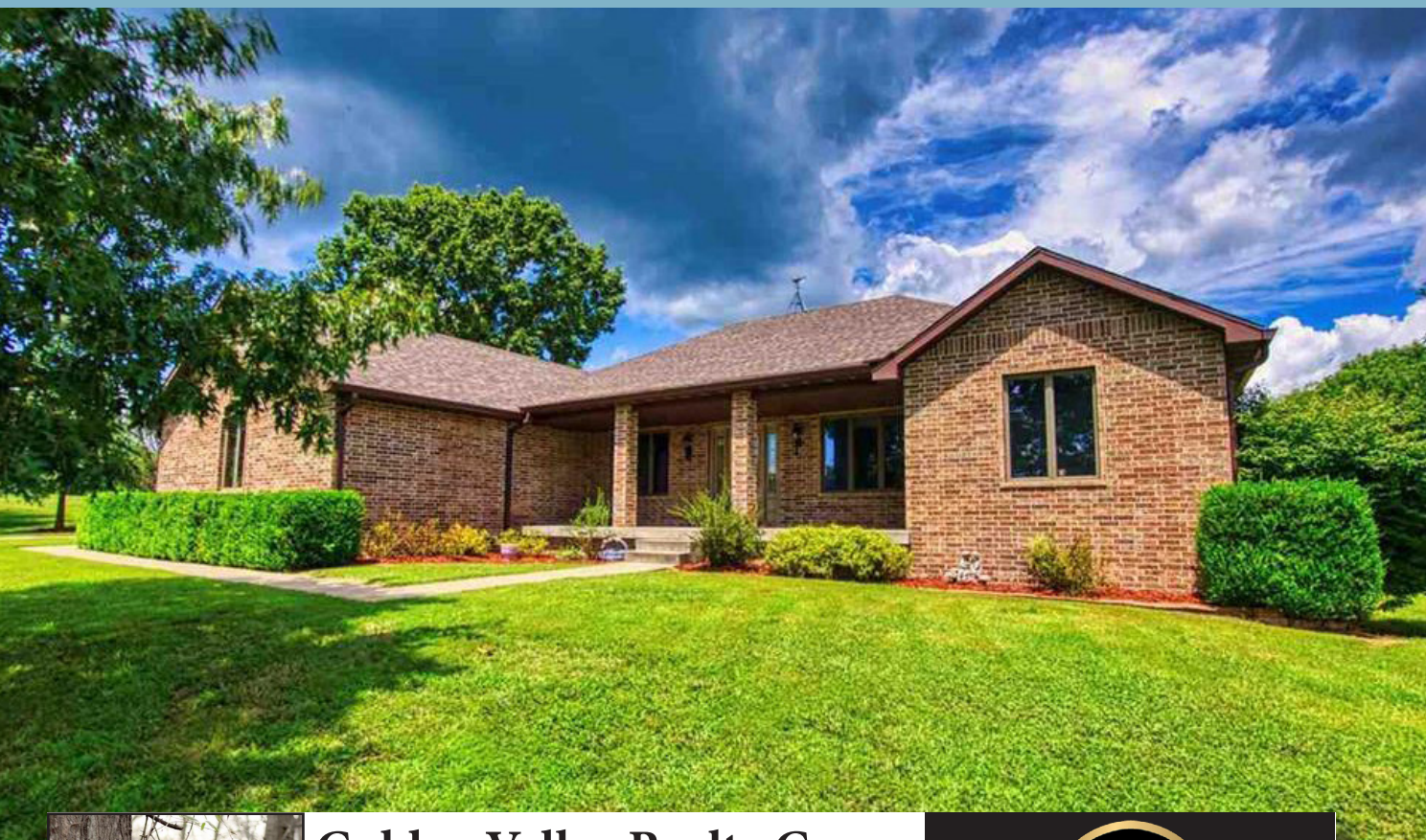


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January 2021



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Doug Burke, Sales Associate
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Cell: 660-351-2242 • Office: 660-885-7653
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Based On Information From The West Central Association Board of Realtors
FOR DETAILS ON COVER LISTING SEE PAGE 6 • FOR DIRECTORY SEE PAGE 3

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For Details On Cover Listing See Page 6



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Billy Bell
Owner/Sales Associate
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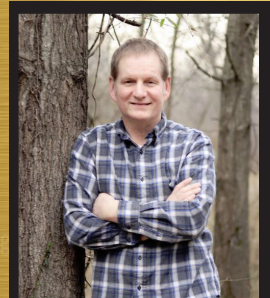


Bill Steward
Sales Associate
660-351-1895



Doug Burke
Sales Associate
660-351-2242

FEATURED ON THE COVER



Doug Burke
Sales Associate
660-351-2242

THIS LUXURIOUS HOME IS A ONE OF A KIND, CUSTOM BUILT PER HOME OWNERS SPECIFICATIONS. It is located just north of Warsaw city limits on a private paved road. This home has five bedrooms, four full bathrooms, two full kitchens and a theater room. There is also a six car 1800 sq foot heated garage/work shop with an intercom system to the main house and a half bath. The master bedroom and one of the other additional larger bedrooms both have full bathrooms with large walk in closets. Two living rooms and a formal dining room and a den/home office are all located on the main level of the home. The lower level has a full kitchen with custom made cabinets along with a chiseled edge custom marble counter tops and a full bathroom and one bedroom. There is also a large rec-room, theater room with plenty of stair stepped seating space and a surround sound system for your viewing pleasure. There is also this wonderful perk we can't forget to mention, the true outdoorsman will love the fact that there are walking trails, biking trails, boat ramps and the close proximity of the lake is enough to make you want to call this home! Contact listing agent for more details, as there are to many to name here! MLS# 87298

ATTENTION INVESTORS:
Contact me about the many rental opportunities I have listed in the Sedalia and Warsaw areas.



Emily Burke
Broker/Owner
660-351-2382

THIS "BIG HOUSE ON THE HILL" CAN BE YOURS and you don't want to miss out on the opportunity to own this beautiful custom built home in the country. Positioned perfectly on the top of the hill, on 10 acres, right across the road from nearly 500 acres of public use area this location is what everyone dreams of. Home features warm hardwood floors, a grand entry, tons of natural light, custom cabinets, high end appliances and much much more! The layout of this home is perfect for entertaining with a dining area that is open to the kitchen and living space. Upstairs you will find a LARGE master suite with a closet big enough to be another room or even two. The walkout finished basement is a nice addition to this home to round out the nearly 4,000 square feet that this home has to offer! Located just west of Clinton this is great for commuters or those who just want to be in the country! Call today for more details! MLS#88247

Find more information on all our listings at goldenvalleym RealtyGroup.com





Jeremy Dabbs
Sales Associate
417-955-5400



Craig Wilson
Sales Associate
660-596-9854



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(660-885-7653) • 221 S 2nd Street Clinton, MO 64735



Lindsay Fuller
Sales Associate
660-492-5898



Corey Wells
Sales Associate
702-439-5272

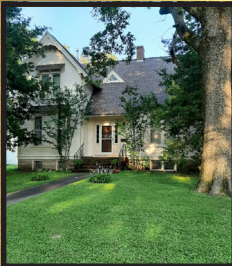


Billy Bell
Owner
Sales Associate
660-869-7230



NEW LISTING

THERE ARE NO WORDS TO FULLY DESCRIBE THIS UNIQUE PROPERTY. The covered front porch and HUGE shade trees make this log cabin the perfect weekend retreat or full time residence. You can step out of the bedroom for a peaceful dip in the hot tub, or take your coffee out to the Gazebo and watch the deer and turkey feed just steps away! Home features a nicely finished basement with wet bar, a 24X42 outbuilding and much much more! This home really has it all and could be a perfect investment/vacation property for VRBO. MLS# 88355



NEW LISTING



GORGEOUS HISTORIC HOME WITH LOTS OF CHARM. This is not your average home or a fixer-upper. If you are looking for a beautiful move-in ready home with plenty of space and a lot of character you have found it. Two story home with a grand entryway, kitchen, half bath and two living rooms on the first floor. Three bedrooms and a full bath on the second floor. Every room is accented with original wood accents. Beautiful hardwood floors in most of the house. Full basement for tons of storage or finish a huge space and turn into an awesome man cave, theatre, game room, sky's the limit. Large lot with plenty of mature trees. Two car detached garage with plenty of additional space for a workshop or to store all of your toys. I don't expect this property to last long at this outstanding value price. They simply don't build them like this anymore. The sellers are accepting showings on or about 11 Jan 2021. Call Corey at Golden Valley Realty for your exclusive showing. 702-439-5272 Did I forget to mention the heated, in-ground swimming pool? MLS# 88354.



LOOKING FOR A HOME AWAY FROM HOME CLOSE TO THE LAKE TO GET AWAY FROM THE CITY. This is a mostly finished shouse (part shop part house). This is a brand new metal sided house build on a large lot where a 100 year old home once sat. The large 150' x 140' lot is the largest on the block and still has the 100+ year old garage standing on the property. The garage is still keeping the weather out after all these years. There is a large 30' x 12' attached carport area perfect for keeping your boat or vehicle out of the weather. Listed at only \$46,100 MLS# 87409



Corey Wells
Sales Associate
702-439-5272

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Great 3 BR, 2 Bath Ranch Home on paved road, property borders corp ground on two sides! New Kitchen, custom cabinets & appliances, updated bathrooms, new flooring and paint, Open Floor Plan, New Heatpump & Central Air, Extra Large Room behind the Garage, New Metal Roof just installed. 40x40 Insulated Metal Building with concrete floor, heat & air and bathroom, 50x40 Barn, 3 Ponds, Storm Cellar, New fencing for cattle or horses. Close to Truman Lake, minutes to Clinton! **MLS# 88001 ~ \$275,000**



Wonderful Ranch Home with Outstanding Truman Lake View. Energy Efficient 3 Bedroom, 2.5 Bath Home, Hardwood Floors, Hickory Cabinets, Pantry, Solid Countertops, Screened-in Porch off Dining Room and Master Bedroom both with Lakeviews, Backup Generator, Basement and Storm Shelter. 6 Car Garage Capacity, Workshop and Lots of Storage. All This Within Walking Distance of Community Boat Launch to Truman, Bordering Corp of Engineers with Lots of Wildlife. Call John for complete details! **MLS# 87963 ~ \$369,900**

**Kathy
Harrison**



660-351-1188



1800 Nicklaus Dr ~ Clinton ~ MLS#87476 ~ \$320,000
4 Bedroom, 4.5 Bath Home

Visit Kathy-Harrison.com for more listings!



RE/MAX Truman Lake 660-885-2201

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James Long



816-718-7762



**1002 Shadow Hill Rd
Clinton**

MLS#87641 \$469,900

Immaculate Dream home in Shadow Hills
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This magnificent home features

5 bedrooms, 4 full baths,

large master suite w/fireplace

and a private deck, finished basement,

a chef's kitchen w/custom cabinetry and

large pantry. Recent updates, including

new appliances, new floor coverings, new

heating & cooling, new roof & gutters and

more.... You will enjoy the incredible views

from the covered patio and private deck.

The outdoor living space is private,

tucked among the trees, features a stone

fireplace for outdoor entertainment and

living. You have to come see this quality

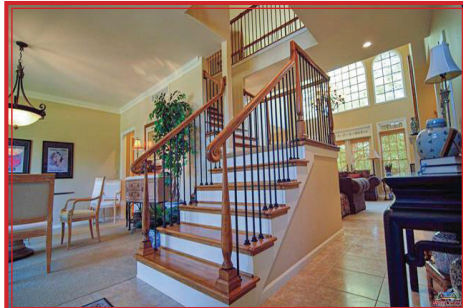
home for yourself!

See more listings at: jlongtrumanlake.com

Kathy Shoemaker



660-885-2201



603 Shadow Hill Drive ~ Clinton
Call for Details on this Elegant Home
MLS#84789 ~ \$525,000

<https://www.youtube.com/watch?v=nDHxaJ4cF88>

Visit www.kathyshoemaker.net for more listings!



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Jenny Hann



660-924-1127

MLS#87975 \$138,000

5.77 Acres m/l

12500 NE 401 Rd ~ Deepwater

Adorable 3 BR,1 Bath Farmhouse with picturesque barn, pond and outbuildings.

Recent updates: new carpet, new vinyl flooring in the entry and kitchen. All kitchen appliances included. Beautiful brick fireplace in living room. Acreage is fenced and cross fenced. Located within 10 miles of boat access on Truman Lake. Call today!



2.2 Acres m/l



297 NW 40 Rd ~ Clinton

outside city limits, on blacktop!

Call Jenny for Complete Details!

MLS#87925 ~ \$15,000



Looking to Buy or Sell? Call Jenny she'll Hann-dle the rest!

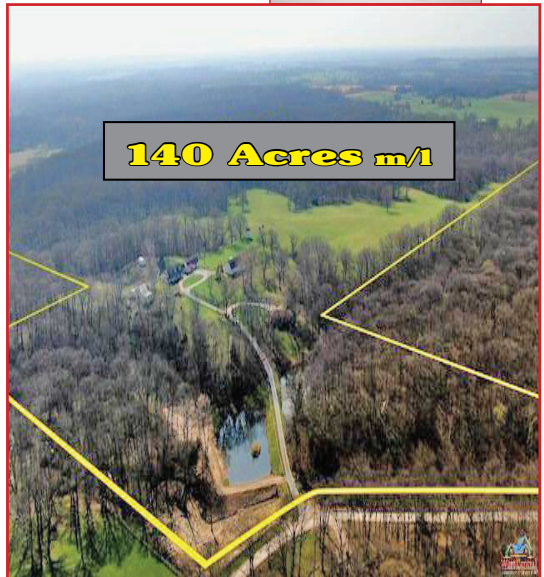


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Jack Wetzel 660-924-5477



140 Acres m/l

934 NE 231 Rd ~ Clinton ~ Hunter's Paradise!!

2 updated/remodeled Homes, plus a Detached Garage with Mother-in-law suite.

Garage space for over 5 vehicles, Pool, Barn, outbuildings, and more!

For Complete Details on this one of a kind listing call Jack! MLS#86585 ~ \$1,300,000

www.JackWetzel.net for more listings!



Dan Hertzog
BROKER/OWNER

660-885-5263

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MLS # 87787 ~ \$825,000
Vernon County ~ 93 Acres
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MLS #88228 ~ \$147,000
Bates County ~ 52.5 Acres
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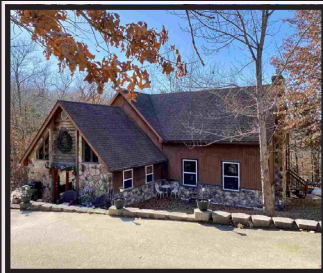


Lea Ann Petree
816-838-2534



Come See Us At The North Town Mall in Warsaw!

OR Check Us Out On The Web At www.advantageland.info



The rustic retreat you have been waiting for! 3 Bedroom, 2 1/2 bath with many custom features. Beautiful kitchen with custom cabinets and log siding interior. 2 Fireplaces, one in living room, one in master bedroom. Loft bedroom overlooking kitchen. 2 Decks to enjoy. Large 48x26 barn with concrete floors & 20x30 garage with 2 bed apt below used for guest cabin. Property borders corps of engineers land. Short walk to the lake. Distant lakeview in winter. Short drive to 2 major marinas to keep your boat on Truman Lake! #88270 \$245,900



This lovely 3bed 2bath home with fireplace, central air & heat, deck, dining room. Nice country kitchen. Great garages, 24x31-34x30-with30x17 Lean-to. Plus an extra 3 acre lot, including septic, making this the complete package! #88288 \$199,500



Beautiful Ranch Home on Large Lot with circle drive and fenced in back yard. 3 large bedroom and 2 1/2 baths. Beautiful hardwood floors - new windows thru out home and all new siding. 2 car attached garage. Full basement that can have bedrooms or family room and workshop! Gorgeous landscaped yard. What a great home! #87902 \$168,900



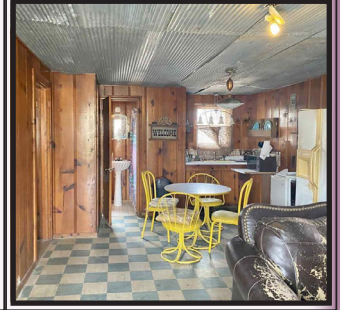
Fantastic office building located in the heart of downtown Warsaw. Move-in ready office with large front display windows. Large reception area once you walk in front door. Nice deck off the back of the building which overlooks Osage River, with a short walk to the Harbor. Large built in cabinetry with counter top/work space. Private office space in the back of the building has an exposed brick wall which shows the character of this building. #87084 \$75,000



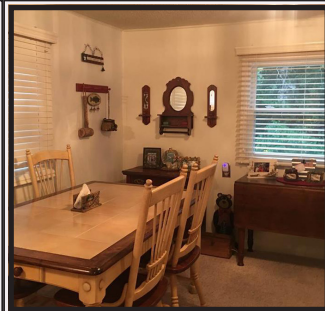
CHECKOUT OUR WEBSITE: ADVANTAGELAND.INFO TO SEE ALL OUR LISTINGS!



This nice, roomy home features 3 beds 2 full baths, walk out basement with family room on lower level. Included is range & refrigerator. Has Vinyl siding & carport. Conveniently located close to town for shopping & medical. Motivated sellers! #88238 \$52,500



Beautiful view of the Lake of the Ozarks from this cabin. Needs a little TLC but has great potential! Marina right behind home with boat slips to lease! #88331 \$35,000



Adorable 2 bed 1bath home. Central air & heat. Detached garage. Newer roof. Winter Truman view, can walk to water and close to the boat ramp. #87602 \$114,900



Feel at home in this newly remodeled 3 bed 2 bath home on 4 large lots. New central air & heat. New 1000 gal septic tank installed in 2020. Garage for boat or car available, along with other outbuildings. Close to Lake of the Ozarks access. Nice fenced in yard with covered deck. Appliances stay. #88140 \$82,500



Lovely 3 bedroom 2 full bath home. Two kitchens. Newer central air & heat. Nice deck off of the back. Walk out basement. Close to Long Shoal Marina. #87968 \$159,900



Very nice 2 bedroom ranch home on large lot in Warsaw. Would be a great rental or full time home. #87216 \$42,000



This Beautifully Restored Historic Home is a must see! This Century old home has been lovingly renovated from the ground up. A large foyer, sitting area greets you as you enter. No need to be concerned about high utility bills here, as the Owners have spared no expense updating the HVAC with a new 95% efficient system and new windows. #87575 \$159,000



Rustic setting close to town. 4+ timbered acres with a 24x30 shop in a quiet, secluded subdivision. Well and Septic are in place. This would make the perfect place to build. Furnishings and RV are negotiable. #87756 \$77,000



Lora Anstine
Broker / Owner
(660) 525-9914
anstinerealty@yahoo.com



Kelly Stackhouse
Broker Sales, GRI
(660) 221-1443
kellystackhouse@embarqmail.com

Lora Anstine, Broker/Owner

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Debra Anderson
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MLS #87415 - START YOUR NEW YEAR OFF RIGHT in this Spacious 3 Bedroom, 2 full bath house. Main floor living home on 3.4 acres, with beautiful landscaping, nice oversized 1 car shop/garage with additional space for your mule/gator. A great big kitchen with oak cabinets and big pantry - great space for entertaining! Just 20 minutes from Warsaw. Near CORP Land and less than 5 minutes from Truman's Fairfield boat ramp. Just off state maintained highway. Listed at \$215,000. Make your appointment today, call Lisa at 660-223-6928!



Debra Anderson
(660) 233-3673
thedebranderson@yahoo.com



MLS #87735 - GORGEOUS 93 ACRES WITH NEWLY CONSTRUCTED 12-ACRE LAKE, LOCATED JUST OFF WW HWY, MINUTES FROM WHITEMAN AIR FORCE BASE. Property produces fantastic crop but would also make a beautiful homesite. Share cropping is also a possibility. Plenty of building spots on this beauty overlooking newly constructed lake. Access on three sides. Rural water on north side & electric on south. Property is fenced on 2 sides and is gently rolling. Endless possibilities! Call Debra Anderson, 660-233-3673.



MLS 86805 - FANTASTIC LOCATION, OVER 3.6 ACRES JUST OFF KK HWY MINUTES FROM WARSAW AND THE LAKE ON PAVED ROAD! Beautifully cleared lot that backs up to dense trees. Utilities at the road community well to hook up to. Wonderful place to build your dream lake home. \$24,900. Contact Debra Anderson today! 660-233-3673.



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MLS #87184 TRUMAN LAKE AREA BUSINESS BUILDING! Nice commercial building on busy state Hwy 7 in the Racket area between Warsaw and Clinton, MO. Convenient to Truman Lake! The building sits on .81 acres and includes a fireworks business and approximately \$10,000 fireworks inventory. NO RESTRICTIONS! Could be a multi-purpose use and has Hwy. frontage. Restaurant? Retail? Whatever you like. This is in a great location next door to Truman Lake Opry! Just \$129,900.00.



MLS#87584 WARSAW BUSINESS BUILDING IN DOWNTOWN! Currently serving the public as a law office. This building has 1,820 sq. ft and has multiple offices and a waiting area. There is a back entrance to a public parking area as well as a kitchen area. Perfect location in downtown near the bank and city offices. Has many possibilities! Take a look at just \$99,900.00 Call Kelly Stackhouse today! 660-221-1443.



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HAPPY NEW YEAR AND A GREAT 2021!



MLS #88080 AWESOME HOME AT TRUMAN LAKE!! JUST A FEW BLOCKS TO STERETT CREEK MARINA & BOAT RAMP! 3BD, 3BA home on spacious lot, CA/Heat, updated flooring, tasteful cabinetry, counter tops & more! New large back deck & a hot tub! Includes oversized 2Car+ attached garage, PLUS a 30x60 detached shop building good just about anything! Even a workshop area in the detached shop & covered patio/carport. (there is one 40 ft. bay as well) 5 minutes to Wal-Mart & Warsaw! Community has an inground pool & all paved roads! **REDUCED BY \$10,000! ONLY \$259,900!** Call Kelly Stackhouse today at 660-221-1443 Start 2021 off right in this beautiful home!



MLS#87896 LAKE OF THE OZARKS NEAR WARSAW WITH LAKE VIEW! 4BD, 3BA home w/3 car garages attached, Large open living room, 3 fireplaces, 4ft. deep inground swimming pool, elevator to basement great for wood to bring up to fireplace, lake view, paved roads, 5 minutes to Warsaw, 24x40 shop close to house, PLUS several other detached bldgs. & Carports. Great place for a car buff, boat fanatic, or even for storage units. Community boat ramp & dock slips for resident use. There is more than I mentioned I am sure! **ONLY \$339,900!** (Alternate version for just \$260,000 also available) Call Kelly Stackhouse today ! 660-221-1443.



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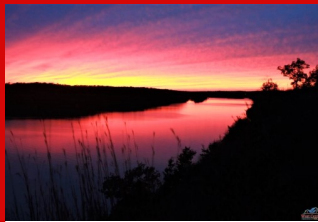


This Month's Feature

NEW LISTING! 3 Bedroom, 2 Bath Home on 1.6 +/- AC.

Check out this 3 Bedroom, 2 Bath manufactured home on **1.6 Acres!!** Blacktop Road, Co Mo Electric, Highspeed internet, and TV available! Home has been **fully remodeled**. Within minutes to boat ramp at **Lake of the Ozarks**. Property has a 27'x9' enclosed back porch sun-room with new roof, vinyl, and windows. Lots of storage space in 75'x25' **building** with 10'x25' enclosed lean-to addition. Fenced on 3 sides. **#88271 \$85,000**





These **2 lots** total **6.47 acres** in secluded, quiet, and peaceful gated community. Plenty of room to **build your retirement home** or **weekend getaway**. Access to **boat launch** and many other amenities! Go to www.forbesloa.net for more information on **Forbes Lake of the Ozark Park**. **#86796 \$4,600**

New Price!



Historic charm characterizes this **3 bedroom and 2 bathroom** home in Cole Camp! The customary front porch swing and **attached breezeway** adorn the entrance and are complemented by a gorgeous magnolia tree. The inside yields traditional **hardwood oak flooring**, several custom built-ins, a beautiful entry staircase with a vintage wooden windowsill, and **five-panel shaker style doors** throughout. The **covered back porch** opens to the fully **privacy-fenced backyard** boasting a mature tree for shade. **#87840 \$124,900**

Cole Camp



3.8 Acres of waterfront property on **Lake of the Ozarks!** Located on **MM 71.3** this gorgeous building site has **1,000 feet of lake shoreline!** Ownership of these lots also includes access to **three private lakes** (over 17 + acres each) dedicated for Landowner use and enjoyment! Over 100 acres allotted for walking and horse back riding! A community park located on the Principle Mississippi Migration Flyway... a wildlife sanctuary! Plus **3 private boat ramps** for Landowner utilization! **#85075 \$24,900**

New Listing!



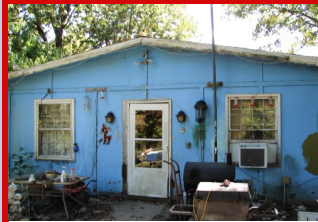
Established Marina, Restaurant & Bar on **Lake of the Ozarks!** Located on **2.4 acres** at **MM 76.5** with 200 ft. of shoreline, 8 courtesy boat slips & **16 covered boat slips**. Restaurant has an indoor & outdoor bar & includes 700 sq. ft. of living quarters above the Restaurant. **#85822 \$459,900**

Marina/Restaurant/Bar



This native **stone home** has great character! Located in Cole Camp, the **3 bed/2 bath** home has a **full basement**. The family room has **woodstove** that can heat entire house. This property is set up for **self-sufficiency**, including a **chicken coop**, garden spot & lots of fruit trees! **#87191 \$125,000**

Cole Camp



1 Bed/1 bath cabin on **4.2 acres!** Located near **Lake of the Ozarks**, ownership benefits include **boat ramp access!** Property includes **several fruit trees**, one nice sized **storage shed** & two smaller outbuildings. Some TLC is needed, but the home has all **new wiring & insulation!** **#87891 \$67,000**

4.2 +/- Acres



Four lots with a delightful view of **Lake of the Ozarks!** Property is **landscaped** and gently slopes toward the water. Equipped with **two wells**, **two septic systems** and **electricity**, here is your potential for a lake home around **MM 70!** Landowner has access to the **community boat ramp** less than 100 yards away! **#88199 \$59,900**

Lake of the Ozarks



Camp or build on this **1.7 +/- acre** lot with **all utilities!** Located at end of **well-maintained road** so if you want **seclusion**, this lot is for you! Property has community water, holding tank, electricity on site, a **storage shed** & is less than 10 minutes away from Long Shoal Marina! **#87661 \$22,500**

Lake Lot!!



Attractive & level, this **6.9 +/- acres** provides multiple building sites, with a **gently meandering creek** winding its way through the property. Ownership includes access to three private lakes, over **100 acres** of trails, an **RV Park**, & access to **three private boat ramps** to Lake of the Ozarks! **#88007 \$11,900**

Price Reduced!



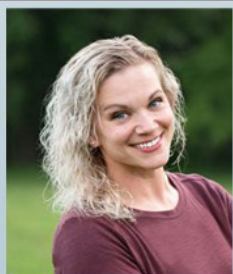
Build your home on these **2 city lots**. **Great location** and has **road frontage** on 3 sides. Only 5 minutes to **Wal-Mart** and **downtown**. The 2 lots equal just under a half acre. **#86226 \$15,000**

Warsaw

Cozy Cottage near Lake of the Ozarks!



This 1 bedroom, 1 bath home is perfect for full time living or a weekend getaway! As soon as you walk in, you'll love the **open floor plan** and all the natural light that comes through the **newer double pane, vinyl windows!** The laundry room has **plenty of storage space** and the washer, dryer, and **most appliances stay!** This property has been very well taken care of. The home sits on **half an acre** and has its own well and septic, and the **well pump** was **just replaced** in August. The house has newer concrete board siding and a newer metal roof. There is also an **RV hookup** with septic access to accommodate extra guests! Just down the street is **access to Lake of the Ozarks**, with a community boat ramp and dock. Best of all, this property has **Co-Mo Connect**, which means access to great internet service! #88137 \$64,900



Christina Brewster

Sales Associate
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January Featured Properties



VISIT MY WEBSITE: LUKEATTHELAKE.COM



COMPLETELY REMODELED 2BR, 1BA ONE-LEVEL HOME. New HVAC, roof, cabinets, plumbing, wiring, floor coverings & windows. Concrete drive, new garage door & more! Close to downtown & Harbor. Call Luke to view MLS#88200. \$89,900.



3BR, 2BA MANUFACTURED HOME ON 2.25 ACRES. Detached building w/workshop & full bath. Also being sold on 80 acres for \$349,900 as MLS#87584. Call Luke today for your showing of MLS#87585. \$99,500.



3BR, 1BA HOME IN WARSAW. Close to downtown Warsaw & Drake Harbor. 2-car detached garage & full unfinished basement. Will sell fully furnished minus a few things but the majority can stay. This would make a great first time or retirement home! Call Luke for your showing of MLS#88303. \$99,900.



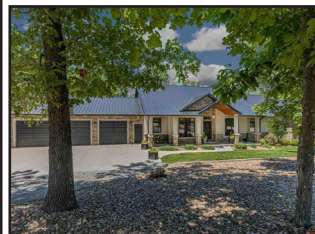
3BR, 2BA HOME IN COLE CAMP. New carpet, paint & windows. Partially fenced yard w/garden spot. This would make a great first time home! MLS#86928. \$89,900. Call Luke.



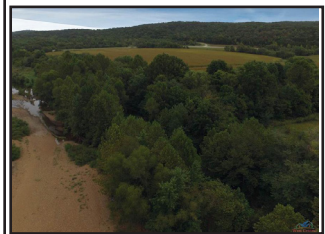
4BR, 3.5BA HOME ON 16.3 ACRES. Open concept w/fireplace, breakfast bar & spacious kitchen. Master w/jetted tub & walk-in shower. Laundry room includes a dog shower! Pretty landscaping, deck plus brick patio for entertaining. 30x50 shop/garage; basement w/full kitchen could be separate living quarters. Located on Cole Camp Creek w/additional 38 acres for \$3,000/acre. Call Luke for your appointment to view MLS#86904. \$485,000.



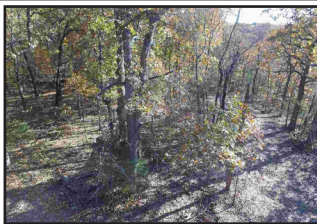
76-ACRE FARM W/40 ACRES M/L TILLABLE. Balance improved hay pastures & home site. 3BR ranch needs TLC. 90x30 machine shed, wet weather creek, beautiful piece of land w/structurally sound house. Call Luke to view MLS#87778. \$380,000.



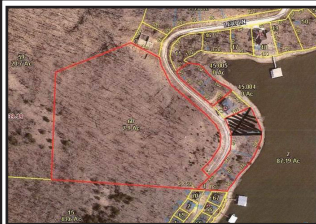
4BR, 3.5BA HOME BUILT W/TONS OF SPECIAL TOUCHES!! Lots of hardwood w/design inlays, pocket doors & formal settings. Huge spaces, 2 family rooms plus bar/game room, rock fire pit close to the water...the list goes on & on! This is truly a one of a kind home! Call Luke for your appointment to view MLS#86800. \$625,000.



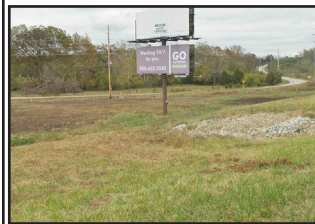
VERY NICE ROW CROP FARM W/ PLENTY OF OPPORTUNITY. 123-acre farm has 100+/- acres of tillable ground. Cole Camp Creek on west boundary & backtop road frontage on north & west! Not only does this farm have good production, it is a very nice hunting tract as well! Call Luke for your showing of MLS#85973. \$390,750.



90 ACRES, CLOSE TO TRUMAN LAKE ACCESS. Large, mature trees. Backs to Corps ground. Call Luke for your showing of MLS#85347. \$211,500.



WHAT AN OPPORTUNITY! FIVE waterfront lots w/just shy of 8 acres that have a beautiful view. Water & sewer available through community. Would make a great place to build or an excellent opportunity for a developer. Call Luke for more information and your showing of MLS#86526. \$399,500.



COMMERCIAL LAND ETWEEN US HWY 65 & OLD HWY 65. Great visibility - very level - City of Warsaw water & sewer available. MLS#86955. \$35,000. Call Luke for your appointment to view this property today!



THE OPTIONS ARE ENDLESS, BUT WHATEVER YOU CHOOSE THIS IS THEE LOCATION!! Road cuts & parking lot is all ready for your business venture. Call Luke now to discuss the purchase of this property!! MLS#85480. \$219,000.



Hansel Morris

Cell: 660-525-4404
Toll Free: 1-800-760-2255
hansel@reecenichols.com



Crystal Self

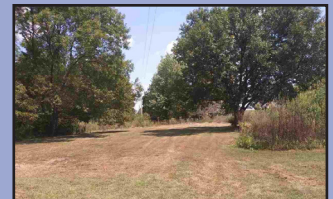
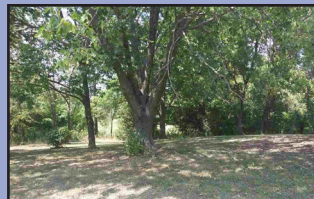
Cell: 660-620-9217
crystalself@reecenichols.com



HUNTING GROUND W/A HUGE PLUS!! This 200 acre tract located 10 miles south of Stover is fully fenced. You can run cattle year round or rent the ground to nearby ranchers for extra income. Hunting cabin complete w/heat, running water, bathroom & shower. House w/slab foundation, currently gutted but could easily be remodeled. Property has electricity, drilled well & lagoon. High-speed internet w/Co-Mo Connect. Trail cam photos indicate you will be in the running each year for bagging a huge buck! \$670,000. MLS#88077. Call Hansel today!!



PRICE REDUCED



LOOKING FOR A HOME IN THE COUNTRY JUST 10 MINUTES FROM THE LAKE? Come check this beautiful home out. Large rooms, remodeled bathroom, 2-car garage, newer windows & roof, full basement. Located in Windsor but within Lincoln School District. Full of potential. Don't miss out!! Call Crystal for your showing of MLS#87547. \$129,900.



Terry Beem

Broker
660-723-1193
Office: 660-438-7228 800-760-2255
terrybeem@reecenichols.com

Brandon Martin

Cell: 660-221-7939
Toll Free: 1-800-760-2255
brandon.martin@reecenichols.com



VERY NICE 3BR, 2BA HOME ALL ON ONE LEVEL. Garage is 2-car w/openers & lot is very large. Home has newer roof & paint. Property is close to Truman Lake access & is priced to sell!! Call Terry for your viewing of MLS#88307. \$79,900.



VERY NICE 3BR, 1.5BA HOME IN QUIET NEIGHBORHOOD CLOSE TO EVERYTHING! Nice shaded backyard w/great deck!! Newer appliances & new HVAC recently. This one is move-in ready!! Call Brandon to see MLS#88075. \$134,900.



VERY NICE 3BR, 3BA TRUMAN LAKE HOME IN QUIET COMMUNITY. Lake access down the road & just minutes to downtown Warsaw. This well-maintained home is move-in ready so when you get here you can enjoy the Lake Life! Call Terry today to schedule your showing! MLS#87675. \$189,900.



CALL TODAY ABOUT THIS WONDERFUL TRACT!! Mixed use farm w/54 acres currently grass & 21 acres in woods w/2 ponds! Could be tillable! Tract would make great farm & have ample hunting opportunity as well. Call Brandon for your showing of MLS#88323. \$296,250.



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BUILD YOUR OWN DREAM HOME OVERLOOKING TRUMAN LAKE. Rare opportunity...generous site offers 2.7 +/- timbered acres adjoining Corps ground. Near Long Shoal Marina; a real deal at \$56,000!! Call Heath today for your showing of MLS#87515.

NICE LOT IN HIGHLY DESIRABLE CEDAR GATE ESTATES. Short distance to Warsaw & Lakes, on blacktop road. Come and build your dream home! Call Heath to view MLS#87632. \$28,000.

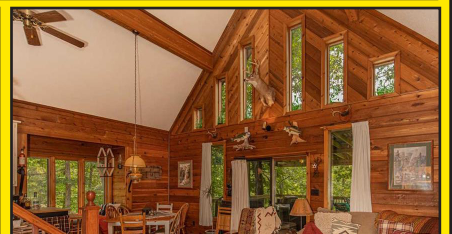
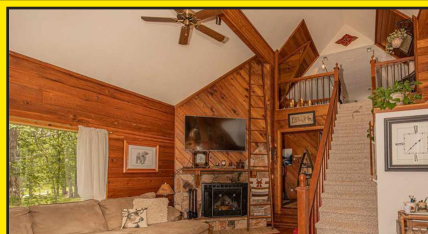


John Eierman

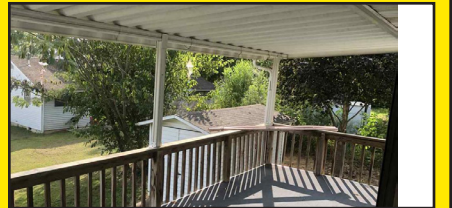
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GORGEOUS, 3BR, 2.5BA CEDAR SIDED CUSTOM HOME. Tucked back in the timber overlooking private fishing pond. Vaulted ceilings, large master suite on main level w/large covered deck overlooking beautiful pond & tons of wildlife. Exclusive gated subdivision w/great amenities such as fishing lakes & private boat ramps! Call John today for your showing of MLS#87345. \$269,900.



TERRIFIC DUPLEX ON CORNER LOT IN WARSAW!! One side is 2BR, 1.5BA w/att gar, basement & large covered rear deck. Finished room in basement could be 3rd BR. Lots of custom cabinets. Second unit is 2BR, 1BA w/att gar, basement, large covered deck. Both units have water softeners, built-in dishwashers, electric oven/ranges, refrigerators, washers & dryers. CH&A w/newer high efficiency heat pumps in each unit. Large storage shed out back is included. Quiet area of town w/nice trees. Minutes from either lake. Perfect to live in one side & rent the other! Call John today for your appointment to see MLS#87721. \$164,900.

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**Kennie
Von Holten**

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Toll Free:

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3BR, 2BA HOME ON 2.6 ACRES IN TRUMAN LAKE SUBDIVISION. Home & garage have been completely updated. Newer flooring, windows, siding, gutters, paint, etc. 30x30 heated garage. Insulated shed for office or living quarters. Covered front porch & large deck. Fireplace w/pellet stove insert. Call Kennie for your showing of MLS#86102. \$189,000.



GORGEOUS WATERFRONT HOME ON MAIN CHANNEL W/STUNNING VIEW!! 3BR, 2BA home w/2-car attached garage. Large concrete driveway along w/extra parking. 70x14 deck. New 2-well concrete dock w/5,000 pound lift & swim platform. Deep dock. Home has large living room w/vaulted ceilings. **MUST SEE!!** Call Kennie or visit my website at realestatewarsawmo.com to view MLS#88108. \$415,000.



BEAUTIFUL 4BR, 3BA BRICK HOME ON 10 ACRES AT THE EDGE OF TOWN. 4400 sq ft, in-ground swimming pool w/16x32 outdoor kitchen & bath house. 40x80 shop building. 60x36 horse barn w/2 tack rooms, hay loft & horse bay. Ground source heating & cooling. White vinyl fencing. Completely covered deck. Lots of extras & much more. Call Kennie for your appointment today!! MLS#88298. \$665,000.



3BR, 1BA HOME ON LARGE LOT IN LINCOLN. 2-car detached garage. Close to school. Priced to sell at \$68,000. Call Kennie or visit my website at realestatewarsawmo.com to see MLS#87819.



NEWLY REMODELED HOME ON LARGE CORNER LOT IN WARSAW. 2BR, 2BA, but could easily be converted to a 3BR. Detached garage. Excellent deal at \$79,900!! Call Kennie or visit my website at realestatewarsawmo.com to see MLS#88205



Email: kenniev@reeceandnichols.com



Crist Fanning

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Happy New Year!!!



Ranch Style 3BR-3BA - Awesome Truman Lake View! 120' Corps. Boundary. Beautiful timber & un-obstructed lake view. Close to town, paved road. You can be on either lake (Truman or Lake of the Oaks) in less than 10 minutes from HOME!!! Kitchen remodeled in 2016, siding, deck and sunroom in 2010. Sunroom has separate heat & AC. Lower level has vented propane auxiliary heat.. 2 Laundry rooms- main level and lower level. Handicap access through garage. Walk in shower in master bath. MLS 88070 \$279,900.

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NICE COUNTRY HOME ON 2.1 ACRES.
Covered front porch. Lots of garages for all the toys. 3 wells on property & close to Truman Lake. Call Julia for your showing of MLS#87813. \$90,000.



AWESOME INCOME POTENTIAL!! 3 nice storage buildings built in 1990. 49 units ranging from 6x8 to 10x30. Includes 50x30 shop building w/att 40x14 office. New chain link fence. Bonus income w/2 rental properties - 1 single-wide & nice, neat, clean 3BR, 2BA manufactured home. All new paint, counter tops & carpet. On 2.4 acres w/highway frontage. Ideal location to pick up a boat on the way to either lake. Easy access off highway. Call Julia today for your showing of MLS#86146. \$325,000.



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BEAUTIFUL HOME ON 10 ACRES, CLOSE TO LAKE. High ceiling, fireplace, stone front, screened porch. Custom kitchen with granite counters. Beautiful settings, lots of wildlife. MLS #87927



Krysti Woods,

Broker/Sales

(660)723-4746

krystiwoods@aol.com

krystiwoods@remax.net

www.krystiwoods.com



BEAUTIFUL RANCH HOME HAS 3 BD, 2.5 BATHS. Home has nice kitchen with granite counter tops and stainless steel appliances. From kitchen walk out onto a 12x32 covered composite deck. Living area has electric f/p with wood floors, master bedroom has a master bath. Full finished basement with bath and kitchen with appliances and sunroom. The basement could be used as mother-in-law quarters apartment. Laundry room is located in basement but has a laundry chute upstairs. Home has been all remodeled and has access to the boat ramp just down the road. A attached 1 car garage plus basement garage for toys and lawn equipment. The home also has a circle dr. and a 2 car detached garage (24x30) and easy access to 65 Hwy N and S ramps. MLS#87781



Danielle Baker

816-918-3657

Broker/Salesperson

danielleshomes4u@

gmail.com

www.danielleshomes4u.com



87393 - 4 BED / 2 BATH - 4 CAR GARAGE!



87697 - 2 BED / 1 BATH - 6.6 ACRES WITH POND!



88148 - 2 BED / 2 BATH - LARGE LOT!



87619 - 3 BED / 1 BATH - COUNTRY LIVING ON 5 ACRES!



87545 - 1 BED / 1 BATH - 2 CAR DETACHED GARAGE!



86983 - BEAUTIFUL CITY LOT - CITY WATER & SEWER AVAILABLE!



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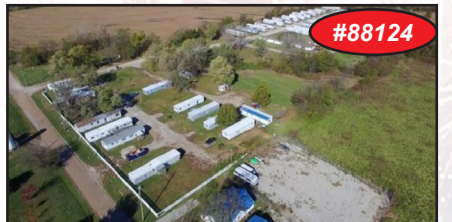
Christina McCarty
573-469-3430



AMAZING LOCATION ON A QUIET CUD-DE-SAC in one of Sedalia's premier neighborhoods. You will thank yourself many times over making this lovely home yours. It has 4 BR 3.5 bathrooms that offer walk in closets and whirlpool tub. The main floor offers plenty space to spread the family out and very convenient utility room. Downstairs you will find a magnificent round see through fireplace that splits the family/rec room and a bar that is perfect for entertaining friends. Do yourself a favor and check out this wonderful home before it is too late! **\$244,900 #86461**



LOCATION, LOCATION, LOCATION! Great Location- 3 BR, 2 1/2 Bath with bonus room, new driveway, sidewalk, roof (in process). Newly remodeled kitchen and flooring. **\$229,900 #87617**



SUPER INVESTMENT OPPORTUNITY!! includes 2 Mobile home parks with over 136 lots combined. Lot rent & mobile home rent. Plus, a rental house and 4 storage units. Call us for details. **\$2,825,000 #88124**

2021

Happy New Year

*Our Wishes for a Happy and Healthy
New Year from all of us at
Coldwell Banker Monsees Realty*

COMMERCIAL



INCREDIBLE BUSINESS OPPORTUNITY!! Sitting on approx. 10 acres, 17,100 Sq. ft. building that is built to last, with 8" thick concrete, and extra rebar to hold up to 80,000 lbs. The property features 3 phase electrical, heated concrete floors operated from a boiler system ran with wood heat for efficiency, and 3 non freeze water hydrants. The building has a full-length truck scale, an inside loading dock, along with three 15' garage doors. There is a perfect waiting/office area that welcomes you with a nice custom clean feel. There is a full kitchen, full bathroom, additional office space and lots of room for storage, and it's all well insulated. **\$1,300,000 #86098**

COMMERCIAL OPPORTUNITY FOR SALE!! This includes all equipment, fixtures, and inventory. 3 furnaces 2 front area, 1-attic, 1 10 ton unit east side of BLDG. 3 A/C units 2-5 ton units about 6 years old, 1 10 ton unit APX 12 years old- new compressor APX 3 years old. **\$220,000 #87103**

OVER 58,000 SQ. FT. OF WAREHOUSE which includes approximately 4000 sq. ft in new office spaces. 480- 3 phase electrical, newer LED lighting, and 10 ventilation fans. This property has over 8 acres of land and over 170,000 sq. ft. of concrete from previous buildings. This could be used for warehousing and or a manufacturing facility. Previously it was Rival Manufacturing Company. Appraisal on file. **\$1,950,000 #85073**

LAND & LOTS

87558 \$1,500
83932 \$6,500
83935 \$6,500
83937 \$6,500
83940 \$6,500
83652 \$6,500
83654 \$6,500
83928 \$8,500
84055 \$9,000
83649 \$12,500
86744 \$15,500

Sinnatt Place
305 E Morgan
315 E Morgan St
321 E Morgan
317 E Pettis St
1615 E 5th
310 N Ohio
320 E Johnson
205-207 E Johnson
725 E 4th St
600 W Henry

81676 \$19,900
81677 \$21,900
86686 \$22,500
83923 \$28,000
81669 \$28,500
86743 \$36,000
86045 \$36,500
86046 \$36,500
86047 \$36,500
87221 \$49,900

Lot 38 Hunters Ridge
Lot 52 Hunters Ridge
316-320 E St Louis
407 W Clay
Lot 1 Hunter's Ridge
207/209/211 N Broadway
Lot 1 Buckingham
Lot 26 Buckingham Dr
Lot 27 Cunningham
1959 Hedge Apple Dr.

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Pat Rinehart

Broker/Salesperson

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#87919



#83740

LOCATION LOCATION!! This 3 bedroom 1 1/2 bath ranch home is close to park, school and Shopping, Open kitchen and Family room. Nice double car garage, one room basement, large deck on park like lot. **\$159,900 #87919**

OVER 3000 SQ.FT. IN THIS 4 BR 2.5 BATH HOME IN A GREAT NEIGHBORHOOD. Main floor large master BR with new bath, large walk in closet and 6x4 safe room that can with stand a EF5 tornado. LR, DR, FR with fireplace, utility room all on main floor. Walkout basement with finished and more that can be finished. Large yard with circle driveway. Fenced back yard, raised deck, patio and playhouse. Ready for a new family. Seller will give a \$10,000 carpet & repair allowance. **\$275,000 #83740**



NEW LISTING



#88322

LOVELY 3 BR 2.5 BATH HOME IN A GREAT WEST LOCATION. Make yourself at home in this West Country Club Ranch. Main floor: Living Room, Dining Room, nice open kitchen with eating area walk-in pantry, 3 bedrooms, 2.5 baths, & laundry. Finished Rec. room in basement with lots of cabinets and room to entertain. Three car garage, deck, great landscaping, 16 X 20 detached storage garage, sprinkler system & security systems (Brinks \$50.00 a month). Seller providing a Home Warranty. **\$320,000 #88322**



Debbie Foster

Office: 826-5811
Cell: 660-473-9151
email: debbief@iland.net

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WAITING TO BE WRITTEN.
WE CAN HELP WRITE THAT
STORY BY SETTING GOALS.
Melody Beattie



#83884



#88071

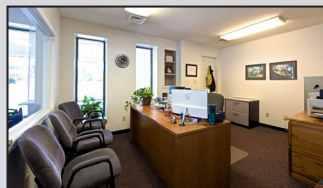
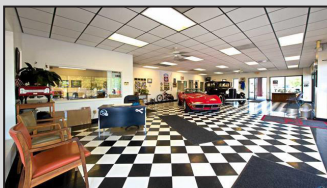


#86923

GORGEOUS HOME!! This home was gutted down to studs and rebuilt. Custom kitchen with lots of extras. Beautiful wood floors in some rooms. Master bedroom on main floor, large dining room and beautiful fixtures throughout. Awesome deck, corner lot and extra lot. MUST SEE inside this beauty. **\$152,900 #83884**

A MUST SEE!! This three bedroom one bath home is in move in condition. Beautiful hardwood floors in the living room, hallway, and bedrooms. Utility/mud room has sink and shower. Kitchen comes with gas stove and refrigerator. Thermopane windows. Nice, covered patio, huge yard, metal siding, and one car garage. **\$144,900 #88071**

BEAUTIFUL RANCH HOME! This immaculate 3 BR 1.5 bath ranch one owner home sits on a large 174x124 corner lot with mature trees and flower beds. The full basement has a walk-up to garage to go outside. Relax on your beautiful covered patio. Across from Katy Park and close to the Katy Trail. Attached garage plus a 12x20 garage/workshop with gas heater, electricity, and phone jack. Also has a nice utility shed. **\$179,000 #86923**



#84969

PRIME LOCATION! LOTS OF POSSIBILITIES. This property includes a building with a showroom, offices 2 baths, mechanical room about 1500 sq. ft. +/- plus a 5000 sq. ft. +/- shop area and sets on a large paved corner lot with LED lights. It also has a 40x60 metal building currently a shop with paint booth, air compressor, mixing machine, office and bathroom. Excellent location on busy Hwy for restaurant, strip mall, car dealership or car wash. Lot size 2.8 acres +/- **\$1,300,000 #84969**



PAT MONSEES

(660) 281-1959

Office: 660-826-5811



#86648

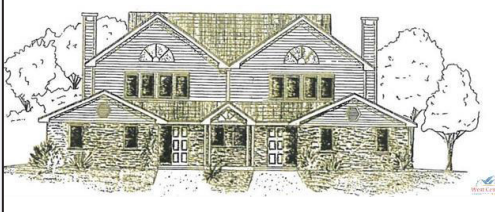
COMING SOON SPECTACULAR NEW RANCH town home adjacent to Walnut Hills Country Club and Golf Course, with open floor plan in Walnut Park III on Lowe Dr. Each town home has 2 BR 2 bath, living room with fireplace, custom kitchen with granite counter tops. Each bedroom has a walk-in closet. Full basement with room to easily finish another bedroom, great room and bath. Double garage. Walnut Park Homeowners Assoc. provides lawn care, snow removal and some exterior maintenance. Pick your own colors, finishing touches and enjoy all this neighborhood has to offer. **\$236,500 #86648**



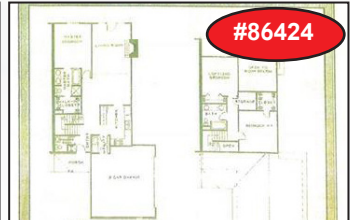
PICK OUT YOUR OWN COLORS AND YOU OWN FINISHING TOUCHES. Brand new spectacular 2 story town home under construction on Hedge Apple Dr, across from #5 green on Sedalia Country Club golf course. Over 2400 sq. ft. of living area including 3 BR, loft room, 2 story open living room with fireplace, 2.5 baths full basement with stubbed in bath and double garage. Generous allowances for major items such as flooring, counter tops, cabinets, light fixtures, etc. **\$359,000 #84984**



#84984



TOWNHOUSE COMING SOON, 2 story over 1900 Sq. ft. Cypress Pointe floor plan, a 9 iron away from Walnut Hills Golf Course and Country Club. This town home has lots and lots of really nice appurtenances, such as granite counter tops, custom built wood kitchen cabinets, breath taking 2 story living room with stone fireplace, full basement with bath stubbed ready to finish. Also includes an oversized double car garage, landscaping and if you hurry you can pick out your own colors. Agent Owned. **\$295,900 #86424**



#86424



Lisa Sell

(660) 221-4216
lisasell@cbmrc.com



#87286

2 BR 1 Bath home with not ONE but TWO garages AND a carport. 1200 Sq. Ft gives you some extra living space. Large covered front porch and fenced in backyard. New paint and flooring. All appliances stay with the house. You can own cheaper than rent, take a look at this one and make a plan for your next move. **MLS #87286. \$65,000**



STUNNING HOME! A Broadway home admired for years and the opportunity now to make it your own. Lots of room in this house with a total of 4 bedrooms and a full bath on both floors. A wonderful sun room full of windows with a gas fireplace. A dining room and eat-in kitchen. You will find built-in storage throughout this home and plenty of storage space both up and down. Thermal windows. Outside this home boasts a great front porch an awesome area in back to enjoy the outdoors and 2 detached garages. This home also comes with an above ground pool that is surrounded by a deck and privacy fence. Also attached to the pool is a small "pool house" that is ready to be connected to water/sewer. The pool has an electric heater and was last used in 2018. This is a great opportunity to make this home your own, make a plan now to see inside. **\$144,900 #87285**



#87285



#88113

RECENTLY UPDATED!! New kitchen, new paint, new flooring, new windows are just to name a few of the NEW that you will get when you make this your next home. Detached 2 car garage and a double lot gives you both off street parking and room to spare. Laundry hook ups on main level AND also in the full basement. You will not want to miss a chance to make this one yours. Make an appointment to see in person QUICK! **\$113,900 #88113**



#88129

LARGE COMMERCIAL BUILDING LOT inside city limits at a busy intersection. Corner lot location at a spotlight on a state highway with road frontage on 3 sides. City utilities available. Zoned M-2 providing many options for use. **HUGE PRICE REDUCTION! \$159,000 #88129**



#88163

This 2 (could be 3) bedroom home has much to offer. New paint and flooring throughout, thermal windows, LARGE laundry area with cabinets for storage and an attached garage is some of what you will find. This home sits on a large lot that is privacy fenced. Make a plan to see what all you can get at this great price. **\$74,900 #88163**



#88079

COMMUNITY LIVING!! Is a bonus with the purchase of this 4 bedroom, 2 bath home. Great curb appeal with a large, fenced lot with amenities that include a lake, walking trail, and common area. Schedule your appointment to see!! **\$189,500 #88079**

MANY BUILDING LOTS AVAILABLE INDIVIDUALLY OR BUNDLED, CALL FOR MORE INFORMATION

LAND FOR SALE



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Broker/Owner
660.619.6107



Myron McNeal
Broker/Owner, Attorney at Law
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QUIET COUNTRY LIVING

HAVE YOU EVER THOUGHT ABOUT SHOUSE LIVING? This 2400 square ft. Shouse is sitting on 3.30 acres of beautiful land! This home is a work in progress but perfect to finish out the way you want! The home offers a large living area with a bar and fireplace, a main bedroom with a full bath and a loft with living area and 2 bedrooms. Large garage door entrance to the home and a 2 car detached garage. Make this home your own with your own personal finishes! Quite country living! 5349 Highway JJ, Florence, MO. MLS# 88176. \$115,000.



NEW LISTING - AVAILABLE FOR RENT

WITH AN EXCELLENT WEST END LOCATION ON MAIN ST THIS IS THE BLANK CANVAS YOUR GROWING BUSINESS HAS BEEN LOOKING FOR! 1,000 - 4,520 sq.ft. available - Preferred Construction will finish building to suit your needs. Looking for 3+ year NNN lease, tenant will be responsible for interior maintenance and utilities. Rent will be based off final lease agreement. MLS# 88222-88223. 3309 W Main St, Sedalia



PRICE REDUCED

THIS 3 BEDROOM, 2 BATH HOME SITS ON 5 CITY LOTS AT THE EDGE OF TOWN! Big family room connected to the dining room and kitchen with plenty of cabinet and counter space. Large main bedroom with a full bath and walk-in closet and 2 more bedrooms on the opposite end of the house with an additional full bath. Huge yard with lots of space to build or to roam! 304 W Pacific, La Monte, MO. MLS# 87730. \$40,000.



SALE PENDING

THIS ALL BRICK 3 BEDROOM, 2 1/2 BATH HOME SITS ON 1 ACRE IN TOWN! You will find 2 living room spaces in this home, (one featuring a beautiful brick fireplace), an eat-in kitchen with plenty of cabinet and counter space and all appliances staying including the washer & dryer! There are 3 large bedrooms with the master bedroom featuring it's own bath. The basement can be used as a rec-room or can be turned into additional living space or bedrooms with plenty of storage space! The 2 car attached garage has a large workshop space for all your projects and there is a 10 X 18 storage shed with an upper storage area too! This is definitely one of the largest yards in town with a huge garden area and plenty of room for the kids to play and entertain! Come take a look; You'll love it! MLS#88218. 2502 S Woodlawn Dr., Sedalia. \$185,000



SALE PENDING

BEAUTIFUL BRICK HOME sitting on 43.78 acres of hay pasture and tillable land. You will love the privacy and gorgeous views of this hobby farm! Farm fencing with 2 grain bins, barn, storm shelter, out building, garden shed, flower gardens and a lot of mature black walnut and pecan trees. 2 living room spaces with an open floor plan for the kitchen and family room. 3 BR (could be 5 with 2 in the basement) and 2 1/2 baths. Full basement has another living area and 2 rooms for those additional bedrooms, a shop, 2 more storage rooms and a laundry area. This home has been well cared for and it really shows! You will love this private, one of a kind hobby farm on a hard surface road! 19524 Whitfield Rd., Sedalia. MLS# 86257. \$365,000.

WE NEED MORE LISTINGS!!!

CONTACT US TODAY IF YOU ARE CONSIDERING SELLING YOUR HOME!

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Price:
\$35,000
Est. Payment:
\$157.17 P/I

318 N. GRAND AVE. MLS # 87897
2 Bedroom / 1 Bath / 1,148 Sqft.
0.31+/- Acre Lot / Large Rooms / Sold As-Is
2 Storage Sheds / Off Street Parking



Price:
\$58,000
Est. Payment:
\$260.45 P/I

1906 S. OHIO AVE. MLS # 84470
3 Bedroom / 1 Bath / 1,104 Sqft.
1 Car Garage with Off Street Parking
Oversized Deck



Price:
\$138,900
Est. Payment:
\$623.72 P/I

400 W. 22ND ST. MLS # 88194
3 Bedroom / 2 Bath / 1,914 Sqft.
Basement with Non-Conforming 4th Bedroom
Privacy Fence / Covered Deck / 1 Car Garage



Price:
\$72,500
Est. Payment:
\$325.56 P/I

1211 W. 5TH ST. MLS # 86979
3-4 Bedroom / 1 Bath / 1,260 Sqft.
1.5 Story with Basement / Fresh Paint & Flooring
1 Car Garage / Big Dining Room / Corner Lot



Price:
\$98,000
Est. Payment:
\$440.06 P/I

718 E. BROADWAY MLS # 87378
5 Bedroom / 2 Bath / 2,208 Sqft.
Charm & Character with Original Woodwork
2 Story with Basement / Front & Back Decks



Price:
\$116,900
Est. Payment:
\$524.93 P/I

306 E. PARKER (LAMONTE) MLS # 87825
3 Bedroom / 1 Bath / 1,568 Sqft.
2.5 +/- Acres / Basement / 2 Car Garage
Charming Older Home with Updates



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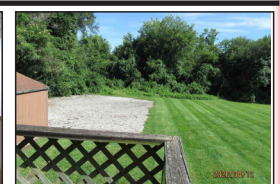
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COME TAKE A LOOK AT THIS 3 BEDROOM, 2 1/2 BATH RANCH WITH A PART BASEMENT. This home is located on a corner lot on the west side of town. Open floor plan for the main living area with fireplace in the living room and a formal dining room. Master Suite with adjoining bathroom features both walk-in shower and jetted tub. Main floor apx. 1781 sq. ft. Part basement is unfinished and features apx. 891 sq. ft. Detached Garage is 23ft x 26ft and was built in 2014. Backyard has a privacy fence and large covered patio. MLS # 88043 \$159,000 Call Tina for additional information and private showing!



GREAT BUSINESS OFFICE LOCATION ON WEST MAIN ST. Building and Land for sale. You can occupy the entire 3000 sq. ft. or the building is designed to have two separate spaces at apx. 1500 sq. ft. on each side. Water is the only service on one meter. The east side of the building features a kitchen/break area & several offices. This property has .74 acres with a private view featuring a deck on the back of the building. Includes a 10 ft. x 16ft. Storage Shed. Call Tina at 660-620-7788 for more information or showing. Additional parking is available behind building. **\$225,000 MLS# 85753.**



Donna Coulter

660-827-3550, Ext. 19
Cell: 660-287-4297 • dcoulter80@yahoo.com

I wish you a safe, healthy and prosperous 2021!



JIM MYERS
Broker/Salesperson

Cell: 660-287-3402
Office: 660-827-3550, Ext. 27
Email: jimmyers4u@charter.net



Lake life! Partially remodeled 2 bedroom, 2 bathrooms with open floor plan for the kitchen, dining and living room areas! This home also has a metal roof, an attached double car garage and has a full, unfinished walk-out basement that is plumbed for a 3rd bathroom. This all electric home has had many updates since 2014 including: 2 bathrooms, 2 bedrooms, HVAC, exterior doors, water heater and gutters. This home sits on .42 acres and the lot on the back side of the home is a perfect place to park your boat. This home is located in the Blue Branch subdivision and includes a private community ramp for boat access to the Lake of the Ozarks! All of the remodeling supplies that are in the home stay. MLS #88318 \$59,900



SALE PENDING
3BR, 2.5 BATH AT
LAKE OF THE OZARKS.

**I NEED
YOUR LISTING
I SOLD
ALL OF MINE**



BUILD YOUR BUSINESS
1805 W 18TH. \$225,000
MLS #86978 & 87150

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BROKER/REALTOR®

Cell: 660-553-1848

email: elainasonnik@gmail.com
MULTI-MILLION DOLLAR PRODUCER



MLS # 87488 A dream house in the country! Absolutely stunning 4 bedroom 3 bath custom-built home you will enjoy for years to come! The home boasts many custom details, natural cherry wood doors and trim, travertine and granite tile floors, and high quality carpet. If you like amazing countryside views and privacy, this is the home for you! Also, there is a detached garage, a shop and lean-to, and a corral for your livestock. Cole Camp School District. **\$399,000 27641 Smasal Rd**

SEDALIA LAND LISTINGS

Located across from multifamily homes. Close to highways, medical clinic, schools, and shopping:

#86898: Lot B, Irene Cir. \$42,000

#86899: Lot C, Irene Cir. \$42,000

There are several multifamily homes in the immediate area. Located in the heart of Sedalia, close to highways, medical clinic, schools, and shopping. Priced to sell:

#86900: Lot D, Heck Ave. \$42,000

#86901: Lot E, Heck Ave. \$42,000

Large lot with great visibility and lots of traffic. Located close to highways, medical clinic, schools, daycare facilities, Katy Trail, Katy park, and shopping:

#86932: Lot G, Clinton Rd. \$55,000



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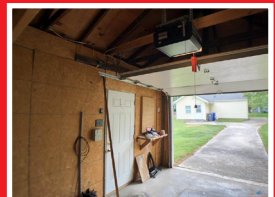
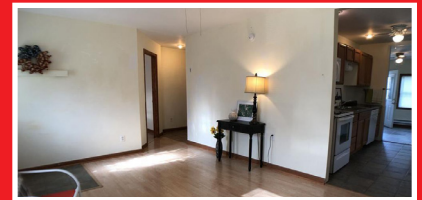
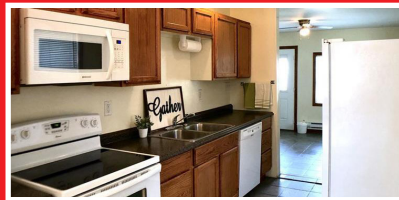
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NEW LISTING!

The place made for a growing family! Make a good move in 2021 & consider this spacious split-foyer, conveniently located just off 32nd St. The main level contains a living room, kitchen with appliances, 3 bedrooms, & 1 updated full bath. You'll find a sizable family room, full bath, & two car garage on the lower level. Your kids & your dog have room to roam the fenced back lawn. Call Clint for your showing. \$149,900 MLS # 88382



At no fault to the seller, this IMMACULATE Ranch home in a quiet Sedalia neighborhood is back on the market! PERFECT for someone wanting to downsize their household or lease out for additional income. This energy efficient, all electric, fully renovated home contains 1 bedroom with a huge walk-in closet, 1 full bath which doubles as a storm shelter, & an updated kitchen with all appliances included. The paved driveway leads back to the 1 car garage with automatic opener. \$70,500



3 bedroom, 1 bath, detached garage, fenced back yard with metal storage shed. Corner Lot at 615 E. 17th St, Sedalia.



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Todd Letourneau

**e - PRO
660-221-6942
todd1@live.com**

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Letourneau Mabry

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At the Holiday season our thoughts turn gratefully to those who have made our progress possible... in this spirit we say thank you and best wishes for a blessed 2021



THIS INVESTMENT COULD BE YOUR ONLY JOB!!!

Not far from Truman Lake and Lake of the Ozarks is an investment you'll want to check out: 21 rental units: 3 BR, 2 BR, 1 BR, studio apt., meeting room, storage units, garage, a place for one and all, very high occupancy, rents vary from \$395 to \$570, rent and income info available to qualified buyers. #86172 & #86180

BROOKING PARK VILLAGE TOWNHOMES



**3016 Brooking Park Ave
2BR Townhome, 1.5 Baths,
2-car garage, sunroom,
#87744, \$70s**



\$50'S!

AMAZING \$50'S PRICE where you can enjoy your holidays in this inviting sparkling updated home ready for you to move in! A kitchen you'll even WANT to cook in!... A front porch you've always wanted... Call to see inside this precious updated "home sweet home" wrapped in vinyl siding and double pane windows..... a DOLLHOUSE just waiting for you! ONLY \$59,850, #87690



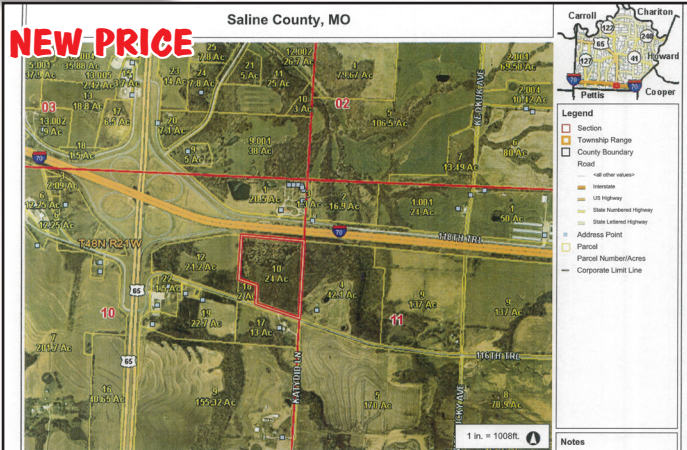
Angie Stuart

Cell: 660-553-1215

Office: 660-827-3550 Ext. 17

angiestuart31@outlook.com

Ring in the New Year by giving me a ring! I'll be happy to get you on the path to meeting your Real Estate goals for 2021



DEVELOPERS TAKE A LOOK! 24 acres right at the junction of 65 Highway & I-70, on blacktop. City water & sewer lines are being put in now that this acreage will have access to. Property also has a small brook running through it. Call today! MLS #87777 \$168,000



**3 Bed, 1 Bath,
\$65,000 MLS#87249**

MOVE IN READY 3 bedroom 1 bath in Windsor. Metal roof is 8 years old & the garage door was turned into a double door, but could easily revert back to garage if you choose or can also easily convert it to more finished square footage. Covered deck off the front offers a wonderful spot to have your morning coffee, afternoon iced tea, & evening beverage of your choice! Completely fenced backyard has blackberry bushes, 3 peach trees & a cherry tree to top it off.



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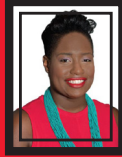
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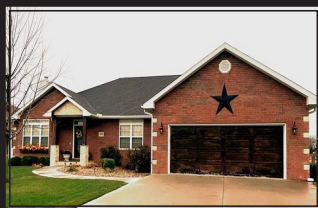


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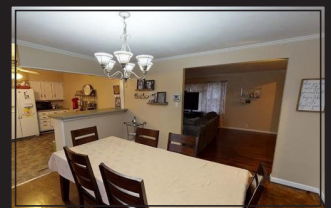
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MLS#88239- 4BR, 2.5BA, over 4,500 sqft of living space, spacious living areas, family room, rec area, sun room, full finished basement, Skyline Elementary. \$320,000.



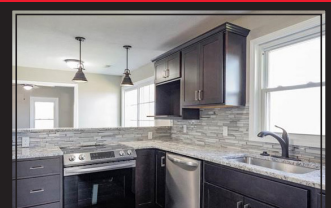
MLS#88248- 4BR, 2BA, over 2,500 sqft of living space, screened in patio, family room, fenced backyard, oversized shed, great location, new roof. \$179,900.



MLS#87576- 4BR, 2BA, open kitchen/dining, living room w/fireplace, spacious bedrooms, basement, attached garage. \$129,900.



MLS#88059- 3BR, 2BA, sitting on 9.62m/l acres, completed updated, spacious bedrooms, large eat-in kitchen, full basement, wrap around deck, Smithton Schools. \$249,900.



MLS#87899- 3BR, 1BA, remodeled, large bedrooms, updated kitchen, open living/dining room, full fenced backyard with a large deck. \$112,000.



MLS#87642- 5BR, 3BA, sitting on 4.4m/l acres, completely remodeled, open kitchen/dining, spacious bedrooms, family room, concrete pad for RV w/utilities. \$289,900.





MLS#88197- 2BR, 1BA, sitting on 21.41m/ acres, earth contact home, open concept, spacious kitchen, living room w/fireplace. \$114,900.



MLS#88310- 3BR, 1BA, attached garage, spacious living spaces, large fenced backyard w/patio, great location. \$109,900.



MLS#88242- 2BR, 1BA, move-in ready home, large living room w/brand new flooring, eat-in kitchen, spacious rooms. \$94,900.



MLS#87736- 3BR, 1BA, corner lot, large kitchen, sunroom, detached garage, handicap accessible, Green Ridge School District. \$69,900.



MLS#88145- 4BR, 2BA, mov-in ready w/ some updates, large kitchen, spacious bedrooms, full basement, fenced backyard. \$174,900.



MLS#87852- 3BR, 1BA, spacious living room w/ fireplace, kitchen/dining combo, hardwood flooring, fenced backyard w/storage shed. \$119,900.



MLS#87639- Opportunity is knocking! Steel structure includes 5,600 sq.ft. warehouse space, 3 overhead doors, 2,000 sq.ft. retail/office space, billboard on property, additional outbuildings also included. \$342,000.



LAND

MLS#86748- 0.33 acre lot in Hunter's Ridge Subdivision. \$29,900.

MLS#85818- 10m/l acres outside city limits, perfect building area. \$175,000.

MLS#85900- 0.68m/l acre lot, great west location for development. \$66,900.

MLS#88234- 6.0m/l acre lot, was part of a golf course, great building spot! \$50,000



MLS#88312- 21.5 m/l acre commercial property, RV Park/Campground, 4,500 sq.ft. commercial building, inground pool, pool house, pavilion, storage building, and much more! \$280,000



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Gorgeous 4BR, 3BA home under construction on .73 acre lot. Contemporary kitchen with cut quartz counter tops & gleaming white cabinets. Lovely living room with electric fireplace. Also includes detached, oversized 2 car garage built in 2018 with sewer & electric hookups available to make the ultimate man cave or she shed. Property also has RV hookup available. All nicely situated in Southwest Sedalia. \$269,000. MLS #88023



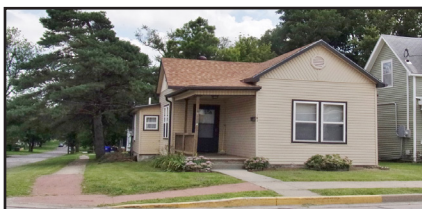
Spacious 4BR, 2.5BA brick ranch with partially finished basement on shady corner lot just North of Hwy 50 in city limits of LaMonte. Priced at \$199,900. More land available up to 12 acres for additional price. Call for more details. MLS #86708



Well maintained, one-owner Pullet operation extensively retrofitted in 2011 and completely updated to Tyson compliance in 2018 located on 10 gently rolling acres of grassland only 10 miles from Sedalia. Includes two pullet houses, wood framed w/ metal sides & concrete foundation complete with auto water & feeder system and two bulk bins next to each building. Steel framed litter shed w/ lean-to. Nice steel framed machine shed built in 2015. Equipment shed houses well pressure tanks and 75kw backup generator. If you are interested in raising chickens, you will not be disappointed with this property! \$615,000. MLS #82638



Lots of potential! Extra large shop building with 4 roll-up door, loading dock & newer roof along with warehouse on corner lot in Hughesville. \$96,000. MLS #88206



Adorable & affordable 3BR home with newer roof & windows on corner lot across from Washington School. Shows great, take a look today! \$69,900. MLS #87392



This beautiful 120 acres(m/l) has the best of both worlds...Row crop land for income & great recreational land for back to nature fun. The gently rolling acreage provides many gorgeous building sites, trees, pond & wildlife along nearly three-quarters of a mile of blacktop road frontage in SE Pettis County. Cole Camp Schools. Don't wait too long to take a look or you might miss this one! \$399,000. MLS #88334

Lovely 3BR, 2BA ranch beautifully remodeled in 2018. Open concept living room & kitchen with modern colors & wonderful wood flooring. Gorgeous kitchen with white soft-close cabinets and granite counter tops. All bedrooms have double closets. Formal dining area with exit to patio. Large laundry/mud room off kitchen leading to garage or backyard. Great location near shopping, restaurants, college, etc. \$225,000. Agent owned. MLS #88088

Nice 2 acre(m/l) lot in LaMonte. Perfect for business and/or new home. \$89,900. MLS #86712

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 Agent, E-PRO
 660-287-6167



Ashlee Martin
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Robert Ekstrom
 Agent
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Kelly Heimbach
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Misty Inlow
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Gage Saulbeamer
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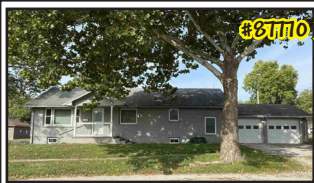
Realtor



Kyscha Martin
 Broker Salesperson
 660-281-3836



Cindy Blatterman
 Realtor
 660-287-4425



#87770



NEW PRICE



#87715



#88052

Corner Lot! 3 bedroom, 1 ½ bath home with basement and 2 car attached garage. 815 E. 16th St - \$109,000- Call Billie for details at 660-287-6167

Convenient west location in Country Club Estates! 3 bedroom, 2 bath home with basement & 2 car attached garage. 1545 Fairway Dr - \$229,900- Call Billie for details at 660-287-6167

Office located on corner lot in downtown! 2 offices, kitchenette, one bathroom. 600 S. Ohio - \$145,000 - Call Billie for details 660-287-6167



#87987



#87413
 #87695



#87044



#88067

Skyline School District! 3 bedroom, 1 ½ bath home with full basement and 2 car attached garage. 1109 Herold Ave- \$175,000 - Call Billie for details at 660-287-6167

7.11 +/- Acres in Cole Camp, Perfect for Building! Tract 2 & 3 Highway F- \$110,000 - Call Billie for details at 660-287-6167"

Commercial Office Building with highway frontage! 1123 E. Broadway Blvd- \$175,000- Call Billie for details at 660-287-6167.

Close to Liberty Park! 3 bedroom, 1 ½ bath home with attached garage. 1009 W. 2nd- \$79,900 - Call Billie for details at 660-287-6167

VACANT LOTS

87125 - 402 E. Boonville
 \$34,000

87669 - Lot 11 Airpark Rd
 \$24,900

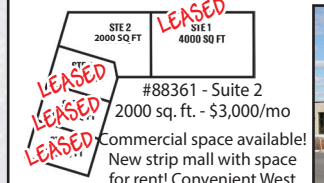
87670 - Lot 12 Airpark Rd
 \$24,900

Call Billie for details at 660-287-6167



#87089

Local gas station is the 1st stop coming into town from South! Building & business for sale for \$1,200,000. Inventory sold separately for addtl. \$100,000. 4851 S. Limit Ave - Call Billie for details at 660-287-6167



STE 2 2000 SQ FT
 LEASED
 STE 1 4000 SQ FT
 LEASED
 LEASED
 LEASED

#88361 - Suite 2
 2000 sq. ft. - \$3,000/mo
 Commercial space available!
 New strip mall with space for rent! Convenient West location! Suite 2 available with 2000 square feet for \$3000 per month.
 Call Billie for details at 660-287-6167



#88361

Commercial Lease Space Available!



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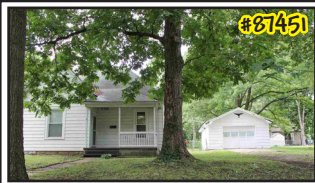
Realtor



Kyscha Martin
Broker Salesperson
660-281-3836



Cindy Blatterman
Realtor
660-287-4425



#87451

Great for starter home or downsizing! 2 bedroom, 1 bath home with 1 car detached garage and partial basement. - 1829 S. Beacon - \$69,900 - Call Billie for details at 660-287-6167



NEW LISTING

#88230

Cozy & spacious on 6.7 acres! 5 bedroom, 2 bath home. 1086 Red Fox Rd, Otterville - \$350,000 - Call Billie for more details at 660-287-6167



NEW PRICE

#87494

Investment Opportunity! 2 bedroom, 1 bath duplex with basement and carport for each side. 1115 & 1117 W. 4th St - \$109,900 - Call Billie for details at 660-287-6167



#87339

#87340

#87341

156.30 Acres with 2 ponds, cattle waterer, well & electricity. Lange Rd, Cole Camp - \$750,240 ; 91.7 Acres - \$440,160; 64.60 Acres - \$310,080 - Call Billie for details at 660-281-6167



#81088

Established, local convenient drive thru liquor store! Building & business for sale for \$400,000. Inventory sold separately for additional \$100,000. 513 W. Main St- Call Billie for details at 660-287-6167



#81126

Could make a great rental! 1 bedroom, 1 bath home. 404 E. Boonville- \$24,000. Call or text Billie Barnes at 660-287-6167 for more info!



OFFICE SPACE FOR LEASE - 108 W. Pacific 87134 - \$4,650- 3,500 SQ. FT.

Completely remodeled in 2019! Office space for rent in historic Lamy's factory building in Downtown Sedalia! Rent includes all utilities & common area maintenance. Come take a look! Call Billie at 660-287-6167 for more details



NEW LISTING

#88255

Updated Kitchen! 3 bedroom, 2 bath home with partial basement and 1 car detached garage. 1716 S. Missouri - \$104,900 - Call Billie for more details at 660-287-6167



#87263

All brick home! 3 bedroom, 1 1/2 bath home with 1 car attached garage. 2301 Kay Ave - \$125,000- Call Billie for details at 660-281-6167



#88180

Business opportunity on Highway 65! Restaurant with capacity of around 100. Indoor and outdoor stages/entertainment areas. - \$269,000- Call Billie for details at 660-287-616



SALE PENDING

#86598

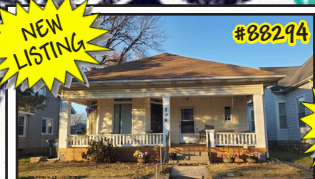
Beautifully remodeled 2020! 4 bedroom, 2 1/2 bath home with basement and 2 car detached garage. 820 W. Broadway- \$179,900- Call Billie for details at 660-287-6167.



SALE PENDING

#88151

Convenient west location! 3 bedroom, 1 bath home with 1 car detached garage. 1202 S. Sneed - \$109,900 - Call Billie for details at 660-287-6167.



NEW LISTING

#88294

Lots of updates! 4 bedroom, 2 bath home with basement and 1 car attached garage. 506 W. 4th St - \$129,900 - Call Billie for more details at 660-287-6167



NEW LISTING

#88302

6.60 Acres inside city limits! 4 Bedroom, 2bath home with 3 car attached garage. 3420 W. 32nd St - \$345,000 - Call Billie for more details at 660-287-6167



NEW LISTING

#88203

42.10 Acres in Otterville School District! 3 Bedroom, 1 bath home with 1 car carport. 4803 Highway 135, Florance - \$200,000- Call Billie for more details at 660-287-6167"



NEW LISTING

#88286

Large Corner Lot! 2 Bedroom, 1 bath home with basement. 2200 E. 12th St - \$83,000- Call Billie for more details at 660-287-6167.

Happy New Year!
Wishing you a
safe & happy 2021



Dena Stockstill

Cell: 660-281-3541

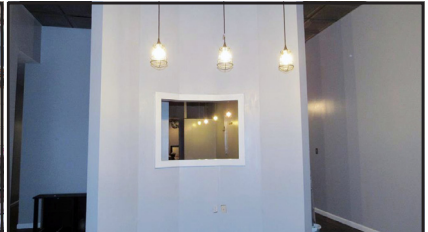
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This home has so much to offer, This home features beautiful woodwork throughout and a secret room. Walk into this beautiful foyer and see the wonderful living space. The living room has a fireplace surrounded by built ins. The dining area is in between the living room and kitchen. The kitchen has a fireplace with gorgeous counter tops, custom built cabinets, and a big pantry. Office can be used as another bedroom. The Master upstairs is outstanding with the Master bathroom that has a separate jet tub, shower and a huge walk in closet. Basement is almost finished for family and friends entertainment and offers a full bathroom. It has several built-ins throughout. This home is listed under 2019 appraisal. Don't miss out on this forever home!! MLS# 87079 - \$333,999

Enjoy this cute and newly remodeled Home. This home has over 1,000 sq ft of living space. Home offers a huge living room opened up to the kitchen. Right of the kitchen is an extra room that can be used as a dining room, office or sitting room. Open the side kitchen door and walk on to your covered deck. Right off the extra room is a screened in back patio. Full bathroom offers a jet tub and shower. Has a little extra nook you can use for storage or office. The bedrooms are very spacious. Big fenced in beautiful back yard. Take a look, this home won't last long. MLS# 88189 - \$71,500



Perfect location for a Business. This business has 100 ft of 65 Hwy frontage, nestled between Dairy Queen and Kehdes BBQ and across the street from the Missouri State Fair. It is handicap Access and all electric. Offers 1 full private bathroom and 1 half bath and a little kitchenette area. Area in back can be used for storage or office. Parking lot in front is asphalted and ready for parking. This is a great business opportunity to make a lot of money in an outstanding and a very visible location!!- MLS# 87052- \$329,000

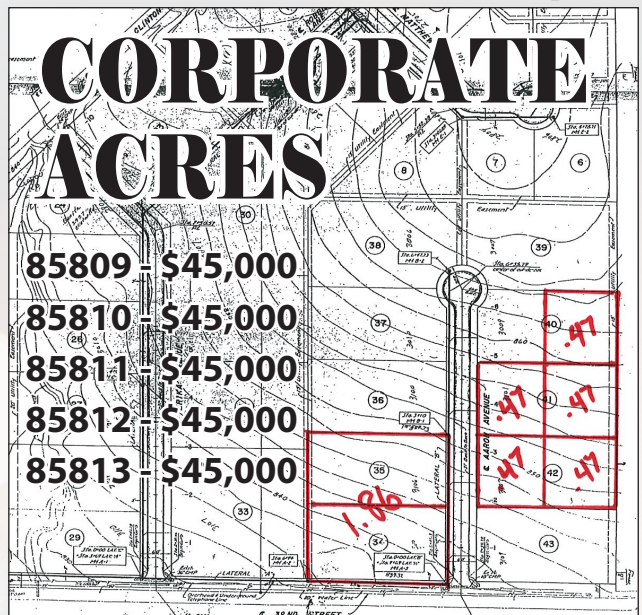
Business Opportunity at the Historical Downtown Square in Warrensburg!! With this building, you can buy your own business and live in the upstairs apartment. The downstairs was used as a hair salon. It offers a open concept, 2 half baths, washer and dryer hookup, kitchenette and other rooms that you can make into offices or message rooms. The ceilings are very high and beautiful. The apartment has 2 to 3 bedrooms, 1 full bath, 1 half bath, and overlooks downtown Warrensburg. It has separate meters for upstairs and downstairs. This building has a lot of space for the money. MLS # 88240 - \$290,000



ROBERT EKSTROM Agent

Cell: 660-281-2048

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LOCATION IS ONE OF THE MANY HIGHLIGHTS ON THIS C-3 ZONED 4.04+/- ACRES INSIDE OF SEDALIA CITY LIMITS. Access from Clinton Road and from W.32nd, 2 cul-de-sac, and amazing city street frontage. Infrastructure is in place. City water and sewer, along with Evergy electricity. Property is ideal for a wide variety of building options.



Gage Saulbeamer, Agent
660-281-7556



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Nicci Ragsdale Team

(660) 620-7777
niccicashman1@remax.net

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Sedalia, MO



Check this out! Super cute 2 bedroom 1 bathroom updated home. Move in ready! Spacious kitchen and separate dining room. Newer siding, windows, and HVAC. New hot water heater. Newly updated bathroom and new paint throughout. Close to schools, parks, and shopping. 607 W. 5th - \$80,000



88259



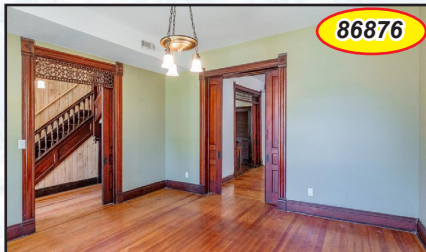
NEW LISTING

88356

10.07 acres! Wow! Here is your chance to own 10 acres in the country. Timbered ground perfect for hunting and camping or building your dream home. Located in Florence - Florence Trail Rd - \$29,000



Historic charmer close to downtown! 4 bedroom and 2.5 bathrooms, you will get lost in the history of this house with the beautiful wood floors, and gorgeous wood trim and moldings. The staircase and pocket doors are to die for! The large rooms will hold a ton of furniture! Main floor laundry, Located on a corner lot with mature trees and a fenced back yard. Near schools, churches, and shopping. Super close to the Katy Trail! This home would be great for a large family or an investor! 422 E. 7th St - \$58,000



86876



SALE PENDING

88192

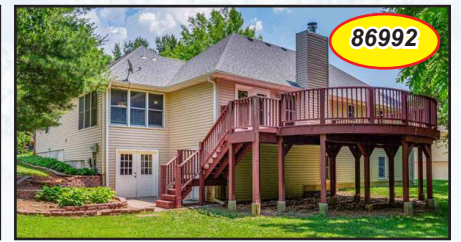
Adorable 3 bedroom and 1 bathroom home ready for your family! Gorgeous hardwoods and unique layout. Added level of living space above the garage provides an extra living area and a large bedroom. Spacious kitchen with freshly painted cabinets. New roof within last 4 years. Situated on a nice sized lot with mature trees and a fenced back yard. Play house and shed stay. 1820 E. 9th - \$99,000



SALE PENDING



GREAT HUNTER'S RIDGE LOCATION! 5 bedrooms and 3 full bathrooms. This home is super spacious and roomy for everyone in the family. Huge pantry and laundry right off the garage lead into a fantastic kitchen with a breakfast nook and granite counter tops. The formal dining area leads into the formal living room that has an open feel with a gas fire place and tray ceiling. Head down the hall to 2 bedrooms and a full bath, plus a huge master bedroom with a walk in closet and full bathroom. Head downstairs and get ready to entertain! Huge space for tons of fun with a built in bar. Basement has an addition 2 bedrooms and 1 full bath. Basement also has a golf cart/lawnmower garage. Relax on your back deck and enjoy the beautiful landscaping and mature trees. Fresh paint. New HVAC and hot water heater. 1900 Timber Ridge Dr - \$279,900



86992



Kelly Heimbach Agent

Cell: 660-221-7169

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INVESTORS OPPORTUNITY! Cute little home on corner lot. Property has chain link fence and a one car detached garage. New Goodman furnace and new hot water heater. This home is ready for you to make it your own! Don't wait on this one! 613 N. Osage - \$37,500 - MLS# 86547

86547



WARRENSBURG

87995

IMMACULATE HOME NESTLED ON A PEACEFUL 3.67 ACRES! Sit on your back deck and enjoy nature at its finest. Back and side yards are fully fenced for your pets to enjoy the outdoors too! The kitchen features custom cabinets, laminate floors, island and a walk-in pantry. Lots of natural lighting in the living room through the large windows. Enjoy the beautiful wood burning stone fireplace. Large master bedroom has vaulted ceilings and french doors that open up to a master bath with jetted tub, double vanity, and his & hers walk-in closets. The basement offers a large open room/rec room, 4th bedroom (NC), 3rd bath, hobby room with doors that lead to the backyard, and tons of storage space! The entire main level has new flooring as well as the staircase. Don't wait on this one! This is a MUST SEE! 673 NW 11th Rd, Warrensburg - \$344,000



Joy Wenner
 Cell: 660-287-5754
 joyawenner@gmail.com

Office: 660-826-9911
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 1435 Thompson Blvd.
 Sedalia, MO



Charming house close to Katy Park! This 3 Bedroom, 1 Bath house is immaculate! Close to everything! Lots of room to roam, has fenced in backyard but also has large lot next to it. Possibilities are endless! Remodeled in 2007/08, new electric, new plumbing, insulated vinyl siding. New architectural roof shingles in 2017. Freshly painted throughout, original wood flooring. Come take a look, won't last long! 1812 S. Quincy - \$109,500- Call Joy at 660- 287- 5754 for details."



Gorgeous completely remodeled home in the beautiful Glendale Subdivision on a large corner lot!! Granite countertops throughout! Huge kitchen has custom built soft close cabinets and drawers. Custom built oven hood with a pot filler. Large pantry area and drawer storage. Plenty of room for entertaining! Two of the bathrooms have vessel sinks installed. Master bath has his/her shower heads, walk-in shower, and vanity with roll out cabinets. Granite seating and shelving in the shower. Solid oak wood floors, solid oak railing, Full wet bar in the main living room area with Knotty Elder cabinets and wine cooler. Main living room area has and electric fireplace with remote and granite hearth and Knotty Alder columns. Basement has wood burning fireplace! Whole house humidifier, security system, Timed water lawn sprinkler system and backup generator approx 2 years old! Beautifully landscaped yard, ready to move in! This gorgeous home is a must see!! 2800 S. Stewart - \$312,000



"DAVE & RYAN" WIEDEMAN

Dave Wiedeman, CRS, GRI
 660-620-2052 • illini@iland.net

Ryan Wiedeman, e-PRO, GRI, MBA
 660-287-7990 • mutgrz@charter.net



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NONE OTHER LIKE IT!

This 8.05 acre tract is like none other in Sedalia

- 'High traffic count' West 16th location immediately north of the Historic Missouri State Fair Grounds;
- M-1, Light Industrial zoning gives you maximum versatility, allowing, residential, commercial or light industrial
- With more than 500' of highway frontage and lots of curb cuts, usage is just up to your imagination!

Yes, I will phone/text "Dave & Ryan" now with questions & potential interest
660-287-7990 - MLS#88335 - \$800,000



Jeffrey Arnett

Broker/Owner

Office: (660) 829-5118

Katherine Nickel

Sales Associate

660-287-0463

kathynickelteam@gmail.com



Jay Nickel

Sales Associate

660-281-7627

jay.nickel@hotmail.com



112 W. 4th Street, Sedalia, MO 65301

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\$70,000 **769 N. Benton Marshall**

Are you looking for a 4 Bedroom, 1.5 Bath home? Check out this home.



2400 S. New York **\$34,000**

3.08 +/- acres inside city limits



907 E. 4th **\$10,000**

Looking for a building site, you found it. Electric, water and sewage on property.

Nice lot with view in Forbes subdivision. Boat ramp to Lake of the Ozarks remarkably close. If you love nature, this lot is for you. Lots of subdivision amenities: 3 boat ramps and day docks to Lake of the Ozarks. RV park, tennis courts, walking trails and club house. Many community activities - a great place to build a home! For more information check out this web site <https://www.forbesloa.net/>



Ahmanson Ln., Edwards **\$4,900**



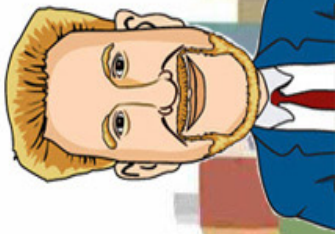
\$64,000 **23001 Hwy O Smithton**

This country manufactured home sits on 1.56 acres. 3-bedroom, 2 Bath home with Fireplace. It has family room and Living Room.



1101 S. Harding **\$399,000**

Are you looking for something to invest in? This mobile home park has 24 pads with homes sitting on 22 of the pads. 16) Occupied Homes, 6) Vacant homes, 2) Vacant Lots. Lots rent from \$125 a month. You also get 24 storage units. 7) 10x15, 5) 10x10, 4) 10x20, 6) 5x10, No electricity in units.



TheCommercialTour.com

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Mark Pohl
BROKER/OWNER
27 YEARS EXPERIENCE

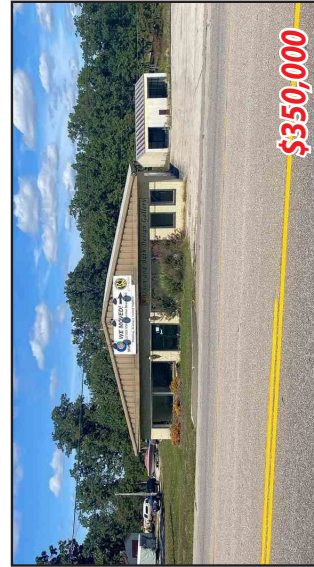
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\$157,000

MLS 87441 • 1704 W. 32nd St.

BUSINESS OPPORTUNITY- REDUCED PRICE
Oil Change & Auto Maint., Parking for 11-30 cars, 2250 sq. ft.



\$350,000

MLS 87837 • 242 S. Main St., Laurie MO

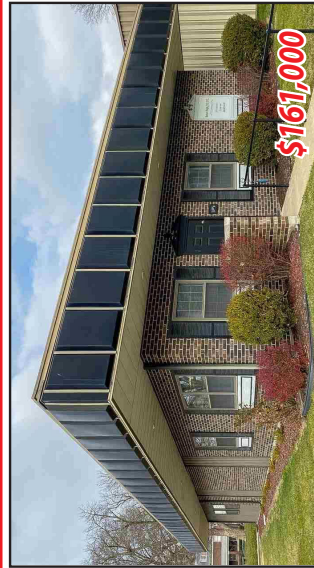
BUSINESS OPPORTUNITY
Large Retail/Warehouse, Parking for 11-30 cars, 7,240 sq. ft.



\$173,900

MLS 85533 • 705 N. Park Ave.

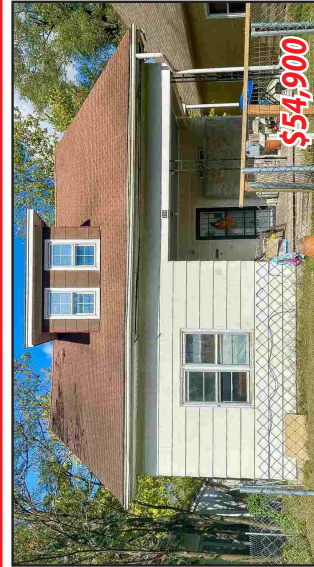
NEW LISTING
Zoned Heavy Industrial, 4768 sq. ft., approx 1 acre lot



\$161,000

MLS 88338 • 316 W. 4th St.

NEW LISTING
2,100 sq. ft. of Office Space, Zone C-2



\$54,900

MLS 88056 • 719 E. 15th St.

NEW LISTING
3 Beds, 2 Bath, 1 car garage, 1,743 sq. ft.



\$74,900

MLS 88349 • 702 S. Summit Ave.

NEW LISTING
4 Bed, 2 Bath, 2 car garage, 1,872 sq. ft.



TheHomesTour.com

TheCommercialTour.com

Office: 660-827-4435

Cell: 660-620-0237

Rafaela@TheHomesTour.com

1439 Thompson Blvd., Sedalia, MO.

Rafaela Pohl
Realtor/Sales

Call Rafaela Pohl to begin the Search for Your Dream Home.

www.TheHomesTour.com /Rafaela and www.TheCommercialTour.com/Rafaela



\$217,000

MLS 88284 • 1903 E. 22nd St.

NEW LISTING

5 beds, 3 baths, 2 car garage, 1,968 sq ft

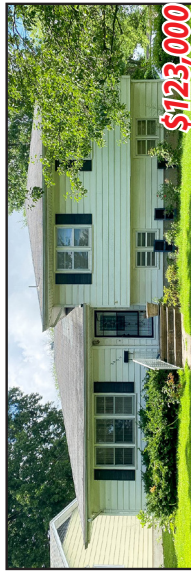


\$157,000

MLS 88328 • 2705 Rosebud Cir.

NEW LISTING

4 beds, 2 baths, 1 car carport, 1,336 sq ft



\$123,000

MLS 87213 • 2436 1st St. Terrace - 4 beds, 2 baths, 1 car garage, 2,036 sq. ft

NEW UPGRADES



\$124,500

MLS 87894 • 500 S. Kentucky Ave.- 4 beds, 2 baths, 2,503 sq ft.

REDUCED PRICE



\$159,000

MLS 88147 • 1912 E. Broadway

REDUCED PRICE

3 beds, 2.5 bath, 2,256 sq. ft



\$39,900

MLS 87907 • 1200 E. 6th St. - 2 beds, 1.5 bath, 1,408 sq. ft

REDUCED PRICE



\$75,000

MLS 85072 • 1515 W Main

HOME WARRANTY INCLUDED

3 beds, 1 bath, 1,380 sq ft

See Details and Info including Amazing Virtual Tour Open Houses Online! Call Rafaela Pohl to list your home for sale today!!! 660-620-0237

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MLS 87934

\$134,900

COME SEE THIS ABSOLUTELY BEAUTIFUL 3BR/2BA HOME! The inviting front porch is a wonderful way to enjoy the mornings. Every room in the home is spacious, from the living room to the laundry room. All the bedrooms have spacious walk-in closets. The kitchen has lots of cabinets and counter space. The appliances are very nice. The 2 car attached garage is oversized for extra workspace and your boat. Relax on the back deck and enjoy the beautiful fall weather. This home is conveniently located between Pomme De Terre, Truman and Stockton Lakes. Set up your showing today! All measurements and square footage are deemed reliable but not guaranteed.



MLS 88229

\$349,900

Custom built 4 BR/4BA home with attached garage on 5.54 m/l is located on the edge of town. Close to Highway 82 access and close to schools, this location is ideal! Kitchen has custom oak cabinets which offer ample storage space and has newer appliances. It is open to the dining room and kitchen. The large master bedroom features a bath with a jetted tub, a shower and big walk-in closet. Two guest bedrooms, 2 baths, a small office nook and a utility room complete the upstairs. The basement features 2 storage rooms (1 with a garage door), an office with custom built-ins, a bedroom and a bath. One of the storage rooms could be another bedroom if needed. An outdoor wood furnace helps with energy efficiency. An abundance of room, a covered front porch and a back deck overlooking a wooded area, make this home one-of-a-kind. All information including measurements is deemed reliable but not guaranteed.



MLS 88136

\$895,000

UNBELIEVABLE OUTDOORSMAN'S GETAWAY!!! Located on 322 (+/-) completely fenced acres, with a main lodge, cabin, and 6-bedroom living quarters. 4 & 1/2 baths. Spend your days fishing off the dock on the pond or sitting in one of your many tree stands. Private well and two separate septic systems. Intricate mapped trail system that covers the entire property!! You will truly not find a nicer set up for the price. This is an absolute must for any outdoors family or group of friends!! This property will not last long.



MLS 87950

\$430,000

152.2 Acres that provides easy access & offers livestock production with open pastures and hay fields, multiple ponds. Includes a Manufactured Home with two car garage attached and additional 30' x 40' garage and 11' x 26' outbuilding with attached shed.

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