



# REAL ESTATE GUIDE

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March 2020



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Based On Information From The West Central Association Board of Realtors  
FOR DETAILS ON COVER LISTING SEE PAGE 7 • FOR DIRECTORY SEE PAGE 3

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## DIRECTORY FOR MARCH 2020

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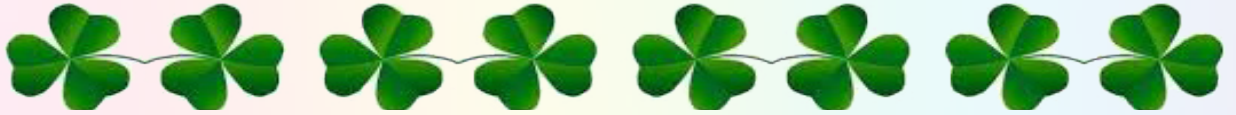
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### Jerry Young

Mortgage Loan Officer  
NMLS Registry #926343  
Sedalia, MO  
660-826-1213



# March Calendar Of Events



Mar. 7 (Linn Creek) Indoor Garage Sale & Market Place, 9 AM to 4 PM, at Camden County Museum. Many vendors and lunch available for a donation. Info. 573-346-7191.

Mar. 7-8 (Sedalia) Spring 2020 Gun & Knife Show, Ag Bldg, 2503 W. 16th St., Info 563-580-8774.

Mar. 8 Daylight Saving Time begins.

Mar. 10 2020 Missouri Democratic primary. It is one of 7 states holding primaries on this date.

Mar. 14 (Clinton) Holy Rosary Pot O Gold, Benson Center, Info. 660-885-4412.

Mar. 14 (Sedalia) St. Patrick's Day 2020 Pub Crawl, Sedalia Lions Club, 12 to 7 PM, at Fox Theater Event Center, 501 S. Ohio Ave.

Mar. 14-15 (Sedalia) Show Me Crafters Spring 2020 Craft Show, Ag and MEC Bldgs., 2503 W. 16th St., Info. 660-619-1222.

Mar. 15 (Cole Camp) Cole Camp Swimming Pool Fish Fry, 11 AM to 1 PM, 606 W. Bluebird Dr., supporting local swimming pool with free will donations. Info. 660-668-2424.

Mar. 17 St. Patrick's Day

Mar. 19 First Day of Spring

Mar. 21 (Warsaw) Snaggin' & Hagglin' Swap N Shop, Warsaw Community Bldg, 9 AM to 3 PM. Vintage memorabilia, art, modern crafts & garage sale merchandise. Call (816) 807-1496 for booth space.

Mar. 21 (Sedalia) Music Concert Festival, MO-AG Theatre, 2503 W. 16th St., Info 660-473-5064.

Mar. 28 (Warsaw) Pubs and Poker, 4 to 7 PM. Check-in at Nix (312 Benton St.), go to 4 pubs, and return poker hand to The Landing no later than 7 PM. \$15 registration, or \$20 with a t-shirt.

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(04-B4-616)

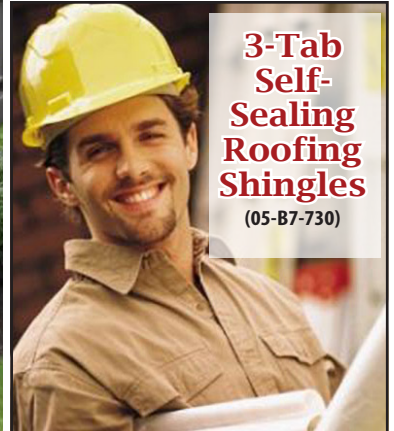
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Sealing  
Roofing  
Shingles**

(05-B7-730)



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Phyllis Craig  
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**216 South Ohio, Downtown Sedalia**



**MLS 83646 CUSTOM BUILT BRICK RANCH** in West Sedalia, featuring 3 bedrooms, 2 1/2 baths, basement, nice back yard. This home has been very well maintained and is move in ready. Call to see.



**MLS 83858 HANDYMAN SPECIAL...** Some remodeling work has been started. needs someone to complete. Could be 4 Bedroom home when completed. Very motivated seller, will consider offers.



**MLS 85872 - 1728 SQ. FT IN THE 2 STORY ALL ELECTRIC HOME,** 4 bedroom plus den/office on main floor and play area at top of stairs. Call to see.



**MLS 85467 GREAT STARTER HOME OR INVESTMENT PROPERTY.** 2 bedroom 1 bath home sits on a nice size lot. Call for appointment to see





**TERRI  
HUNTER**

Broker / Owner

660-596-5093



**HEATHER  
BROCKMAN**

Sales Associate

660-596-5091



**KIM  
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Sales Associate

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Price:  
**\$459,900**

Est. Payment:  
**\$2,195.67P/I**



Price:  
**\$30,000**



Price:  
**\$139,900**

Est. Payment:  
**\$628.21 P/I**

**32622 CARNATION RD. MLS # 82019**

6 Bedroom /  $\frac{4}{2}$  Full Bath / 4,632 Sqft.  
9.83+/- Acres / 40X60 Barn / Beautiful Inside

**1618 S. INGRAM AVE. MLS # 85610**

0.39 Acres / 138'x124'  
Zoned Residential

**304 S. STATE FAIR BLVD. MLS # 85919**

3-4 Bedroom /  $\frac{1}{2}$  Full Bath / 2,028 Sqft.  
0.69 +/- Acre Lot / Sun Room



Price:  
**\$85,000**

Est. Payment:  
**\$381.69 P/I**



**AVAILABLE FOR LEASE**

- **1704 S. Ingram Ave. MLS #85606**  
1,970 Sqft.  
\$1,641/month
- **1714A S. Ingram Ave. MLS #85607**  
4,310 Sqft.  
\$3,519/month
- **1714B S. Ingram Ave. MLS #85608**  
1,767 Sqft.  
\$1,472/month
- **1701 S. Lafayette Ave. MLS #85609**  
3,764 Sqft.  
\$3,136/month



Price:  
**\$59,000**

Est. Payment:  
**\$264.94 P/I**

**13855 126TH RD. SWEET SPRINGS MLS # 85645**

2 Bedroom / 1 Bath / 816 Sqft  
+ Full Unfinished Basement / 2 Car Garage



Price:  
**\$77,500**

Est. Payment:  
**\$348.01 P/I**

**305 N OLIVE ST. OTTERVILLE MLS # 85396**

2 Bedroom / 1 Bath / 896 Sqft  
+ Full Unfinished Basement / 2 Car Garage

**1906 S. OHIO AVE. MLS # 84470**

3 Bedroom / 1 Bath / 1,104 Sqft.  
Large Front Deck / 1 Car Detached Garage



Price:  
**\$105,000**

Est. Payment:  
**\$471.50 P/I**

**618 E. 24TH ST. MLS # 84913**

4 Bedroom / 2 Bath / 1,665 Sqft.  
Fenced in Back Yard / Remodeled





**Kelly Miller**  
Broker/Owner  
660.619.6107



**Myron McNeal**  
Broker/Owner, Attorney at Law  
660.829.0661



**MacKenley Scotten**  
Realtor  
660.287.4151



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## CALL US FOR ALL YOUR REAL ESTATE NEEDS

### RESIDENTIAL



**CALL TO SEE THIS** 3 bedroom, 2 bath split foyer home located in a quiet subdivision outside the city limits offers plenty of space for the whole family! The upstairs living room connects to the dining and kitchen area with plenty of cabinet space and all appliances stay including the washer and dryer! Downstairs offers another living space and laundry area. The backyard is completely fenced and ready for your pets and kids to play! 2 car attached garage and storage shed. 2806 Quail Run Drive, Sedalia. MLS # 85857. \$90,000.



**TAKE A LOOK AT THIS** 2 story home with 4 bedrooms, 2 full baths and a basement and attic for plenty of storage! There are some original hardwood floors and some newer flooring along with newer windows in the kitchen. This home sits on a double, fenced in lot with mature trees and a detached garage. Centrally located, close to downtown! 406 W. 7th Street, Sedalia. MLS# 85026, \$50,000




**TAKE A LOOK AT THIS** 4 bedroom home with a large living room, dining, eat-in kitchen with plenty of cabinets and all the appliances! This home has had almost all of the windows replaced recently and the bedrooms have new carpet with original hardwood floors underneath. There are 3 bedrooms upstairs and 1 bedroom on the main floor with a bonus room on the main floor that could be an additional bedroom or another living room with a gas stove. Relax out back in the sun-room or the back yard is large enough for playsets, gardens and entertaining! Updated heat/air and a small shed out back. Needs some TLC. Sold as-is. 915 Crescent Drive, Sedalia. MLS # 85646, \$72,000.

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620-7788



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Letourneau MABRY  
Broker-Salesperson  
CRS, GRI  
473-1950



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LETOURNEAU  
Broker-Salesperson  
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**JIM MYERS**  
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**ELAINA SONNIK**  
Broker-Salesperson  
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**ANGIE STUART**  
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**ALLISON BAUML**  
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**WAITING FOR THAT PERFECT HOME NESTLED ON A CUL-DE-SAC ON THE GOLF COURSE??** Wait no longer!! This Ranch features Updated Eat-In Kitchen, Formal Dining Room, Sitting Area/Den, Living Room with Fireplace, 4 large main floor bedrooms, 2 1/2 Baths on the main floor one adjoining the Master Suite, 2 more potential bedrooms in the basement and lower level Recreational/Family Room. Main level laundry room, 2 car garage, 1/2 acre lot with in ground 18ft x 38ft pool. Several Upgrades to this beautiful home. For your private showing or more information Call Tina. \$279,000 **MLS #84664**



**GREAT BUSINESS OFFICE LOCATION ON WEST MAIN ST.** Building and Land for sale. Business is not for sale and will be moving to the Lamy's Building on May 1st, 2020. 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. All showings will be appointment only! **\$225,000 MLS# 85753.**

**THIS 3 BEDROOM BRICK RANCH LOCATED BARELY OUTSIDE CITY LIMITS** on apx. 1.53 acres offers a part basement with walk-out, Central Heat/Air, main full utility room, Custom Cabinets in fully appliance kitchen, attached garage plus a detached 24ft. x 30ft. garage & storage building. **Priced at \$164,900 MLS #85870** Call Tina for more details and showing!

**THIS KATY TRAIL ESTATES HOME** offers 5 Bedrooms, 3 Full Baths, Fully appliance Kitchen with breakfast bar and dining area, cathedral ceiling in the living room with gas fireplace, main floor laundry, walk-out basement with family room and 2 car attached garage. **Priced at \$189,000 MLS #85963** Call Tina for more details and showing!



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

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**660-473-1950**  
emailjudee@gmail.com



**JUST OFFERED**

Enjoy "Small Town Livin'" in this ranch charmer where the kids ( or the hobby person of the house) can enjoy the playhouse/ storage "barn" with stairs to the attic. Perfect for

a shop, getaway from the house, also a double garage AND WELL!!!! We haven't even told you about the 2-3 bedroom home and delightful kitchen with plenty of N-I-C-E cabinetry and appliances. You have your choice of laundry facilities on the main level or basement, which also includes a second bath, a semi-finished third bedroom and 25x18 family area. Smithton School is within walking distance, also handy for activities. Spring is just around the corner when you can enjoy this inviting deck!!! 402 Chestnut, CALL NOWOWOWOWOW! \$93,850. #85924



**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. #78763, 78766



A street you've always loved, private and also handy to everything, offers this .64 acre lot with what everybody wants: a 4 bedroom (2 main level, 2 up), 3 1/2 bath home, with basement, & double garage, loved for many years by this

family who have all grown up! You'll enjoy the large living room with dining ell, kitchen with all the appliances, and bar open to the main level family room. The outdoor living offers a front porch, the spacious lawn (maybe football?), a deck for sunshine or shade with the retractable awning, AND a covered patio. #85715 1402 S. Warren Avenue, \$139,850 Don't tarry, SCURRY !!!



**60's PRICE!**



DON'T MISS THIS CHARMER WITH A GOOD PRICE for a 3 BR, 1 1/2 bath home P-L-U-S 24' X 32' garage within walking distance of shopping & hospital in Parkview School District. You'll find a super-loved kitchen with dishwasher, stove, and refrigerator AND one of those fold-out pantries you've always wanted! Also on the main level are a bedroom and full bath, laundry, then up the staircase are 2 BRs and a half bath. Enjoy relaxing on your covered front porch or your back deck after your hobby or work in the garage/shop is done. NOW ONLY \$69,850 #84961 Call NOW!



4105 Briarwood Dr., 2BRs, 2 baths, garage, updated flooring, only \$79,850 #85412

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JUST A FEW BLOCKS OFF Highway 135 SE of Sedalia you'll find this 3.71 acres offering a ranch home with 3 baths, garages for 3 vehicles, open living-dining and open family room and eat-in kitchen opening to sun patio adjoining deck... full walkout basement with living areas and opportunities for upgrades, expansions, and imagination. Call for an appointment, #84095, NOW \$127,850, 4322 Butterfield Trail, Florence.



CALL ME FOR ALL OF YOUR REAL ESTATE NEEDS!



**JIM MYERS**  
Broker/Salesperson

Cell: 660-287-3402  
Office: 660-827-3550, Ext. 27  
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# Happy St. Patrick's Day!

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Donna Coulter

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



## Preferred Properties is Excited to Introduce Alex Tsurkan to join Sedalia's Preferred Agents!

Alex started working full time in the construction industry right out of High School in 2008. In the fall of 2009 he got married and now has his 3rd daughter on the way! In 2011 they built their first home together. Alex has built and remodeled several homes and has become an investor in real estate. He has also been serving the Sedalia Community as a Fire Fighter since 2012. Whether you are buying or selling, or looking for a good investment property, Alex can help in every step of the process! You can call him at 660-281-9268



**Angie Stuart**  
Cell: 660-553-1215

Office: 660-827-3550 Ext. 17  
angiestuart31@outlook.com



**QUALITY! QUALITY! QUALITY!** Did I say Quality? Beautiful home situated on a dead-end black top road just minutes from town in the Sedalia School District, this home features an open floor plan, skylights & windows galore with serene country views in every direction. Out the front windows you'll see pasture with horses and cows grazing and playing. Out the back is a wooded wonderland. A double-tiered back deck leading to a beautiful patio adds endless entertaining options. The "all but finished" walkout basement can add more living space any way you want it. A mini farm environment for chickens, goats, & a garden completes this wonderful country home. The only thing left to say is... "what are you waiting for?" Call today for your private showing. address 25000 Liberty School Rd., MLS 84988. \$183,500.

# ELAINA SONNIK, SFR

BROKER/REALTOR®

Cell: 660-553-1848

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

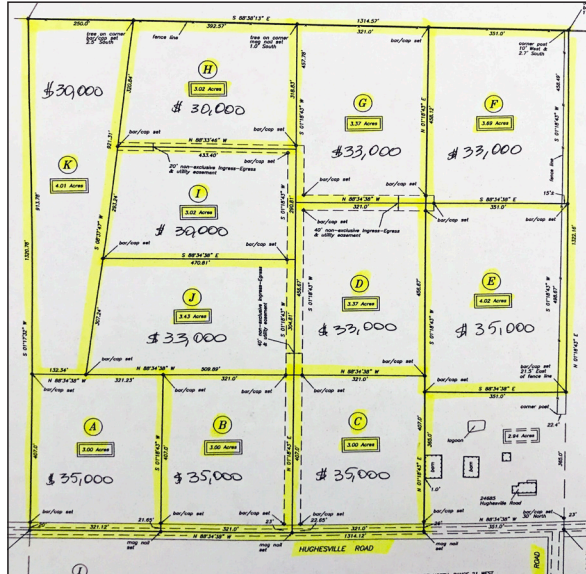


## LAND FOR SALE ☆☆☆ HUGHESVILLE ROAD

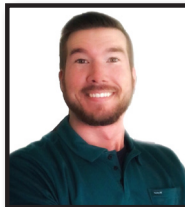
### GREAT PLACE TO BUILD YOUR NEW HOME!

Newly developed subdivision located between Sedalia and Highway I-70. Restrictions apply. Survey available. Lots A, B, and C are located off black top road just west of Hwy 65 and Kemp Rd. 3-4 acre lots starting at 30,000 Northwest School District.

MLS85657



**SERENE COUNTRY LIVING.** This 2 story home has 5 bedrooms, 2.5 baths and is situated on 9.2 acres in Cole Camp area. Spacious rooms, tall ceilings, open kitchen and dining room, very nice private backyard, lots of storage. The garage has extra storage as well. The master suite, three other bedrooms, rec room and laundry room are on the second floor, which has a split bedroom design. Gorgeous property with fully stocked pond - enjoy the scenery while fishing at the pond or entertaining friends on the patio! Great location, just 17 miles south of Sedalia, Cole Camp School District. Make it your own! 12653 Ukrainian Lane, MLS#84933, \$309,000.



## Clint Schweitzer

Cell: (816) 282-4049  
cwschweitzer@icloud.com

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**YOU'LL LOVE THIS OPPORTUNITY TO BECOME A BUSINESS OWNER NEAR TRUMAN LAKE!** This package deal includes 'Mary's Restaurant, Catfish & More & the updated 2 bedroom, 2.5 bath home next door. The restaurant was recently expanded to accommodate 80 customers, an extended kitchen, two handicap accessible restrooms, & a new metal roof. You will have plenty of storage in the metal outbuildings, one of which could be easily converted into a studio apartment. As a bonus, there are four campsites with RV hookups. Come take a look! \$325,000 **MLS #85676 & #85677**

**GET A GUEST ROOM SO CHARMING, IT GETS OUT OF SPEEDING TICKETS. GET REALTOR.**

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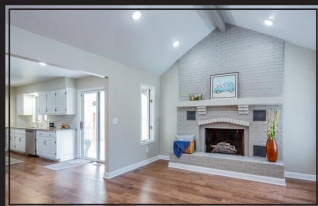
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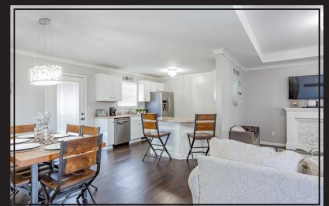
**660.851.2222 • 3611 South Limit, Sedalia, MO**



MLS#85956- 3BR, 2.5BA, open living area w/ fireplace, bright galley style kitchen, main floor master-suite w/walk-in closet, spacious bedrooms, main floor laundry, full open basement, covered patio. \$204,900.



MLS#85921- 3BR, 2.5BA, open living/dining room with some furnishings, eat-in kitchen w/breakfast bar, spacious bedrooms, master-suite w/walk-in closet, full basement, family room, 2 car attached garage. \$214,900.



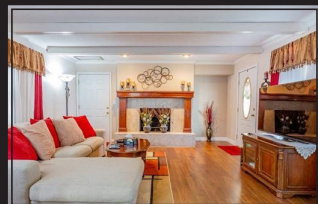
MLS#85980- 3BR, 2BA, sitting on 2.8m/l acres, multiple outbuildings/barns, large living room w/ fireplace, main floor laundry room, family/rec room with wet-bar, newer roof and heating/cooling system. \$184,900.



MLS#85455- 5BR, 3BA, oversized kitchen w/custom cabinetry, spacious bedrooms, 2 fireplaces, full basement w/wet bar and family room, bonus room, deck w/built-in seating. \$307,000.



MLS#85803- 4BR, 3.2BA sitting on 18.50m/l acres, open kitchen/dining, two master-suites, spacious rooms, full basement w/family & rec room, covered deck w/hot tub, stocked pond \$425,000.



MLS#85169- 3BR, 3BA custom built home on 19.00m/l acres, large living room w/ fireplace, breakfast room, formal dining, finished basement w/family room and wet-bar, outbuildings. \$469,900.



**Premier Realty Group • 660.851.2222 • 3611 South Limit, Sedalia**



MLS#85770- 4BR, 3BA, kitchen/dining combo w/ breakfast bar, family room w/fireplace, spacious bedrooms, main floor laundry, full walk-out basement, newer carpet, Skyline School District. \$264,900.



**Turn Key Business Opportunities!**

MLS#84335- Turn key moving company on 8.79m/l acres, building 1 has over 12,000 sq.ft., building 2 with 8,500 sf of storage, business includes a fleet of vehicles. \$1,200,00.



**Leasing Option Available**



MLS#84853- 5BR,3BA, formal dining, spacious rooms, living room w/fireplace, full basement, pool, Warrensburg schools. \$284,900.



MLS#83212- 4BR, 1BA on 4.93 acres, exposed beams, spacious rooms, outdoor entertaining area with fireplace, 35x60 outbuilding. \$265,000.



MLS#85418- 4BR, 2BA, attached garage, kitchen/dining combo, spacious rooms, beautiful flooring, large backyard, right outside city limits. \$134,900.



MLS#85828- 3BR, 2.5BA, some handicap features, large kitchen, spacious bedrooms, screened-in back porch, gold fish pond. \$125,000



MLS#85616- 2BR, 1BA, newer metal roof, full basement, covered porch, partial fenced backyard, Horace Mann school. \$75,000.



MLS#85146- 4BR, 3.5BA on 10.70m/l acres, open-concept living room, master-suite, large rooms, full basement, 2 custom shops, walking trails. \$497,500.



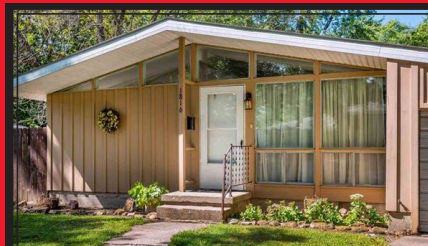
MLS#85600- 3BR, 2BA, investment/flip property, house has been torn down to wall studs for a clean state. \$30,000.



MLS#85859- 2BR, 2BA townhouse in the 55+ community Brookings Park, convenient kitchen, large living area, walk-in tub, covered back deck, attached garage. \$84,900.



MLS#85213- 3BR, 2BA, remodeled w/new roof, large eat-in kitchen, bright spacious rooms, bonus room, main floor laundry. \$165,000.



MLS#84408- 3BR, 1BA, attached garage, open concept kitchen/living room, dramatic ceilings, spacious rooms, abundance of natural lighting, fenced backyard. \$72,000.



MLS#85945- 3BR, 1.5BA, creative fixer upper with basement and detached garage, spacious bedrooms, basement, original character. \$64,900.



MLS#85768- 4BR, 2.5BA on 8.0/l acres, eat-in kitchen w/breakfast nook, family room w/fireplace, large master bedroom with Juliet balcony, full walk-out basement with storm shelter. \$169,000.

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MLS#85694- 2BR, 1BA, property is being sold as a package deal with two other properties. \$133,000.



MLS#85693- 3BR, 1BA, property is being sold as package deal with two other properties. \$133,000.



MLS#85695- 2BR, 1BA, property is being sold as a package deal with two other properties. \$133,000.



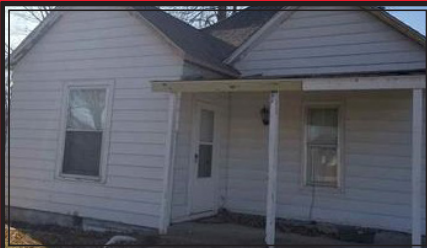
MLS#85196- 1BR, 1BA, located on double lot, investment property or for a new home build. \$19,000.



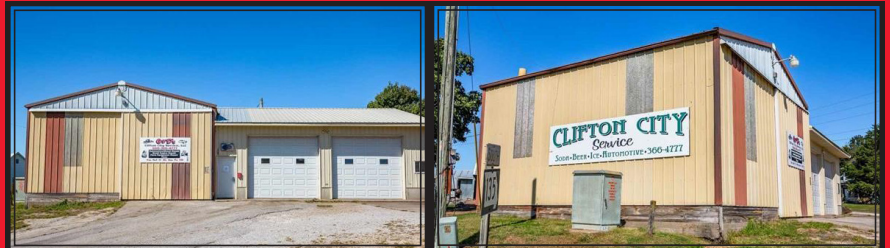
MLS#85564- 2BR, 1BA, kitchen/dining combo, spacious rooms, sitting on 90x130 lot in Warsaw. \$63,900.



MLS#85816- 1BR, 1BA, 1 car detached garage, would be a good investment property, Horace Mann School. \$37,500.



MLS#85458- 3BR, 1BA cottage, spacious rooms, refinished hardwoods, covered porch, detached 2 bar garage, LaMonte school district. \$62,900.



MLS#85051- Commercial building- 3 bay garage on the corner of Hwy 135 & BB Hwy, car lift, office \$149,900.

**LAND**

MLS#85481- 0.33 acre lot in Hunter's Ridge Subdivision. \$29,900.

MLS#85776- 3.74m/l acres perfect country setting to build your family home. \$39,900.

MLS#85650- 5.0m/l acres just outside of town in Dresden School District. \$50,000.

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. \$70,400.

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**RANCH STYLE HOME IN TIPTON** - This 3-bedroom home in the town of Tipton, MO has a basement and a garage. It is priced at \$57,500. It Needs some TLC. Please call for an appointment to see this home. **MLS 85793**

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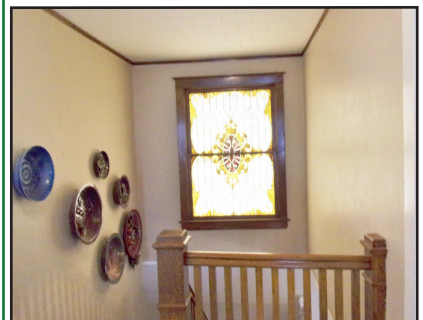
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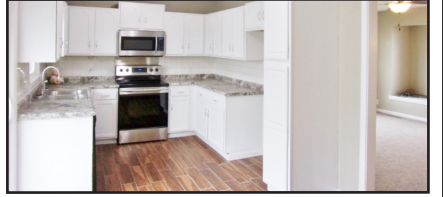


**STEP INTO THIS SPACIOUS 5BR, 2.5 BA HOME FULL OF CHARACTER & ROOM FOR EVERYONE.** Extra large foyer with one of the two staircases with this one featuring a gorgeous stained glass window. Comfortable living room w/ coffered ceiling, hardwood floors, and French doors leading to formal dining room showcasing bay window and attached library. Large eat-in kitchen with pantry closet, unique polished aluminum floor, & an attached Butler's pantry that has a steel floor & built-in cabinet/shelving. Also attached to the kitchen you will find a bedroom/family room with ensuite bathroom & private exit to covered deck overlooking the private backyard. On the second level you will find enormous four enormous bedrooms (one with it's own fireplace & sitting area), built-in linen cabinet in the hall, & supersized bath featuring a claw foot tub, walk-in tiled shower, tile floors, & laundry hookups. Go up one more level for another room ready to be finished for hobby room or another bedroom. All sitting on full basement and stately situated on a corner lot with brick sidewalk. \$158,500. MLS #85854

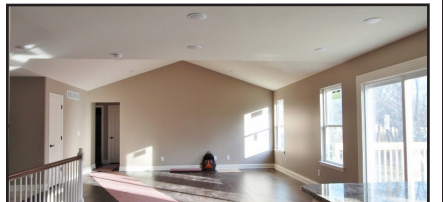




Check this one out now...it will go quick! Beautiful energy-efficient 3BR, 2BA earth contact home built in 2004 with new carpet & fresh paint in January 2020. Lovely living room with bay window open to gorgeous kitchen. Super large laundry room includes washer & dryer and has handy entrances to both the garage & master bedroom. The master bedroom has walk-in closet & ensuite bath. Nice 2 car garage/shop heated & insulated. All sitting on pretty 6 acres(m/l) just East of Cole Camp. \$225,000. MLS #85920



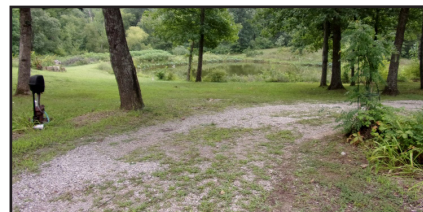
Move right in to this fantastic 4BR, 3.5BA all electric home featuring a gleaming, eat-in kitchen with pristine white cabinets, beautiful counter tops, wood look tile floor, & sliding door leading to deck overlooking huge fenced backyard. The lovely living room showcases a window seat & lots of natural light. Two bedrooms are located on the upper level, each with an attached bath. The lower level offers two more bedrooms, full bath, family room, & laundry area with handy built-in folding table. All recently updated with new plumbing, tile, carpet, & paint Located just outside Southeast Sedalia city limits. Won't last long, so make an appointment to look now! \$189,999. MLS #85893



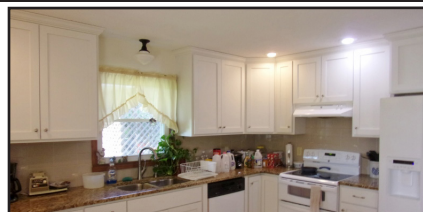
Beautiful & brand new 4BR, 3BA home in newer neighborhood near Hospital. This quality built gem features gorgeous details throughout. Bright & roomy kitchen with pantry opens to spacious living room. You will love the spectacular master suite. Basement has finished family room, bedroom w/ walk-in closet, and bathroom along with unfinished space for storage. Large deck overlooking tree-lined backyard. Just imagine coming home everyday to this dream house! \$279,900. MLS #85696



Many Possibilities! Words & pictures cannot describe this one of a kind 79 acre(m/l) farm with good balance of tillable land & timber in Lafayette County under 3 miles to I-70 with an apx. 1.3 acre lake and an apx. half acre pond. Neat 2BR "barn" type home finished in 2018. Also includes unique "dome" home with indoor swimming pool. Must see to appreciate! \$499,000. MLS #82643



This must see property is very secluded with unique, custom 4BR, 3BA home on 50 wooded acres(m/l) with two ponds located down a private, winding drive providing a perfect hide-away. Open floor plan features tons of natural light, enclosed/screened in patio, gorgeous kitchen, master suite loft w/ walk-in cedar closet & exit to private balcony. Family room w/ fireplace & built-in bookcases & sauna room. Nice 3-car garage with large storage area for all of your toys & an attached art studio that could easily be repurposed to fit your needs. \$475,000. MLS #81614



Pretty 35 acres(m/l) with 4BR, 3BA raised ranch home featuring updated kitchen. Lovely living room w/ built-in bookcases. Full basement with 1-car attached garage. Neat patio with carport perfect for entertaining or extra parking. Shop building with concrete floor & wood heat, animal barn, grain bin & bulk tank. Plenty of opportunity for recreation with superb wildlife habitat! No worries if the power goes out because this home has a full-house, automatic backup generator that was installed in November 2019. Less than 10 miles from Sedalia and only 14 miles to Whiteman AFB. \$375,000. MLS #84980



Look at this 3BR, 3.5BA brick beauty! Gracious & open living/dining room combo showcasing a beautiful see-thru fireplace. The stunning kitchen has gleaming granite counter tops, breakfast bar, handy built-in desk for menu planning & attached half bath. Incredible main level master suite boasting huge walk-in closet w/ built-in linen cabinet, tiled walk-in shower w/ glass door, large tub & double vanity. Follow the exquisite staircase to a balcony overlooking the living room perfect for a reading nook or play area w/ linen closet along with another bath & two lovely bedrooms. Beautifully finished basement featuring family/game room, wet bar, full bath & storage area. New roof in September 2019 & newer low-maintenance composite deck overlooking nicely landscaped backyard. Charming bridge leads you to the amazing metal shop building with brick front & covered porch complete with insulated walls, polished & heated concrete floors, storage loft, half bath, & full bar w/ granite counter tops perfect for entertaining. Tons of curb appeal nestled on large shady lot in Warsaw. \$499,000. MLS #82432



Staluesque 4-5BR, 4BA estate boasts a grand entry leading to formal dining room on one side and a sunny sitting/reading room on the other side with beautiful bay window. Gourmet kitchen showcasing center island w/ cook top & pretty cabinets w/ handy side outs. Large laundry room with washer, dryer, & utility sink is conveniently located off the kitchen. On the second level you will find an enormous master suite offering a quiet retreat with walk-in closet and a huge ensuite bath w/ tiled garden tub & shower both hidden privately behind the pocket door. Full walk out basement w/ storage area, storm shelter & finished area complete with bedroom, full bath, fireplace, & open rec room with kitchen perfect for extended family or entertaining. The almost 11 acre setting also features a super shop building w/ concrete floor & electricity. Nice fencing perfect for all types of furry friends which you will be able to watch from your big back deck. \$349,999. MLS #85433



Beautiful 4BR, 3BA home under construction in never neighborhood near Hospital. This quality built gem features gorgeous details throughout. Bright & roomy kitchen with pantry opens to spacious living room. You will love the spectacular master suite. Basement has finished family room, bedroom w/ walk-in closet, and bathroom along with unfinished space for storage. Just imagine coming home everyday to this dream house! \$279,900. MLS #85700

Looking for something away from the hustle & bustle with city amenities? Here it is! Lovely 4BR, 2BA split foyer home under construction on large lot within walking distance to Dollar General. \$189,900. MLS #85745

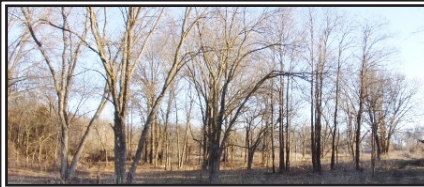
Classic 3BR, 2BA home with covered front porch, partial basement, & storage shed located near Hospital. Perfect for investors! \$42,500. MLS #85570



Cute 2BR home with big picture window in living room & detached garage on shady lot near Centennial Park and only 1 block off Hwy. 50. Priced at only \$52,500. MLS #85555

This cute, energy-efficient 2BR Cole Camp home has been completely redone inside with great looking floors, never heat pump, water heater, & thermal pane windows. Spacious master bedroom with private door to the deck leading to the nice garage/shop built in 2016. This charmer is ready & waiting for it's new owner. \$118,500. MLS #85528

Morgan County property with 52 acres(mv), two poultry buildings, stack shed, garage, & 4BR home on blacktop road near the Lake. \$375,000. MLS #77527



Here is a nice 4.9 acre(mv) building lot close to town on blacktop road with a pond. \$66,000. MLS #80135

Endless Potential This 4200+ sq. ft. building is conveniently located on corner lot in high traffic area only 2 miles from Sedalia's new rail industrial park and was remodeled in 2016 with new plumbing, electric, sheet rock & commercial grade kitchen. Would make a nice convenience/general/liquor store, an excellent event venue, or maybe the business you are dreaming of starting. \$120,000. MLS #84250

Nice 33 acres(mv) of mostly tillable land. Good soils and are terraced & tiled on blacktop road North of Sedalia. \$193,800. MLS #85452



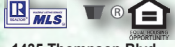
You will find true country living on this beautiful 60 acre(mv) gently rolling, fenced past and a ideally suited for all types of animals with wireless scattered trees, 3 ponds, & creek running through. This farm also features a Quonset building built in 2016 w/ concrete floor & garage/shop building. Lovely & inviting 3BR, 3.5BA ranch style home on walkout basement showcases an open floor plan, spacious rooms, & custom cabinets. Conveniently located on blacktop highway in Green Ridge School District. \$399,000. MLS #83438

Country living at it's best! Spacious 3BR, 1.5BA ranch home with newer roof, newer lagoon, & large family room with fireplace. Includes barn with loft & stalls for livestock and a machine shed for all of your toys. Situated on park-like 7 acres(mv) with fruit trees & fishing pond. \$159,000. MLS #85207

(Under Contract) You will instantly see that this 3BR, 2BA Victorian is full charm & character with large rooms, 10-ft ceilings, pocket doors, gleaming hardwood floors, & lots of natural woodwork. Second level has a bedroom, bath, and kitchen and could have a separate entrance making this home easy to transition to a duplex. \$104,900. MLS #84544

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Agent  
660-886-1563



*Hi! I'm Channele, I grew up in Pilot Grove and in Otterville. I married my husband in 2012 and moved to Sedalia and I love it. We live on a cattle and crop farm North of Sedalia with our two children and it's my absolute dream. I've been in customer service since I was 16, and I've always had a desire to help people. When I fell in love with real estate during a housing design class, coupled with my proclivity for service, I knew I wanted to be an agent. I'm excited about helping you through the process of buying and selling and sharing my skills with you. I'm a licensed agent with RE/MAX of Sedalia and I'd love to meet you. I can be reached at the office at 660-826-9911 or anytime by cell at 660-886-1563. I can also be reached by email at [reamdreamhomes@gmail.com](mailto:reamdreamhomes@gmail.com)*



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84560

**RUSTIC, PRIVATE, CONVENIENT.....IT HAS IT ALL!!** This 4 bedroom, 2 bath, 2 car garage home is low maintenance with cedar siding and metal roof. Accessed by a blacktop road and nestled on a 5 ac. m/l timbered lot with nice pond in the front lawn. Add a 1700+ square foot metal frame, high clearance, insulated shop and you have it all. Call now, won't last long! 24764 NORTH YANKEE ROAD - \$210,000 – Yes, I will call "Dave & Ryan" today at 660-287-7990!



85448

**MAJESTIC & VERSATILE!** This West Broadway home that sits on a 100' X 140' lot offers lots of versatility in its floor plan. The main level with its large entrance foyer opens to the large living room and dining room which offer all types of choices. The 4 bedrooms on the 2nd level can be used as a dramatic Master Suite and 2 bedrooms with a "Jack & Jill" bath. The 3rd level offers 3 rooms that can be used in a wide variety of ways. Call today for your personal viewing to see how this home can adapt to your needs! 1108 W. Broadway; \$179,900. – Yes, I will call "Dave & Ryan" today at 660-287-7990!



SALE PENDING

85734

**WHERE ELSE.....**can you find a 3 bedroom, 2 bath, ranch style home for under \$90,000? This home has been completely renovated with a new 200 amp electrical entrance, new floor coverings and updated kitchen range and dishwasher. Located near Bothwell Hospital, schools and shopping. Must see TODAY! 418 E. 15th; \$85,900. – Yes, I will call "Dave & Ryan" today at 660-287-7990!



NEW LISTING

SALE PENDING

85940

**A RARE FIND!** This 3 bedroom, 3 bath home with a full lightly finished basement in Southwest Village has been completely renovated with new baths, doors, floor coverings, cabinet tops and sink, new stainless steel appliances and more! Main floor has more than 1600 sq. ft. finished. Home features a main floor family room and lower level rec room, both with wood-burning fireplaces. Lower level provides a possible 4th non-conforming bedroom, large utility area, new bath – 2606 Wing Ave - \$199,000 – Yes, I will call "Dave & Ryan" today at 660-287-7990!



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**60 acres on West Location Close to Town!** - 3 bedroom, 1 bath home with 2 car detached garage - 21842 Cloney Rd - \$300,000 - Call Billie at 660-287-6167 for more information



**Brand New Construction!** 3 bedroom, 2 bath home with full basement and 2 car garage. 23175 Craftsman Dr - \$299,000. Call Billie at 660-287-6167 for more information.



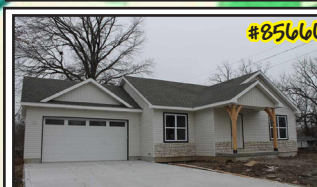
**Dream home with over 7,000 sq ft!** 7 bedroom, 4 full and 2 half bath, 4+ car garage, full basement, large shop, ponds and above ground pool. 3871 Buffalo Rd., Florence - \$1,050,000 - Call Billie for details at 660-287-6167



**Close to Park and School!** - 4 bedroom, 2 bath home with 1 car detached garage. 1708 S Engineer - \$124,500 - Call Billie at 660-287-6167



**On the golf course!** - 5 Bedroom, 3 bath home with 2 fireplaces, multiple garages, and basement. 5060 Locust Ln - \$275,000 - Call Billie for details at 660-287-6167



**Brand New Construction!** - 4 bedroom, 2 bath home with full basement and 2 car garage. - 1600 E 10th - \$198,000 - Call Billie at 660-287-6167 for more information

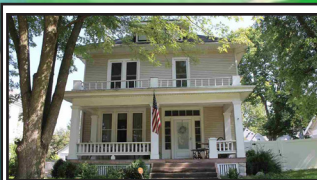


**9.80 Acres!** - 3 bedroom, 2.5 bath home with basement and 2 car attached garage and a pond. - 21528 Sacajawea Rd - \$389,000 - Call Billie at 660-287-6167 for more information



**4 lots on E 24th for \$26,500 each** - Call Billie at 660-287-6167 for more information

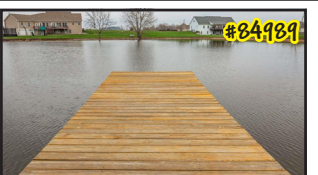
- 85915 - Lot A - \$26,500
- 85916 - Lot B - \$26,500
- 85917 - Lot C - \$26,500
- 85198 - Lot D - \$26,500



**In-ground heated pool!** - 4 bedroom, 3 bath home with basement and 2 car detached garage. 810 W Broadway - \$225,000 - Call Billie for details at 660-287-6167



**Custom built on 5.14 acres!** 6 bedroom, 5 1/2 bath, full basement, 2 car attached garage. 28993 Hwy U-- \$519,900 - Call Billie for details at 660-287-6167.



**Vacant Commercial Lot!** - 1.165 acres - perfect for investors or developers. Ideal for new shopping center or freestanding building - Devin Dr. - \$250,656 - Call Billie at 660-287-6167 for more information



**Lots of room!** 4 bedroom, 2 bath, 2 car detached garage, and 3 shops. 3130 S Ingram - \$215,000 - Call Billie for details at 660-287-6167



**Conveniently located!** - 3 bedroom, 1 bath home with basement and off street parking. 906 W 20th - \$69,900 - Call Billie for details at 660-287-6167



**Hunters Ridge Subdivision!** - 4 bedroom, 3 bathroom, 2 car attached garage and basement! 2075 Ridgeview Dr - \$269,900 - Call Billie at 660-287-6167 for more information



**Remodeled in 2020!** - 3 bedroom, 1 bath home with basement and detached garage. - 641 E 10th - \$119,500 - Call Billie for details at 660-287-6167



**Cute updated bungalow!** - 3 bedroom, 1 bath home with 1 car detached garage and basement. 641 E 11th - \$69,900 - Call Billie at 660-287-6167 for more information.



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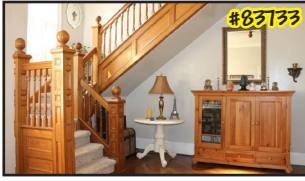
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Realtor  
660-287-4425



**Charming 2-story!** 3 bedroom (could be 4), 2 bath home with basement and 1 car detached garage. 918 W 7th - \$114,900 - Call Billie for details at 660-287-6167



**Business Opportunity!** Towing company on 2.7 acres, trucks, buildings, and existing agreements included - 210 Randall Rd. - \$475,000 - Call Billie for details at 660-287-6167



**Close to Horace Mann Elementary!** - 3 bedroom, 1 1/2 bath home with a carport and basement. 1216 W 16th - \$127,000 - Call Billie for details at 660-287-6167



**Close to Shopping!** - 3 bedroom, 1 bath home with 2 detached garages and full basement. 660 E Broadway - \$79,900 - Call Billie at 660-287-6167 for more information.



**Business Opportunity on Hwy 65!** - Restaurant with capacity of around 100. Indoor and outdoor stages/entertainment areas. 4860 S Limit - \$269,000 - Call Billie for details at 660-287-6167.



**Remodeled in 2020!** - 3 bedroom, 3 bath home with basement and 2 car attached garage. 30797 Summers Dr - \$169,900 - Call Billie for details at 660-287-6167

STE 2 2533 SQ FT	LEASED	STE 1 4000 SQ FT
STE 3 1470 SQ FT		
STE 4 1500 SQ FT		
STE 5 1500 SQ FT		

#81869 - Suite 2  
\$3,800/month  
#81862 - Suite 3  
\$2,205/month  
#81863 - Suite 4  
\$2,250/month  
#85565 - Suite 5  
\$2,500/month



**Commercial Lease Space Available!**



**Completely Remodeled in 2019!** - 4 bedroom, 2 bath house with basement and detached garage. 205 W Clay, Smithton - \$136,900 - Call Billie at 660-287-6167 for more information



**New Construction!** - 3 Bedroom, 2 bath, home with 2 car garage. 210 E Olive, LaMonte - \$159,900 - Call Billie at 660-287-6167 for more information



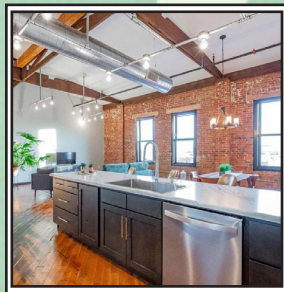
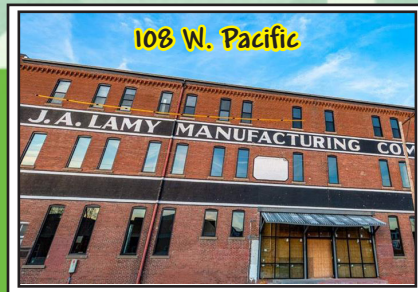
**Large corner lot!** - 4 bedroom, 1 bath home in Smithton. - 312 E Clay - \$56,500 - Call Billie for details at 660-287-6167



**Summer getaway!** - 3 bedroom, 2 bath lake home with 1 car garage. 31634 Stonecrest Rd, Warsaw - \$76,900 - Call Billie at 660-287-6167 for more information

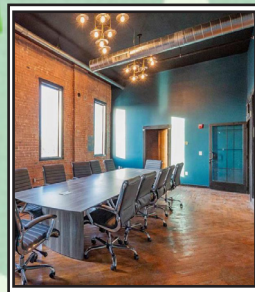


**Cute Cottage Home!** - 2 bedroom, 1 bath home with 1 car attached garage. 1100 S Murray - \$67,500 - Call Billie at 660-287-6167 for more information



### APARTMENTS

85625 - \$1,650  
85619 - \$1,690  
85622 - \$1,690  
85623 - \$1,690  
85624 - \$1,730  
85620 - \$1,780



### OFFICES

85628 - \$1,350  
85629 - \$1,350  
85630 - \$3,750  
85627 - \$4,200



# Ashlee Martin

## 660-221-0145

www.soldbyashlee.com soldbyashlee@gmail.com  
Like me on Facebook!! Facebook.com/soldbyashlee

Office: (660) 826-9911 Ext. 18 • RE/MAX Sedalia • 1435 THOMPSON BLVD., Sedalia MO



Megan Grimm  
Licensed Assistant  
660-221-0514

Each Office Independently Owned & Operated



**DOUBLE CORNER LOT**  
**BEAUTIFUL 3 BED 1 BATH HOME** located on an extra large corner lot. Kitchen has been recently updated with lots of cabinets. Extra large living room boasts high ceiling and lots of character. Hang out on the back patio that overlooks the large lot and 2 car detached shop. Updates include flooring, paint, cabinets, counter tops, and window. 1812 E 12th - \$109,900 - Call Megan for appointment at 660-221-0514 or visit www.soldbyashlee.com MLS #85732



**3 BEAUTIFUL ACRES**  
**THIS 4 BED, 2 BATH HOME SITS ON 3.10 BEAUTIFUL ACRES!** The home has been custom remodeled throughout which includes granite countertops, wood cabinets, tile floors, 100" projector and screen and new light fixtures/wiring. The house has a whole house filtration system and water softener. The 2nd floor is a master suite with bay windows and has the potential of a walkout door on to a deck in the future. There is a 20x30 shop with lean to with a lift for any project! There is also a workshop on the property for lawnmowers, woodworking or storage with a play room/hangout room above and solar powered electric. Seller has planted many fruit trees and gardens throughout the acreage. Road has been completely paved. - 26654 Sinkhole Rd. - \$274,900 - Call Ashlee for appointment at 660-221-0145 or visit www.soldbyashlee.com MLS #84385



**BUILDING LOT**  
**PERFECT SPOT TO BUILD** investment property or your first home right in the heart of Sedalia. 1207 S Moniteau - \$10,000 - Call Megan for appointment at 660-221-0514 or visit www.soldbyashlee.com MLS #85906



**NEW PRICE**  
**HAVE YOU EVER WANTED TO OWN A HOME WITH A GREAT LOCATION BUT BUILT WITH A LOT OF CHARACTER?** Now is your opportunity this amazing home won't last long. It's 4 bedroom and 3 bath so lots of space for your family. - 1400 W Broadway - \$159,000 - Call Ashlee for appointment at 660-221-0145 or visit www.soldbyashlee.com MLS #85190



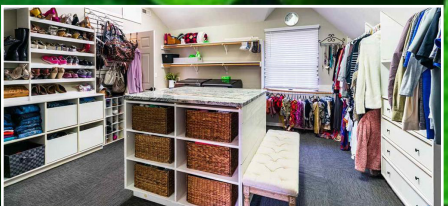
**ACREAGE**  
**THIS 3 BED, 1 BATH RANCH STYLE HOME** is located outside city limits on 2.24 acres. Fresh paint throughout the house with newly cleaned carpet, new water heater and painted kitchen cabinets. New storm doors and siding/paint on the outside of the house in 2017. The location is perfect! Country living close proximity to town. There are so many things you could do with the acreage that spans all the way to Washington Street from Ingram. - 3120 S Ingram - \$124,900 - Call Ashlee for appointment at 660-221-0145 or visit www.soldbyashlee.com. MLS #84807.



**OTTERVILLE**  
**This 3 bed, 2 bath house ranch style home** is located on 1.23 acres in Otterville with a **HUGE 30x60 shop, 20x24 shed and a storage shed.** There is new paint throughout the house. Seller have updated almost everything from it's original state. The dining room has french doors that look out onto the big yard that is perfect for a garden and entertaining. There is an extra large 25x13 family room that can be used for many things! The 30x60 shop could be ran as a small business, living quarters or just a shop. This shop is any shop lovers dream! Wired for 220 with an office/show room floor, bathroom and kitchen. This is a must see if you are looking for some extra space! - 606 88 Hwy, Otterville. - \$149,900 - Call Ashlee for appointment at 660-221-0145 or visit www.soldbyashlee.com MLS #84276



**Walk into the front door and fall in love with this house!** This immaculate 5 bed, 3.5 bath home is located on a cul-de-sac perfect for raising a family. The main floor living consists of a formal dining room, office/family room, living room with a stunning fireplace, eat in kitchen that walks out onto a 16x22, half bath and a utility room with laundry hookups. Upstairs is 3 beds, 2 baths with a dream walk in closet with laundry hookups and a room off of the closet that could be an office/craft room/storage. The basement has 2 bed, 1 bath and a family room with a bar that walks out onto the large patio. This home has been remodeled beautifully! This is a must see! - 2045 Twin Pines Dr - \$409,500 - Call Ashlee for appointment at 660-221-0145 or visit www.soldbyashlee.com MLS #85519



# Cindy Blatterman

## 660-287-4425

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RE/MAX of Sedalia  
Office: 660-826-9911  
1435 Thompson Blvd.  
Sedalia, MO



EACH OFFICE INDEPENDENTLY OWNED AND OPERATED



**NEW CONSTRUCTION!** - 3 bedroom, 2 bath home with a 2 car attached garage - 23175 Craftsman Dr - \$299,000



**4 lots on E 24th for \$26,500 each**



**NICE HOME!** - 3 bedroom, 1 bath home with a walk out basement. 641 E 11th - \$69,900



**LAKE OF THE OZARKS!** - 3 bedroom, 2 bath home with basement - 31634 Stonecrest - \$76,900





Sara Bugg  
Agent  
660-596-5445



EACH OFFICE INDEPENDENTLY OWNED & OPERATED

# TEAM YEAGER-KROEGER

## Angie Yeager-Kroeger

Cell: 660-473-1190



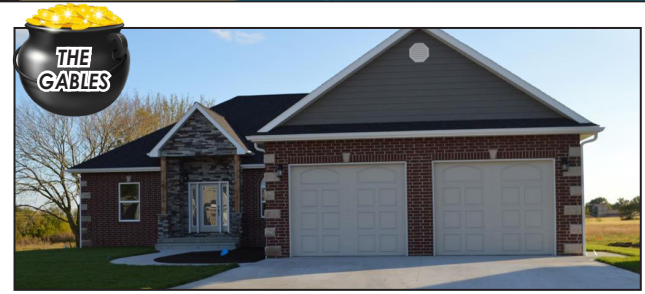
Office: 660-826-9911 Ext. 15  
angiekroeger@remax.net • www.angiekroeger.com  
RE/MAX Of Sedalia  
1435 Thompson Blvd., Sedalia MO

## The Gables

- 85263 – Lot 1 - \$35,000
- 85269 – Lot 2 - \$36,500
- 85266 – Lot 15 - \$38,000
- 85265 – Lot 18 - \$36,500
- 85267 – Lot 19 - \$36,500
- 85268 – Lot 20 - \$35,000



**Looking for a perfect forever home?** Located just to the west of Sedalia city limits this home sits on 3 acres in a nice quiet little development. This luxurious home has a grand 26x12 kitchen complete with pantry, granite counter tops, stainless steel appliances and plenty of room for entertaining! Taking a walk right outside the breakfast nook you'll find a large deck and a newly poured concrete entertaining area (2015)... talk about lots of space for a BBQ! The master suite easily holds a king size bed, dresser, two nightstands and additional furniture. With a newly updated jetted tub (2014), tile shower, dual vanities, and a VERY large storage room and wonderful rec/family room in the basement. Additional improvements are decorative concrete pad poured in the front of the home 2015, new landscaping, 50 amp plug for building or RV, new soffit lighting (2017), new sliding new air conditioning (2016), new roof spring (2019). \$379,900 #85862



**LUXURY, LUXURY, LUXURY!!!** This new construction home in the Gables subdivision is the ideal place to relocate your family. With 2000+ ft.<sup>2</sup> on the main floor this open floor concept will be the perfect location for hosting your gatherings. A large master bedroom is located on the main floor along with a tremendous size walk-in closet, jetted tub in the master bathroom, his and her granite vanities, water closet, large tile shower and many other amenities. The opposite side of the main floor hosts two good size bedrooms and a full bathroom. The kitchen has upgraded stainless steel appliances, cabinets custom built by Jake's Creative Woodwork, Granite countertops, walk in pantry, large kitchen island and upgraded lighting fixtures. The basement features a partial kitchen, equipped with a full size fridge, microwave and dishwasher. The partial kitchen also features a game room/ living room, two full-size legal bedrooms with egress windows and a full bath. MLS #85198 - \$399,900



Sara Bugg  
Agent  
660-596-5445



EACH OFFICE INDEPENDENTLY OWNED & OPERATED

# TEAM YEAGER-KROEGER

## Angie Yeager-Kroeger

### Cell: 660-473-1190

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angiekroeger@remax.net • www.angiekroeger.com

RE/MAX Of Sedalia

1435 Thompson Blvd., Sedalia MO



DEVELOPMENT  
OPPORTUNITY

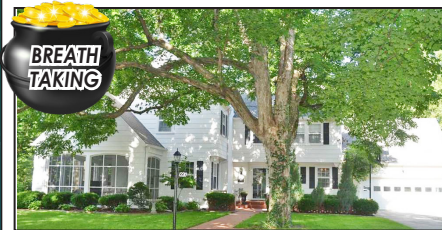
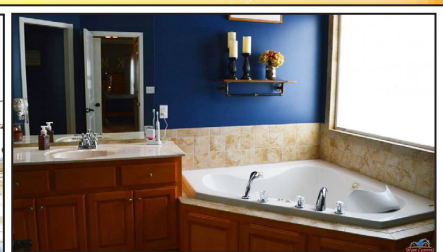
### THIS ACREAGE RIGHT ON THE EDGE OF CITY LIMITS IS IN A IDEAL LOCATION!!

Located right next to one of Sedalia's newest subdivisions (and several others close by), commercial development close by and easy access to high traffic roads (and Hwy 65) close by. \$255,000 – MLS #84593



NEW  
PRICE  
SALE  
PENDING

**LOOKOUT CHIP AND JOANNA!!!** This updated house in a desirable West Sedalia Neighborhood has everything a family would want!!! Sitting on a corner lot complete with a beautiful playground and miles and miles of field behind the home quality time in the yard is every child's dream come true. This house features an open floor plan with tray ceilings, upgraded lighting, lots of windows to provide natural light and stunning white trim. A kitchen with an abundance of cabinet and counter top space, beautiful granite, stainless appliances, pantry, and a central vac kick plate to clean up messes makes this kitchen a must see. The large living room/sunroom space works perfect for family gatherings. A split floor plan hosts the master bedroom on opposite side of house from other two main floor bedrooms. Master suite has bathroom includes a jetted tub, large vanities, water closet and stand up shower. This main floor laundry has a tremendous amount of built in cabinetry. A newly finished basement has two additional bedrooms, storage room, an office with built in desk and hidden safe room (seriously this is so much fun) . The bathroom basement was just completed and has a gorgeous walk in tile shower!!! The final touch is the open family/rec-room with a pirate ship play space built in under the stairs for the kids!!! MLS #85794 - \$329,900



BREATH  
TAKING

**Ever wanted to live in a stately historic home that is also updated and renovated?** One of the most beautiful and beloved homes on picturesque, tree-lined Barrett Ave can be yours!! This 3000 sqft 4 bedroom, 3 full and 2 half-bath home on .40 acres makes a memorable impression from your first step into the foyer with its curved staircase, original classical molding and casings, crystal chandelier and arched solid wood paneled doors. The large open main level living and dining rooms are bathed in natural light and have custom built-ins, mill work and wainscoting, a huge fireplace, sparkling chandeliers, a paneled ceiling and french door access to a charming screened in porch. The updated eat-in kitchen and butler's pantry have a built-in kitchen banquette with storage and a custom-made pet kennel, granite counter tops, newer stainless-steel appliances, extra deep sinks, a pot filler and the original custom copper vent hood. The upper floor possesses newly refinished original wood floors, a large master bedroom with loads of shiplap detailing, a cedar closet, specialty accessory closet and one of a kind crystal chandelier, a master bath with made to order cabinets and a huge double shower. There's two additional large bedrooms separated by a newly remodeled Jack-and-Jill bath and a secret passage to the en-suite guest bedroom over the garage. The basement includes a large family room with accent fireplace and projector tv and an extra-large laundry room serviced by a laundry chute from both upper floors. Both have custom industrial chic counters and unique galvanized sinks and recently installed engineered wood flooring. There is also a large work area with counters, cabinets, a large double soapstone sink and multiple storage areas. The large back yard features a fire pit, raised garden bed, play house with electricity, shed, many mature trees and room for whatever your imagination can envision. This unique property boasts too many special touches and details to mention. Don't wait to book your appointment to come see for yourself. This magnificent home won't last long. \$324,900 - #83867



NEW  
LISTING

**Beautiful, spacious home in Country Club Estates.** Located on a cul-de-sac and just a few minutes from the Sedalia Country Club, west side of Sedalia shopping centers, the Missouri State Fair and many other attractions. This home boasts vaulted ceilings in living room with a gas fireplace. The kitchen has tons of cabinetry and a HUGE pantry, island with bar for seating, upgraded appliances and view of the backyard. The main level of this home has a large master bedroom with walk in closet, spacious master bath completed with granite counter tops and jetted tub. Down the hallway from the master bedroom are two additional good size main floor bedrooms and another full bath. The second story has roughly 1200 sq ft with a bathroom, bedroom and bonus room, storage room, closet and much more!! In the basement you will find another bathroom, bedroom, family room, plus rec room and oh my goodness storage!!! The outside of the home features a covered deck, patio, above ground pool and it's all completely privacy fenced with vinyl. - \$289,900 MLS #85928



FIRSTTIME  
HOME BUYER

**THIS COULD BE THE HOME YOU'VE BEEN LOOKING TO MAKE YOUR OWN!!!** With two good size bedrooms and open concept living/kitchen and a bonus space for an extra bedroom/office or fitness room the possibilities are endless!! \$50,000 #85307



INVESTOR

**Lots of old time charm!!** With high ceilings, large wooden trim and spacious living spaces this home is a dream come true!! This property is currently occupied by tenants - \$55,000 #85305



STUNNING

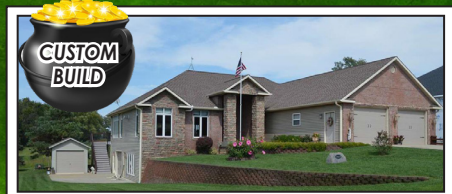
**Priced below recent appraisal!** This custom built, 6 bedroom, 5.5 bath home has lots to offer & room for everyone! Open concept allows you to see most of main floor rooms from the formal entry. Mostly hardwoods, neutral colors & detailed trim throughout. Beautiful kitchen offers custom cabinets, eat-in area & pantry. Main floor living room with built-in bar & fireplace. Additional main floor family room with bay windows offering natural light & view of shared pond. You'll love the main floor master suite & master closet with pull-out shelves. Second bedroom on main floor with handicap accessible bathroom. 2nd floor offers 3 nice sized bedrooms with reading nooks & walk-in closets with built-ins. Oversize laundry room on main floor as well as laundry hookups on 2nd floor. Walkout basement offers 3rd family room, rec area, 2nd kitchen/bar area, bedroom, bathroom & plenty of storage. Enjoy spending time on the deck or Flagstone patio with built-in fire pit & water feature. Nicely landscaped yard, your own personal dock & island. Oversized garage with work space. Sits on 5.14 acres on blacktop road just minutes from town in Skyline School District. Perfect home for entertaining!! \$519,900 #84989



# ROBERT EKSTROM Agent

Cell: 660-281-2048

RE/MAX Of Sedalia • 1435 Thompson Blvd., Sedalia MO • Office: 660-826-9911



**CUSTOM BUILD**  
Masterful design and modern luxury are uniquely embodied in this 4 bedroom, 2.5 bathroom custom home with more than 4,300 square feet of living space. Custom cabinets throughout the whole home by Jake's Creative Woodworks. Complimenting the cabinetry is lighter colored granite with a very decorative bevel. The rear decks are built with the long life Trex Decking. All of this, and the features you can't see, were designed and built by this homes only owner! The master suite is a wonderful centerpiece, that is sure to impress. More of the creative cabinetry continue into the closet (w/automatic entry lighting), built-in dresser on each side of the closet. This closet is 9'x15' with more than enough storage for any couple. The master bath boasts a claw foot tub, dual shower, water closet, and more amazing cabinetry for the vanity and double sinks. The lower level has more than enough room to support a family. A full kitchen, very large living room, a full bathroom (w/a 4 foot shower), walk-out basement, stairway to the garage, large garage that has been used as a woodworking shop. Not to be left out is the storm shelter/safe room. Along with the amazing design features are an impressive list of technical "goodies." Toe-kick dust pan that is connected to the central vac. 101 recessed lights through the home. There is also a whole-home sound system that has separate control in each room. Dual control heat/AC, high pressure well, whole yard sprinkler system, central vacuum with easy sweep door. These are just a few, as there are so many more. Contact your agent so you don't miss this breathe taking home. - MLS #84901 - \$425,000



**OPEN HOUSE DAILY** - Looking to downsize, without feeling like you have downsized? The quality in this townhome is equal to homes 3 times to cost. Custom matched cabinetry throughout the home, matched with custom tile, backsplash, recessed lighting, brushed nickel finish hardware, soft close drawers and cabinets, and beautiful sliding barn door in the huge master suite. Located in a great Southwest location. MLS #82382 for \$205,000 and MLS #85399 for \$210,000



**NEW LISTING**  
**LOOKING FOR A GREAT START TO A HOBBY FARM?** This is the one you have been waiting for! This 1900 built home has 4 bedrooms and 1.5 bathrooms, with classy farm home features. Large kitchen, large dining room, and large family room assures room for everyone. Enjoy the bonus room with the cast iron wood stove and great views to make this the peaceful retreat you have been needing. This property used to be Harrison's Greenhouse for many years, so aside from the home, you have many project opportunities. Explore the mixed acreage, and try to find your favorite spot. The large barn was built using re-purposed material from the property. Explore and enjoy. - MLS #84968 - \$169,900

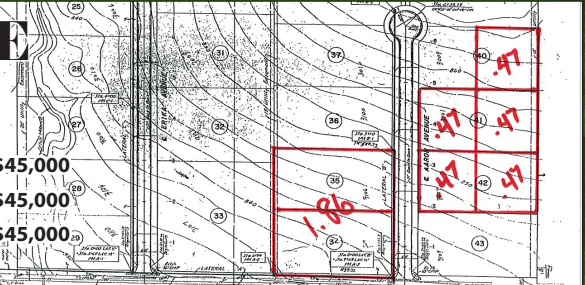


**HUGHESVILLE**  
If peace and quiet is what you seek, look no further! This wonderful ranch style home will give you and your family all you need. Granite counter tops, matched with custom cabinets open to this open concept floor plan. From the kitchen, you have full view of the laundry room, living room, dining room, and the 4th non-conforming bedroom. To add to this great square footage, is a very large master suite, large master bath, and huge walk-in closet. Also, this home sports a large backyard with privacy fence and elevated and covered porch. \$172,000 - #85860

## CORPORATE ACRES

- 85807 - \$205,000
- 85913 - \$205,000
- 85809 - \$45,000
- 85810 - \$45,000

- 85811 - \$45,000
- 85812 - \$45,000
- 85813 - \$45,000



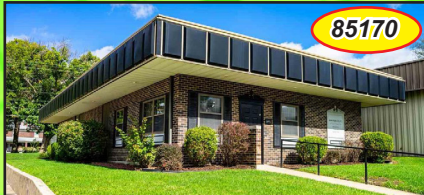
# Nicci Cashman

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EACH OFFICE INDEPENDENTLY OWNED & OPERATED

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1435 Thompson Blvd.  
Sedalia, MO



85170

**Awesome 2100 square foot office building!** Downtown location near businesses, churches, and schools. Great opportunity to start your new business or grow your current one! Currently used as a doctor's office, the possibilities here are endless! This well maintained building contains a receptionist area and waiting room, 2 bathrooms, and multiple office spaces. Conveniently located next to public parking lot with several spaces. Zoned C-2. 316 W 4th - \$178,000



85016

**Check this one out!** Super cute east side location and ready to move into! **2 bedrooms and 1 bathroom.** The master closet is huge! The kitchen has wood cabinets and granite counter tops. Washer and dryer and main lever right off the kitchen. Finished back porch could be used for office, playroom, or 2nd living room. Great location close to schools, shopping, and hospital. Off street alley parking with an over sized 1 car garage and a concrete carport. Nicely landscaped yard. 1611 E Broadway - \$64,000



82976

**Cute little 1 bedroom on a corner lot!** Awesome little starter house - with a little TLC this home could be perfect. Some remodeling has been started. Bring you toolbox and paint brush and make this house your home! Perfect for investors. 2 sheds in the backyard. 1202 E 13th - \$36,000



85932

**Peaceful park like setting with mature trees.** Perfect building site for your new dream home! Great for builder. Awesome Walnut Hills location on the west side of town. Small encroachment on east side of lot. Hurry before it is gone!! Locust Lane - \$75,000



**Super cute home nestled in Windsor.** 2 bedroom and 1 1/2 bathrooms give the whole family room to spread out. Open concept living and dining area provide plenty of natural light. Darling kitchen with tons of cabinet space with laundry room and extra storage in adjoining room. Good sized basement. All of this sitting on a corner lot with mature trees, a double carport, and large 2+ car garage. Close to school and shopping. Call for your showing today! 800 NW Windsor - \$70,000



85573



# Dena Stockstill

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propbydenastock@gmail.com

RE/MAX Of Sedalia • 1435 Thompson Blvd., Sedalia MO



**BE PREPARED TO FALL IN LOVE WITH THIS HIGH QUALITY CUSTOM BUILT HOME THAT IS NESTLED IN BETWEEN A FULLY STOCKED LAKE & ACREAGE.** Walk-in to a stunning foyer that is open to the grand Formal Dining room & Living Room with Gorgeous Oak Hardwoods. Features an over-sized chef kitchen with skylights & granite counter tops. A large see through fireplace in between the grand living room and kitchen. A luxurious Master Suite & Bathroom that offers a sunken jet tub, marble floor, his & her sinks, his & her walk in closets and walk right out onto the back patio. the recreation area is very large with a bar that overlooks the acreage in the back from the back deck. The outside features a huge horse barn green house, gazebo, deer stand, garden, and let's not forget the fully stocked 4 1/2 acre lake. Sits right off a blacktop not too far from town. Small portion of lake is in a FEMA designated area. Shown by appointment only. MLS #84764 and #84765 available for \$650,000. MLS #81536 and #81778 available for \$999,000

**IF YOU LOVE BEAUTIFUL LOG HOMES WITH A LITTLE ACREAGE AND LOTS OF GARAGE SPACE, LOOK NO FURTHER.** This home features the most gorgeous open concept in the world. The owner built it to perfection. Walk on to the Red wood front porch, to a huge living room with a built in gas fireplace, cathedral ceiling, built-ins that you will go crazy over. Kitchen features Oak custom built cabinets, pull out drawers in pantry and opened up to the living room. Dining room is a dream. Off the dining room is a sun room that has a hot tub for relaxation and beautiful windows to look out to the backyard so you can see wildlife. Main bathroom has a step up jet tub and shower. Laundry room is right off the attached garage and next to full bathroom. Go upstairs onto a huge sitting area that overlooks the living room, kitchen and across to the lake that you will have fishing rights to. The bedrooms upstairs are very spacious along with a full bathroom to share for privacy. A huge closet can be shared by both bedrooms. The detached garage features a 38x14 space for a camper, 32x52 workshop and extra inside parking with electrical and concrete flooring. Backside of garage has room to put tractor, lawn mower and lawn supplies. This is a must see and you won't want to pass it up!!!! MLS# 82560. \$240,000.



**Gorgeous Home on a large nice corner lot.** If you like small town living well this is the one. It is beautiful inside and out, Offers a huge eat-kitchen with brand new Electric Stove and Dishwasher and lots of cabinets. Nice size bedrooms with lots of Sun that shines through the energy efficient windows. The Washer and Dryer hookups are on the main floor with a laundry shoot for the upstairs. Beautiful area, neighborhood, and in a popular school district. MLS #85774 - \$98,800



**This home is a great investment.** It needs some finishing touches and updating. There are not enough words to boast about the remarkable space, older original features, huge yard, and location. This home has so much great potential with great bones. Close to schools and shopping. MLS #85805 \$35,000

# THAT'S WHO WE



West Central Association  
of REALTORS®  
Sedalia, Missouri  
660-826-3149

# THE ESSENTIAL REAL ESTATE AGENT

## WHY REAL ESTATE AGENTS ARE CRITICAL TO THE HOME BUYING PROCESS

Buying a home is the single largest and most complex transaction most people will make in their lifetime, with volumes of property, neighborhood, transaction, legal and regulatory details to navigate. Having an expert, local professional to manage the process is more important than ever before.

### NAVIGATING THE BUYING PROCESS

Real estate agents wear many hats....



#### Community

- Know local, county and state property taxes
- Decipher public property information
- Advise on price trends, schools and neighborhoods



#### Financial

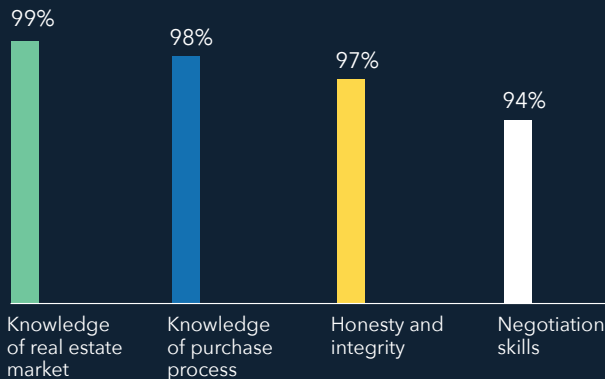
- Coordinate with lenders
- Research mortgage rates and terms
- Schedule appraisals and inspections



#### Legal

- Manage attorney reviews
- Navigate all required state and federal forms
- Handle closing documents

### HOME BUYERS' SATISFACTION WITH REAL ESTATE AGENT'S SKILLS AND QUALITIES\*\*



\*Including both "very useful" and "somewhat useful"

\*\*Including both "very satisfied" and "somewhat satisfied"

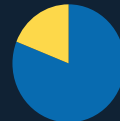
Source: National Association of REALTORS® 2018 Profile of Home Buyers and Sellers report

### AN EXPERT RESOURCE



**98%**

of home buyers consider their real estate agent to be a useful source of information\*.



**81%**

of first-time home buyers say their real estate agent helped them understand the home buying process.

### REAL ESTATE AGENT TO-DO LIST

- Educate clients about the transaction process
- Search the broadest database of available homes
- Research information about properties
- Arrange tours of homes
- Navigate home inspections
- Negotiate best possible price

### YOUR ADVOCATE

Working with a trusted and knowledgeable real estate agent not only saves home buyers time, but also helps take stress out of the process for them. In fact, 90% of home buyers say they would use their real estate agent again or recommend them to others.



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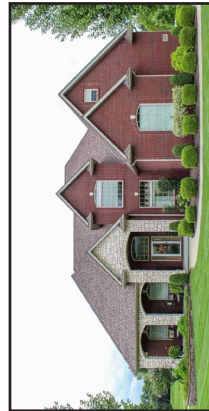
Cell: 660-620-1888

Mark@TheHomesTour.com

1439 Thompson Blvd., Sedalia, MO.

**Mark Pohl**  
BROKER/OWNER  
27 YEARS EXPERIENCE

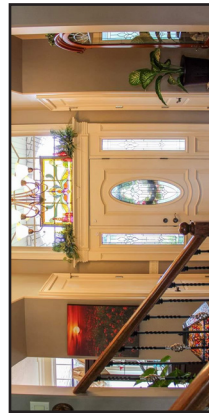
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**MLS 84581**

**2400 W. Country Club**

**\$429,000**



**REAL LIFE STORYBOOK HOME!** Beautiful quality built 1.5 story home with full walk out basement, over 2000 sq. ft. on the main level and a total of over 5000 sq. ft. of finished living space. 4 bedrooms with office and bonus room (could be 6 bedrooms), 4 full baths, main floor laundry has cabinets with sink, large master suite with double entry doors, double tray ceiling (12' tall), lots of crown molding, oversized walk in closet with organizers and built ins, tiled shower with adjoining Jacuzzi tub, double sink vanity with granite counter top. Main floor has a grand entry foyer with 12' tall ceilings and ceramic tile floors. Entire main floor has 10' ceilings, 8 tall interior doors, crown molding, can lights, ceiling fans and 5' to 7' tall windows throughout. Living room has gas fireplace and newer hardwood flooring. Eat in kitchen with built in vented range top, built in stainless steel oven, microwave, dishwasher, lots of counter space including an island all with granite counter tops, custom cabinets with glass doors, tiled backsplash, large picture window above sink overlooking covered deck and backyard. Main floor office is located next to a full bathroom and could be second main floor bedroom. Upper level has 9 ceilings and consists of 2 large bedrooms one is an on suite, full bathroom, double sink vanity, both bedrooms have walk in closets and a large bonus room that could be used as a game room, exercise room or another bedroom. Full finished basement has 1 large bedroom, family room with kitchenette area including cabinets, sink, wine cooler, built in dual zoned sound system for basement and patio/deck area. Basement also has large full bath, sitting area, safe room and storage room. Dual zoned heat pumps (one is new) and central air-conditioning units with dual furnace backups, central vacuum system, new sump pump, water softener and whole house humidifier. Exterior has brick, stone front, Hardy backer concrete board siding, tilt in thermal pane windows, new 6' tall vinyl privacy fence around entire backyard, covered deck, patio with metal gazebo, 2 car attached garage in front of house and 1 car garage in walk out basement. 1.25 acres of manicured lawn, landscaping with underground lawn sprinklers system and lighting. This is a one of a kind home in a beautiful subdivision across from Walnut Hills Country Club less than 5 minutes from West Sedalia. This home can be purchased fully furnished at a price of \$456,440.



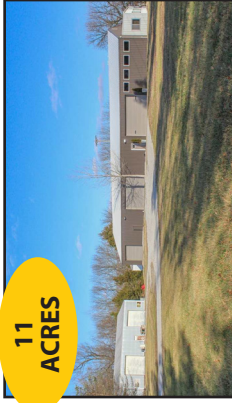
**NEW CARPET**

**MLS 84870**

**3300 S. Washington**

**\$108,500**

**RANCH HOME JUST OUTSIDE THE CITY LIMITS OF SEDALIA.** Country home with convenient location on the edge of town on over 3/4 of an acre. 2 car attached garage, full basement, 3 bedrooms (2 on the main floor, 1 in the basement) 1 full bath and 1 half master bath. Master bedroom also has large double closet. Large living room dining area combination with all new laminate flooring. Newer sliding glass doors in dining area, fresh interior paint. Kitchen comes with all appliances. Newer garage door with auto opener. Forced air gas furnace with central air conditioning, backyard has large concrete patio area. Southwest Sedalia, Skyline Elementary school district.



**11 ACRES**

**MLS 85515**

**28930 S Grand Av.**

**\$375,000**

**CONTEMPORARY SHOP HOUSE (SHOUSE) DESIGNED FOR FAMILY LIVING, BUSINESS, AND RECREATION.** 11+ acres next to Year-round creek with timberland pastures, 4 bedrooms, 3 full baths. Open concept living area, custom kitchen with large walk in pantry, granite counter tops, breakfast bar and all stainless steel appliances (gas cook-stove), 9 ceilings, can lights, hardwood floors, 8 tall solid interior doors and floor to ceiling windows, hardwood floors, 8 tall solid interior doors and floor to ceiling windows. Master suite has large walk in marble tiled shower with dual shower heads, garden tub, heated tiled floors, toilet and bidet room. Large walk in closet/laundry room, hardwood floors and attached office. Master bedroom is split from the 3 other bedrooms and second laundry room is available. Front of home has a shop area (106'x35') with 3 overhead doors 2 of which are 10' high x 24' wide third one is 10' high x 12' wide. 34' long deck on back of house. Heat pumps, central air, central vacuum, security system, water filter, on demand water heater, newer well and sewer system. 35'x55' metal machine shed. Nice country property on Paved road, 2miles from Sedalia.



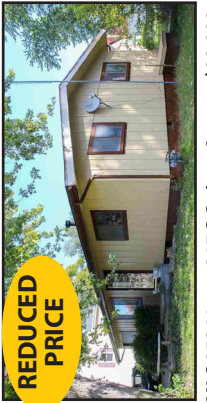
**BRAND NEW SIDING!**

**MLS 83366**

**12081 Wildwood**

**\$318,000**

**SPRAWLING RANCH COUNTRY HOME ON 7 ACRES** with large metal shop just 15 minutes north of Sedalia. Over 2900 sq. ft. on the main floor and partially finished basement, 4 bedrooms, 4 full bathrooms, main floor game room, living room has fireplace, 10' cathedral ceiling, bay window and it's next to a large eat in kitchen with lots of counter space, pantry, ceramic tiled floors and new appliances. Large dining room just off kitchen and next to game room/family room. Master suite has full bath, large sitting/dressing room, 3 walk in closets, one is large enough could be used as an office, main floor laundry room just off kitchen and next to mud room coming in from two car attached garage. This home has 2x6 exterior frame construction with R-19 insulation, Anderson wood thermal pane windows. New roof in 2017, dual zoned furnaces and 2 central air units, ceiling fans throughout the house, water softener and whole house reverse osmosis filter. Basement has large family room, 4th bedroom, full bath and bonus room. Enclosed porch off main floor game room with fire-pit area and large patio with privacy fenced area. 2 car attached garage has auto openers, 30'x60 metal shop with electric and lights, a portion of it has concrete floors, large stocked pond with deck, shelter and small pontoon boat. Close to US Hwy 65, 15 minutes from Sedalia and not far from I-70. Good perimeter fencing and cross fencing.



**REDUCED PRICE**

**MLS 85241**

**217 S Quincy Ave.**

**\$99,000**

**NICE CLEAN WELL-MAINTAINED CONTEMPORARY HOME** with Extra Large Garage/Shop. Living room with cathedral ceilings, new flooring large picture window. Dining area open to Living room, kitchen with all appliances, 11'4"x22' room that could be Large Master bedroom, family room or Bonus room. Forced air central cooling and hot water heat system. Fenced yard with newer 2 car garage/metal shop (24'x32') with auto opener, breaker box, outlets and lighting. Move in ready home.

**NEW LISTING**



MLS 85728 1112 W. 14th St. \$97,000

**COMFORTABLE COTTAGE BUNGALOW** remodeled in 2013, 3 bedrooms, 2 full bathrooms. Living room and kitchen has bamboo flooring. Kitchen Comes with all appliances, 1 bedroom has full bath. Laundry room and bathrooms all with tiled floors. remodeled consisted of new thermal pane windows, 200-amp breaker box, wiring, newer forced air furnace, central air and water heater. House has vinyl siding, concrete drive for 2 cars and 1 car carport. 6' tall wood privacy fenced backyard and storage shed. Good Southwest neighborhood within walking distance from. Move in ready!

**PRICE REDUCED**



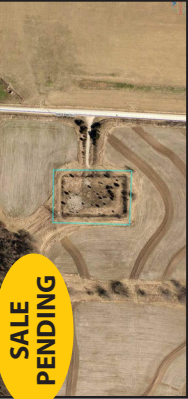
MLS 84967

1400 W 4th

\$164,900

**BEAUTIFUL TURN OF THE CENTURY HOME LOADED WITH CHARACTER AND CHARM.** Good solid well maintained Home with a comfortable blend of old and new. This home rests on a large double corner lot in a Southwest Neighborhood of well-kept homes that will take you back in time. 4 Bedrooms, 2 full baths, basement and extra lot. One main floor bedroom, 3 bedrooms on the second level, Master bedroom has large walk-in closet. Main floor has 9' ceilings throughout, Large entry foyer with hardwood floors, parlor with brick wood burning fireplace, dining room with built in hutch with glass doors, living room and large kitchen with 2 pantries, island and all appliances. Second level has Family room and full bath with jetted tub. Nice usable basement in good condition. This home has ceiling fans and lots of arched entry ways throughout. Vinyl siding, Vinyl tilt in thermopane windows, architectural shingled roof and 1 car detached garage with stairwell to loft/studio or storage. Water softener, dual zoned heating and air system (one is heat pump). Approx. 2283 sq. ft. of finished living space. Large patio with built-in features for entertaining and relaxing overlooking/adjointing extra-large well-manicured yard.

**SALE PENDING**



MLS 85451 Thomas Rd. \$6,500

**1.62 ACRES OF LAND FORMERLY USED AS MINUTEMAN MISSILE SILO LOCATION REFERRED TO AS OSCAR**  
7. Area is entirely chain link fenced and is located just West of Sedalia on Thomas Rd. Restrictions Apply.

**3 ACRES**



MLS 82596 21380 Sacajawea Rd. \$160,000

**SMALL FARM HOUSE ON 3 ACRES WITH LARGE 40'X120' METAL WORKSHOP.** House has vinyl siding forced air gas furnace and central air, new water heater, newer laminate flooring, ceiling fans throughout and kitchen appliances. 3 bedrooms, 1 full bath, 1 car detached garage. Partial basement, jetted tub in bathroom, covered front porch and enclosed back porch. Septic tank and private well with newer pump. Less than 5 miles outside city limits. Skyline school district.

**PRICE REDUCED**



MLS: 85210 31575 Garrison Rd. \$136,500

**COUNTRY LIVING.** All electric, brick ranch home in Smithton school district. Eight miles from Sedalia. Four bedrooms and three baths. Full, unfinished, walk-out basement on 1.5 acres. Thermal/multi-pane windows. Updated and move in ready. 10X16 storage shed. This one wont last long. Call me today to schedule your showing.

**PRICE REDUCED**



MLS 85136 609 E 16th \$79,900

**PLANNING TO DOWNSIZE?** First time home buyer? This could be the one. Three bedrooms 1.5 bathrooms, full unfinished basement. Close to hospital, junior high, and middle school. Maintenance free vinyl siding, covered deck. Call me today to schedule your showing for this property or any others on the market.

**See Details and Info including Virtual Tour Open Houses Online  
Call Mark Pohl to list your home for sale today!!! (660) 620-1888**

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**Rafaela Pohl**  
Realtor/Sales

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## TheCommercialTour.com

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Cell: 660-620-0237

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1439 Thompson Blvd., Sedalia, MO.

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

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**SALE PENDING**



MLS 85072 1515 W Main \$79,900

**CHARMING 3-BEDROOM HOME WITH ENDLESS POSSIBILITIES.** Spacious living room with crown molding and tiled foyer. Large eat in kitchen with 2 ceiling fans and double doors to Deck. 1 bedroom on the main level and 2 more bedrooms on second level. Bonus room on with closet and laundry hookups could be 4th bedroom, office or extra-large laundry room. 16'x22' Deck overlooking the backyard. Gas furnace, central air and 2-year-old electric water heater. Maintenance free vinyl siding exterior. This property is Zoned M-1 Light Industrial and could be used as office, commercial or your home based business.

**SALE PENDING**



MLS 85769 600 Poplar Dr. \$66,650

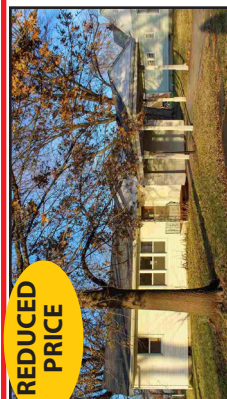
**COMFORTABLE RANCH HOME IN GREAT CONDITION.** Bright living room with laminate flooring, large picture window and Bar opening to Kitchen. Eat in kitchen comes with all newer appliances and new kitchen sink. Laminate floors and fresh paint in all 3 bedrooms and throughout the entire house. Brand new 40 gallon electric water heater, New ductwork for HVAC system and Metal roof. Large Backyard

**REDUCED PRICE**



MLS 83043 2436 1st St. Terr. \$125,000

**REDUCED PRICE**

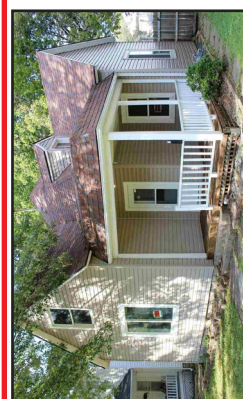


MLS 85507 607 E 17th St. \$74,900

**RANCH HOME IN GOOD LOCATION NEAR SEDALIA MIDDLE SCHOOL.** 2 bedrooms 1-bathroom home with 1 car attached garage and carport. Newer vinyl siding (2003), thermo pane windows (2011), newer electric furnace and central air unit. Ceramic tile floors and hardwood throughout. Ceiling fans, kitchen appliances and double closet in bedrooms. 2 outside storage buildings, underground storm shelter and deck.

**MOVE IN READY!** Charming home recently remodeled. Living room has Large windows and Archway to formal dining room. Spacious kitchen with new cabinets, countertops and sink. 2 bedrooms on the main floor, bathroom with new vanity and large tub/shower. New flooring throughout entire house, fresh paint, lots of ceiling fans and main floor laundry hookups. Stairway to unfinished attic and partial basement for extra storage. 200 Amp breaker box, central heating and Air system with electric furnace and new A/C unit. Maintenance free exterior with vinyl siding, architectural shingle roof and vinyl thermal pane windows (some). Backyard has tiled patio, detached garage and extra-large driveway for plenty of parking space. With 10' long Picnic table and newer, all Metal 9'X9' Storage shed. Recently installed Aluminum Handicap ramp could stay if needed. Feel good. Move in ready Home!

MLS 85046 914 w 5th \$68,900



**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 85533 130 W Washington \$150,000**

**GREAT INVESTMENT PROPERTY IN DOWNTOWN SMITHTON.** There is a total of 17 storage units. 9 units that are Approximately 9'x25' each 3 units that are Approximately 16'x8' each. 8'x9' and 3 units that are Approximately 16'x8' each. This building was built in 2005. 28'x80' block building divided into 2 storage units this building was built in 1946. They are all currently rented. They also have 2 electric hook-ups in the parking lot.



**MLS 85615 1015 S. Massachusetts Ave. \$57,000**

**THIS 3 BEDROOM 1 BATH HOME HAS LOTS OF CHARM.** Nice foyer, fresh paint, hardwood floors, beautiful french doors also has a new roof. Has a covered back deck and 2 storage sheds that sets on large lot.

**"Your Home Town Realtor"**



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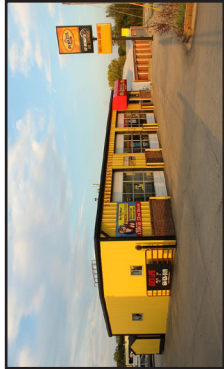
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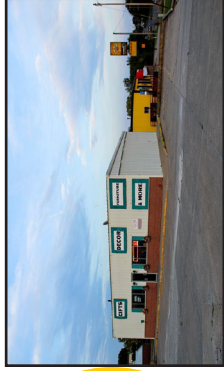
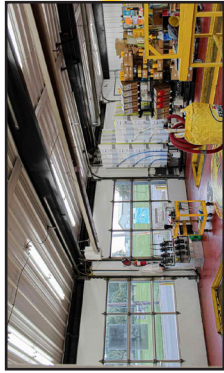


**MLS 85064**

**1704 W 32nd Street**

**\$195,000**

**OIL CHANGE AND AUTO MAINTENANCE SHOP WITH 3 DRIVE THROUGH BAYS** (6 10'x10' doors) with partial basement (Oil changing pit); 30'x75' Metal building with built up metal roof. Nice finished reception area, bathroom, and office area. Business comes turn key with operating fixtures and equipment. This building sets on approx. 1/3 acre and has 8'x20' storage building with outside waiting area/covered porch and 8'x8' storage building. Forced air gas furnace and central air in office areas, radiant heat in shop area. LED lighting throughout.



**MLS 85066**

**3113 Clinton Road**

**\$149,000**

**36'X55' METAL BUILDING SITTING ON THE BUSY CORNER OF 32ND STREET AND CLINTON RD,** close to other business. Extra large parking lot with two entrances. Highly visible from South 65 Hwy. Interior consists of open room with cashier/reception station, public rest room, back room with tub sink and built in refrigerators/freezer.

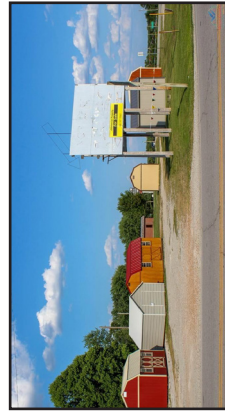


**MLS 84175**

**1019 S. Main**

**\$88,000**

Large commercial lot located just off State 50 Hwy with road frontage on 3 sides. High visibility and large traffic count for your business. Great location for a car lot, retail, grocery, office, implement company, restaurant or many other uses. Located next to Casey's convenience store in the city of La Monte, Between Sedalia and Warrensburg, close to Whiteman Airforce base.



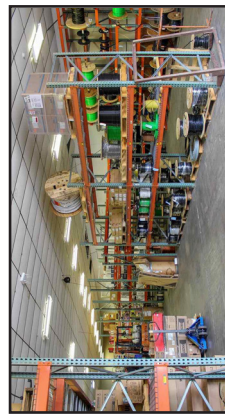
**FOR LEASE**

**MLS 84523**

**1501A Thompson Blvd.**

**\$3,300**

**FOR LEASE 8,000 SQ FT METAL BUILDING, WAREHOUSE WITH OFFICE SPACE.** Office space consists of large showroom area with service counters, conference room and offices. Warehouse space has 13' tall ceilings, 2 overhead garage doors, one is 10' wide by 12' tall, the other is 12' wide by 13' tall. Large fenced in area, lots of parking, zoned M-2 Heavy industrial. Very good high traffic location west Sedalia and 4 lane city street frontage near state Highways 50 and 65.



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kellystackhouse@embarqmail.com



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Kimberly.davis94@yahoo.com

Lora Anstine, Broker/Owner

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**MLS #85587 - BE YOUR OWN BOSS!** This is a PERFECT BUSINESS for you to make your dreams come true! This business sets on 225 ft. of LOZ shoreline with 8 docks that can be rented out or used for customer parking while in the bar & grill or convenience store. There are also 9 boat storage units to rent to your customers. This business has a positive cash flow, opportunity for expansion, lake front marina for gas sales, bait sales, convenience store, restaurant and bar. This is a great one-stop shop with all the conveniences for lake traffic! Don't hesitate, Call or Text Lora Anstine on this excellent opportunity at 660-525-9914. \$449,000.



**Kimberly Davis**  
Cell: 417-298-9934  
Kimberly.davis94@yahoo.com



**MLS #85925 - NEWLY LISTED CHARMING 3 BED/2 BATH HOME IN CLINTON, MO WITH A LARGE YARD AND PARTIALLY COVERED BACK DECK, PERFECT FOR SUMMER BBQS!** Priced at \$150,000. Contact Kimberly Davis at 417-298-9934.



**Kelly Stackhouse**  
(660) 221-1443  
kellystackhouse@embarqmail.com

**Happy St. Patrick's Day!**

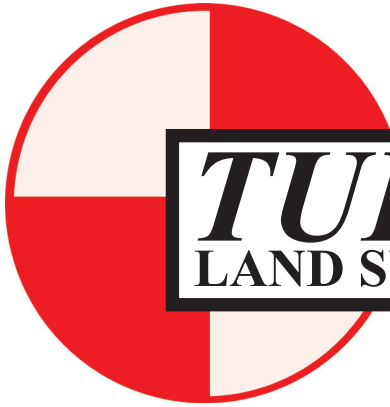


**MLS 85428 - MULTI-FAMILY INVESTMENT PROPERTY!** Great location in the city of Lincoln. Convenient to the School and 65 Hwy. This low maintenance Four-plex was built in 2007 and is 100% occupied. It has an excellent cap rate. Each unit is a 2BD, 1BA apartment with laundry room, CA/Heat & full kitchen. This is a great investment opportunity at just \$199,900.00 Call Kelly Stackhouse 660-221-1443



**MLS 83231- SPACIOUS, CUSTOM-BUILT TRUMAN LAKE AREA HOME!** 5BD, 3BA nearly 3,200 sq. ft. & sits on 3.2 acres that joins corps property. CA/Heat, Full Walk-out finished basement w/wetbar perfect for large family or gathering! State of the art Kitchen is awesome! Park in the attached garage, but put all your toys in the detached 40x60 bldg! Even has a nice garden spot! Price reduced for a quick sale! NOW JUST \$334,750! Call Kelly Stackhouse 660-221-1443

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660-287-5328

**NEW LISTING**



**NEW LISTING 4 BEDROOM RANCH**, 2 car detached garage, newer vinyl siding, windows and finishes throughout. Fenced backyard. **\$115,000 #85847**

**#85847**

**NEW LISTING**



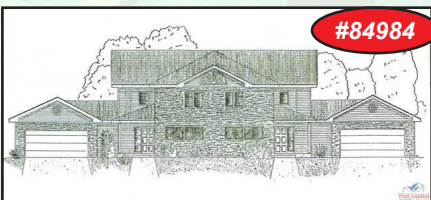
**NEW LISTING SPACIOUS BRICK HOME** on corner lot with 5 bedrooms on the main level plus 2.5 baths and partially finished basement. **\$136,900 #85959**

**#85959**

**#83126**



**BRICK 3 BR 1 FULL AND TWO HALF BATH RANCH** with attached one car garage and two car detached garage. Fresh paint, newly refinished hardwood floors and new laminate in kitchen and master half bath. Wood burning fireplace in spacious living room. Dining adjacent to kitchen that has a new stove and dishwasher. Laundry on lower level with kitchenette. Rec room on lower level has half bath, wood burning fireplace and pool table that stay. **\$125,000 #83126**



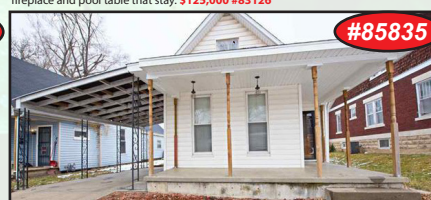
**PICK OUT YOUR OWN COLORS AND YOU OWN FINISHING TOUCHES.** Brand new spectacular 2 story town home under construction on Hedge Apple Dr, across from #5 green on Sedalia Country Club golf course. Over 2400 sq. ft. of living area including 3 BR, loft room, 2 story open living room with fireplace, 2.5 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**



**NEW TOWN HOME UNDER CONSTRUCTION** in Walnut Park III, Cathedral ceilings in living room, full basement, 2 BR 2 bath, one bath stubbed in the basement, double garage with large covered deck. Buy now and pick your own colors. Make it your custom town home. **\$220,000 #85308**

**#85308**



**UPDATED HOME, READY TO MOVE IN!!** Appliances included. Attached garage and additional garage. Newer furnace and air. Convenient location. Modern updates, this is a cute home, you must see it! **\$72,500 #85835**

**#85835**



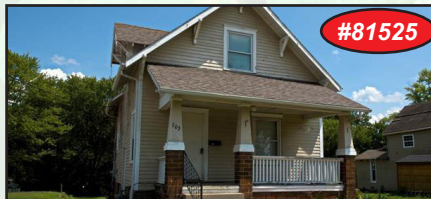
**MUST SEE!** 5.5 acres, 5 BR, 3 1/2 bath & 3-car oversized garage, which includes the half bath. Hardwood, ceramic tile, and carpet floors, granite counter tops. Covered front porch, large covered back deck, private deck off the master bedroom. Kitchen with lots of cabinets (built by Jake's Custom Cabinetry) and granite counter-top space. snag light outlets, plus eat at bar, eat in bay area and separate formal dining room. Master includes his and her closets, custom built organization shelves, a jetted tub and a walk in over-sized tile shower with glass shower door. Finished basement has a family room with custom built entertainment center for a big screen television and recessed lighting. And so much more! Make your appointment today! **\$389,900 #85605**

**#85605**



**CONVENIENCE, LOCATED OUTSIDE OF TOWN!...** This 3 bedroom 1.5 bath, full basement with many new upgrades is located 10 minutes from Sedalia and 15 minutes from Knob Noster, MO. It is situated on 2.8 acres. The location is not only quick access to 50 Hwy it has a high visibility corner lot with many possibilities! Call us today and let's go look. **\$205,000 #84406**

**#84406**



**INVESTORS TAKE A LOOK!** Good income producing property-2 BR 1 bath full unfinished basement and large fenced backyard. **\$49,500 #81525**

**#81525**



**INVESTMENT OPPORTUNITY KNOCKING!** Looking for the perfect investment property, look no further this 2 BR home has everything ready to go to start making income, with all appliances included. Home has a fenced in yard with a single car garage. Don't miss out call today for your private showing. **\$54,900 #83419**

**#83419**



**CHARMING MANUFACTURED HOME ON ACREAGE** 3 bedroom 2 bath, close to boat ramp on Cole Camp Creek. **\$45,000 #84211**

**#84211**



**THIS ONE OWNER BRICK RANCH** will render you speechless with all it has to offer! 3 BR 2 full bath with spacious floor plan, kitchen for large parties and family gatherings, and a large 2 car garage. Beyond the garage is another garage perfect for a classic car or for hobbies, with this feature you have security for your valuables and won't clutter up your garage attached to the home. The yard has another garage that could be used for lawn equipment or even perfect for a she shed for the wife or? Call to see this beauty it won't last very long! **\$124,900 #83418**

**#83418**

# COMMERCIAL



#82845

**PRICE REDUCED GRADE A MASONRY BLOCK BUILDING**, parking lot at 301 E 7th and 6144 sq. ft. warehouse at 2501 W. Main. **\$980,000 #82845**

**PRICE REDUCED 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**



#85073



#84936

**THIS PROPERTY USED FOR A MOVING AND STORAGE BUSINESS FOR 50+ YEARS.** It has over 47,000 sq. ft. of warehouse space with many overhead exit doors and metal roof. It also has 12 10x20 storage units which rent for \$44 each. **\$499,000 #84936**



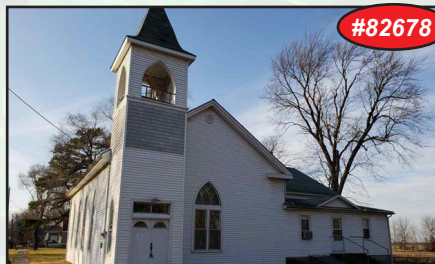
#83491

**5600 SQ. FT. METAL WAREHOUSE** on US Highway, 2132 sq.ft. office and retail space. East out buildings 40x50 enclosed wood with wood floor & 8x12 storage building. **\$359,000 #83491**



#80753

**APPROXIMATELY 180X180 COMPRESSED SITE** on acreage for building pad, city water on north line. Super commercial location on high traffic Interstate 70 and Hwy 65. **\$250,000 #80753**



#82678

**BEAUTIFUL CHURCH IN A SMALL TOWN**, or make it your unique home. **\$75,000 #82678**



#83498

**COMMERCIAL OPPORTUNITY FOR SALE OR LEASE.** Just outside city limits on Hwy 65 in Sedalia, 5.74 acres plus 1000 sq. ft. building (formerly a liquor store). **\$262,000 #83498**



#84219

**MY GOODNESS THE OPPORTUNITIES WITH THIS PIECE OF REAL ESTATE ARE ENDLESS!!** Currently a 4000+/- sq. ft. Café on the main level, you have another 4000+/- sq.ft. in the upper level that can be personal living quarters, apartments, self storage, etc... You may just want to keep it for a Bar and Grill and serve your own flavor of down home cooking to the community! Whatever your plans call to schedule a tour. **\$122,000 #84219**

## LAND & LOTS

83942	\$4,000	403 N Osage
84873	\$5,900	501 W 6th
83932	\$6,500	305 E Morgan
83938	\$6,500	317 E Jefferson
83652	\$6,500	1615 E 5th
83659	\$6,500	213 W Cooper
83661	\$6,500	217 W Cooper
83662	\$6,500	416 W Johnson St
83657	\$6,500	212 E St Louis St
83927	\$6,500	304 E Johnson
83930	\$7,500	207 E Morgan St
83933	\$7,500	313 E Morgan St
84055	\$7,500	205-207 E Johnson
83935	\$8,500	315 E Morgan St
83937	\$8,500	321 E Morgan



83940	\$8,500
83928	\$8,500
83658	\$8,500
83654	\$8,500
83649	\$12,500
81676	\$19,900
81677	\$21,900
85287	\$24,900
83923	\$28,000
81669	\$28,500
81671	\$28,500
81690	\$31,000
81692	\$31,000
81693	\$31,000
82495	\$73,000

317 E Pettis St
320 E Johnson
206 W Jefferson St
310 N Ohio
725 E 4th St
Lot 38 Hunters Ridge
Lot 52 Hunters Ridge
TBD Hwy B
407 W Clay
Lot 1 Hunter's Ridge
Lot 30 Hunter's Ridge
Lot 27 Cunningham
Lot 1 Buckingham
Lot 26 Buckingham Dr
Lot 1 Hwy H

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# Pat Rinehart

Broker/Salesperson

Cell: (660) 620-2939

Email: rinehart@iland.net



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#83740

**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**



#85851



#85322

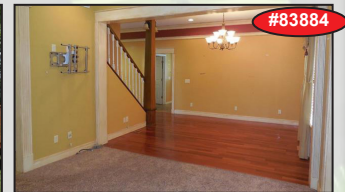
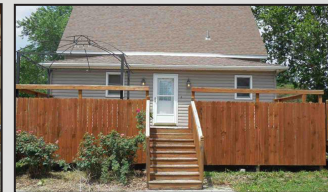
**NEW LISTING CUTE RANCH HOME, 3 BR 1 bath with vinyl siding, detached one car garage, covered patio and chain link fenced back yard. Needs a little TLC. \$49,500 #85851**

**COME RELAX AND ENJOY THE NICE FRONT PORCH.** This 2 BR 1 bath home has had some TLC, new carpet and paint so ready for new owners. Nice size yard with a detached garage, close to hospital. Priced to sell **\$48,900 #85322**



# Debbie Foster

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



#83884

**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. \$157,900 #83884**



#80944



#84969

**HIGH TRAFFIC COMMERCIAL BUILDING, 4200 sq.ft. on South Hwy 65 with paved parking, nice office area, 2 bathrooms, central heat and air in entire building, parking lot lighting 2 overhead doors and storage rooms. \$197,900 #80944**

**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 +/- **\$1,750,000 #84969**





**PAT MONSEES**  
(660) 281-1959



**Business 660-826-5811**  
**Toll Free 800-798-5811**



**GREAT INVESTMENT PROPERTY OR STARTER HOME.** Cute 2 BR one bath, one-year home warranty. Large double lot with mature trees and chain link fenced back yard. MOVE IN READY!!! Agent owned **\$59,500 #85494**

**TAKE A LOOK** 3 BR 1 bath, new paint, vinyl and carpet. Ready for a family with a large living room and serving pass thru eat in kitchen, large laundry room, oversized double car garage, and 2 large storage buildings. Home is located on a double corner lot. Call for your private showing. **\$88,900 #85717**



**IRISH**  
I WERE YOUR  
**REALTOR**

**Lisa Sell**  
(660) 221-4216 •  
lisasell@cbmrc.com



**NEW LISTING ROOMY AND BRIGHT** 3 BR 2 bath ranch style home with a huge living area with lots of natural lighting. The dining area is located off the kitchen with space for counter seating AND another table. Full unfinished basement offers the opportunity for finishing or lots of additional storage. The property sits on a corner lot with a large patio area out back. There is also an oversized 1 car garage (21x22) with opener. If you have been waiting for that perfect ranch, this may be the one for you. Schedule your appointment to see it in person soon. **\$149,900 #85760**

**PRICE REDUCED REMODELED** IN 2018, schedule to see the updates in this 3 BR 1.5 bath home with a detached garage, on a corner lot. **\$104,900 #85604**



**THIS CUTE 2 BR IS MOVE IN READY** and has more space than you may think. There will be plenty of storage space with a small room off the kitchen, a nice sized main floor laundry area and a designated closet room off the back bedroom. There is a clean partial basement for shelter and additional storage as well. Located within walking distance to shopping in the downtown area. Off-street parking possible in back yard with alley access. Make a plan to see what this home has to offer. **\$74,900 #85317**

**INCOME PRODUCING OPPORTUNITY.** Convenience store currently in operation on a busy state highway, 30x40 shop, double car garage and a 12x40 storage shed, all on 9 acres with a pond. **\$249,900 #83316**

**LARGE COMMERCIAL BUILDING LOT** inside city limits at a busy intersection. Corner lot location at a stoplight on a state highway with road frontage on 3 sides. City utilities available. Zoned M-2 providing many options for use. **\$279,000 #85219**

**16 ACRES+/- zoned M-2 many options for use.** **\$525,000 #85239**

# JOHN HILL

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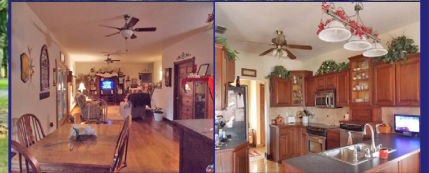


**Broker/ Sales  
660-525-6677**

**johnhill@remax.net  
www.johnhill.com**



**RE/MAX  
Truman Lake  
1 Mile East of  
Clinton on Hwy 7  
Office: 660-885-2201**



**Outstanding Property in the Truman Lake Area Nestled in the Woods!**  
3 BR, 3.5 BA, 2500 sq ft m/l Ranch Home, 9ft ceilings throughout, Full partially finished Walkout Basement. Beautiful Custom Oak Hardwood Floors, Woodwork & Cabinets. Open floor plan, SS kitchen appliances, main floor Utility Rm with 1/2 bath, 10x56 Covered Deck. Lower patio overlooks an awesome timbered area. 2 Car Att. Garage. 30x60 Metal Bldg w/concrete floor, att. 20x30 shed, & 12x60 Covered Patio. Stocked Pond. Between Clinton & Warsaw just 5 minutes to Truman Lake boat launch!  
**Come take a look, you will be impressed!! MLS# 83454 ~ \$429,900**



**Charming 1 1/2 Story Brick and Vinyl Sided Home! 2 Bedrooms, 1 1/2 Baths, Large Living Room w/Woodburning Fireplace, Extra Large Bedrooms each with 2 closets & a window seat. New Roof, Updated Heat & Central Air, Detached Garage, Patio, Sunroom, Inside & Outside entrance to basement. Home is in excellent condition! Move-in Ready!! Come take a look!!**  
**MLS#85468 \$139,950**



**Well off the main path for a complete tranquil atmosphere, yet only a mile to Highway 7 East of Clinton, 10 minutes to Bucksaw Marina. A beautiful Donald Gardner style home. 3 BR, 2 Full Baths, 2 Half Baths, master bedroom on main floor. High great-room ceiling with balcony overlooking from the second floor. Working wood fireplace in the great room, gas fireplace in the master bedroom. Hardwood floors in kitchen and breakfast nook. Large porch across the front and one across the back plus a large patio with gas fire pit. Large barn with concrete floors. Fenced in area in back for added security. 60x60 shop w/heat & AC, concrete floors, full bath & pottery room. A small orchard with apple, pear and peach trees. Walking trails on the property have wild blackberries in the spring. This is a house that truly needs to be seen to be able to appreciate all that it has to offer. **MLS# 81388 ~ \$550,000****

**Kathy Harrison**



*"May peace and plenty be the first to lift the latch on your door"*

**660-351-1188**



**603 NW Hwy 7  
MLS#85272 \$64,900**



**720 E Franklin  
MLS#83215 \$49,000**



**Sky Village  
Lots 1-4  
\$24,500  
MLS#85354  
or  
sold individually  
\$6,500  
MLS#85355-58**



**Visit Kathy-Harrison.com for more listings!**



**RE/MAX Truman Lake 660-885-2201**

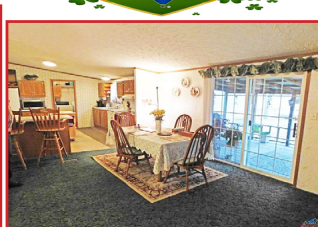


All RE/MAX Truman Lake Agents are Licensed in Missouri

**Allen Kidwiler**

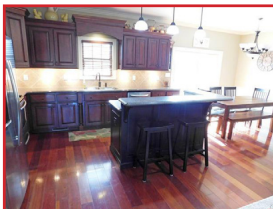


**660-351-0313**



**48 NW 701 Rd ~ MLS# 85892 ~ \$139,900**

This home has it all! 3 bedrooms, 2 baths, partial poured basement, heat pump with propane back-up, also the family room has a propane built-in space heater. 40x80 workshop w/doors on both ends, fenced yard, greenhouse and a big garden area. This home is clean, with big rooms, a two car attached garage, plus the big work shop. Call to schedule your tour.



**20 NW 354 Pvt Rd ~ MLS# 85836 ~ \$329,900**

Beautiful 3 BR, 2.5 Bath Ranch, full walk-out basement, Open floor plan, Custom kitchen cabinets, Custom whole wall entertainment center, Brazilian hardwood floors in kitchen, dining, living room and hallways, custom trim throughout. 22.4x 35.5 Det Garage w/3doors, insulated, wired for a welder. Plumbing stubbed in basement, plus a Safe Room.

**See more at AllenKidwiler.com**

# Kathy Shoemaker



# 660-885-2201



## 7.7 Acres <sup>m/l</sup>

**19 NW 400 Road ~ Clinton**  
**3 Bedrooms, 3.5 Baths**  
Deep Well, Rural Water at property line w/meter  
**MLS#85772 ~ \$264,900**

**Visit [www.kathyschoemaker.net](http://www.kathyschoemaker.net) for more listings!**



## RE/MAX Truman Lake 660-885-2201

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# James Long



# 816-718-7762



**1905 S 2nd St ~ Clinton**  
**MLS#85603 ~ \$205,000**

Fantastic location! 3 BR 1.5 bath home, South edge of town. **30x40 shop!** Updates include: main bath remodel, new roof in 2019, new granite countertops.

Newer heating/cooling and windows.

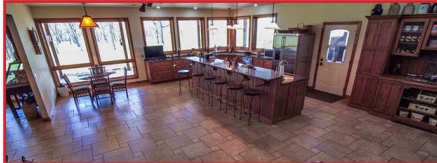
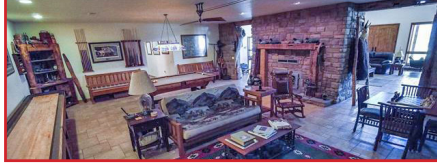
Big lot, large garden spot,  
close to CORP ground & Truman Lake boat access.

**See more listings at: [jlongtrumanlake.com](http://jlongtrumanlake.com)**

*Jack Wetzel*



660-924-5477



**142 Acres m/l**

**985 SW 501st Road ~ Deepwater**

**MLS#81453 ~ \$745,000**

**3 BR Custom Earth Contact Home, 4,000 sq ft m/l  
All-Stone Construction, Pella Windows, 50x80 outbuilding  
with living quarters. 72 acres grazing, 70 acres timber.**

**Call Jack for Complete Details.**

*www.JackWetzel.net for more listings!*



**RE/MAX Truman Lake 660-885-2201**

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**Jenny Hann**



**660-924-1127**



**807 S Orchard ~ MLS#85376 ~ \$82,000  
3 Bedrooms, 2 Baths**

**318 E Grandriver ~ MLS#85017 ~ \$93,400  
3 Bedrooms, 2 Baths**

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



**Dan Hertzog**  
BROKER/OWNER

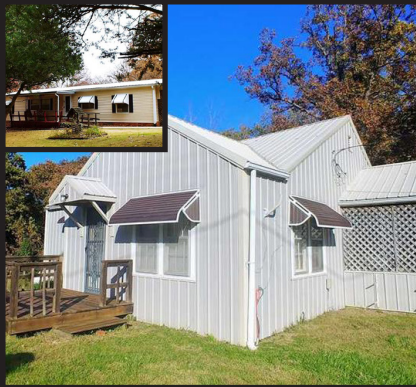
660-885-LAND (5263)  
275 NW 7 Hwy = Clinton, MO  
www.manddlandsales.com

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**MLS #85291 ~ \$125,000**  
St. Clair County ~ 60+/- Acres  
Ponds ~ Creek ~ Electric Avail  
Call Cody N. for Your Tour!



**MLS #85314 ~ \$149,000**  
Henry County ~ 16 Acres  
2 Homes~Outbuilding~Blacktop  
Call Mindy for More Info!



**MLS #83536 ~ \$257,500**  
Benton County ~ 41 Acres  
Large Beautiful Home  
Call Dan for Your Tour!

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# Stewart & Kiefer

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### 417-646-2312



MLS 85513

\$219,900



MLS 85432

\$324,500



MLS 85248

\$142,900

**BEAUTIFUL 4BR/2BA ONE LEVEL HOME WITH OVER 2500 SQUARE FT. OF LIVING SPACE ON ONE LEVEL.** The open floor plan and cathedral ceilings create a comfortable living space for the most discerning buyer. The 9.5 AC m/l is a park-like setting with a wet weather creek and plenty of scattered trees. Right on Hwy 54, but far enough off of the highway to be private, the long driveway provides easy access to the highway. Additional acreage available. Call Team Nitsche-Garman at 660-351-2020 (Herman Nitsche) or 660-351-0390 (Donetta Garman)

**MINUTES AWAY FROM BEAUTIFUL LAKE OF THE OZARKS!!!** It's not often that a fantastic home with this amount of acreage comes available! This well-built earth contact home will remind you of yesteryear when you walk in. The interior boasts the feel of a warm and inviting cabin. The floor plan is well designed and spacious. Walk outside to a Native American trail tree in your front yard. With a fantastic mix of open and timber ground, you can enjoy hunting or watching the wildlife. For more information on this or any other interested properties, call The Kennon Brothers today! Brian Kennon 660-287-8351 Bret Kennon 660-815-1101

**WHAT MORE COULD YOU WANT!** 79 ACRES M/L of Timber, Trails, Hunting Cabin, Deer, Turkey, Surveyed, Joins Corps land, 1 mile off state highway, Priced Right, and just in time for hunting season. Located just north of Iconicon in eastern St. Clair County is this ideal piece of ground waiting for you to enjoy. The primitive cabin is a plus and would make a great base camp. Call Team Nitsche-Garman at 660 -351-2020 (Herman Nitsche) or 660-351-0390 (Donetta Garman)



MLS 85861

\$60,000



MLS 85923

\$14,900



MLS 85077

\$207,500

**ATTENTION ENTREPRENEURS, AND FRANCHISE ORGANIZATION!** This LOCATION IS Accessible from State Highway 13 for Frontage and additional access from E 1st Street for your new business site. For more information, please call Sasha Bray at (660) 553-1138

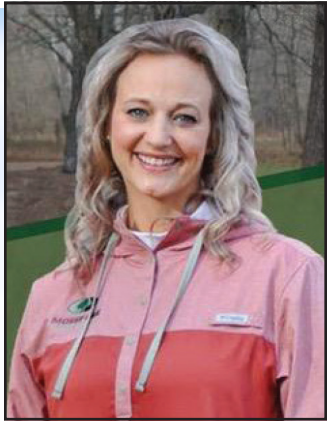
**BEAUTIFUL 5-ACRE TRACT JUST A FEW MILES FROM PRESTON/65 HIGHWAY.** Creek running through the property with electricity. Deer sign everywhere! Bordered on 2 sides by gravel with a power cut along the southern border. This parcel lies level and would be a great home site or just a recreational getaway. For more information on this or any other interested properties, call The Kennon Brothers today! Brian Kennon 660-287-8351 Bret Kennon 660-815-1101

**PRICE REDUCED, MOTIVATED SELLERS!!!!** Beautiful 2 story farmhouse on 20 acres of fenced pasture. 3 bedroom, 3 bath with large light-filled rooms overlooking the beautiful rolling countryside of rural Stockton Missouri. Washer and dryer hookups located on the main level and the upstairs master bathroom. Also is setup for a pellet stove in the living room. Included are several outbuildings along with a fully insulated garage/shop with wiring for a fully functional woodworking shop. Completely fenced and cross fenced, this property is cattle ready. Just minutes away from Stockton Lake. For your own showing of this or any other interested properties, Call The Kennon Brothers today! Brian Kennon 660-287-8351 Bret Kennon 660-815-1101

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**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. 2 separate offices, conference room and a large restroom on main floor. Storage space located in the basement of this building. Nice deck off the back of the building which overlooks Osage River, with a short walk to the Harbor. Wood trim with double glass doors into one of the office spaces. 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.



**LOVELY ALL BRICK HOME IN CLINTON CLOSE TO SHOPPING AND MEDICAL.** 5BR, 3 1/2 Bath home with full finished basement. Master bedroom has an awesome walk in closet and master bath suite along with large office. Kitchen features beautiful granite counter tops, pull out drawers and pantry along with all stainless steel appliances included. Eat in kitchen and formal dining area are great for large parties. Four season sun room and patio to enjoy year round. Beautiful fireplace in living room with custom bookshelves built in. Oversized 2 car attached garage and storage shed in back.



**SPACIOUS 3 BEDROOM HOME IN CEDAR GATE!** Quiet setting! Spacious rooms, 3 bed/ 3.5 baths, 1 car garage, and family room! Walk out basement with plenty of storage, wrap around deck, custom cabinets in kitchen, and all on 1 acre m/l. Within 1 mile of Truman Lake. Call for more info!



**GREAT WEEKEND RETREAT..** Beautiful location near Truman Lake. Close to marinas, just minutes from town. Corp land nearby. This ranch style home has 3BR & 2 1/2 BA. Pretty kitchen and cabinets downstairs in the finished walk out basement. Newer roof and deck. Sit on your deck and enjoy your surroundings.



**ENJOY THIS BEAUTIFUL 3 BEDROOM, 3 BATH HOME IN OAK RIDGE ACRES WITH WATER VIEW.** Within 100 feet of boat ramp and community dock. Ranch home with finished walk out basement with large family room. All Electric. Fiber optic internet. All new interior and exterior doors. Roof is 2 years old. Newly painted on main floor. New appliances and new HVAC. New window coverings and rods. 8x8 safe room.



**BEAUTIFUL 2 BR HOME WITH THE LAKE OF THE OZARKS JUST ACROSS THE ROAD.** Boat ramp around the corner. 20x24 garage w/10x24 carport attached. Workshop around back could be turned into guest house. All new plumbing and electrical. Freshly painted outside and inside. Lots of new updates. Large wrap around deck.



**THIS IS A UNIQUE ROCK WATERFRONT THAT HAS SO MUCH CHARACTER.** Level waterfront lot with covered dock. Knotty pine interior walls with 2BR & 1BA Wrap around deck. Boat launch on property. 2 lots across road comes w/home for any additional buildings you may need. Just minutes from town. Unfinished basement to store everything. Appliances are included. Turn key!



**GREAT OPPORTUNITY TO HAVE YOUR OWN BOAT STORAGE BUSINESS!** Can be owner financed. Large 100 X 32 foot Building with 10 tall boat storage stalls. Has electricity and rock floors. Large Storage Unit with 10 units with 10x12 doors. Extra land to build more storage on.

**CHECKOUT OUR WEBSITE: [ADVANTAGELAND.INFO](http://ADVANTAGELAND.INFO) TO SEE ALL OUR LISTINGS!**

**MLS #84871 \$145,000**



**4BR, 2BA ALL RECENTLY REMODELED HOME.** Fairfield boat ramp at the end of the road. All new carpet and paint. New roof and siding w/covered front porch and screened in back porch. Unfinished walk out basement w/garage. Winter view of Truman Lake.

**MLS #84836 \$219,000**



**BEAUTIFUL TRUMAN HOME AND SETTING ON 2.4 ACRES.** This home features 3BR, 3BA, fireplace and sun room. Walkout basement. 30x40 detached garage with bath and wood stove. Fish cleaning area.

**MLS #84917 \$138,500**



**WELL MAINTAINED 2007 3BR 2BATH MANUFACTURED HOME TUCKED AWAY ON 37.5 ACRES OF TIMBER.** Includes 24x12 outbuilding with electric for storage and 2 car carport. Perfect hunting ground!

**MLS #82975 \$14,000**



**CITY LOT IN ESTABLISHED SUBDIVISION.** This corner lot would be the perfect place to build your new home. Close to all conveniences in Warsaw. Near Truman Lake and Lake of the Ozarks.

**MLS #83741 \$45,000**



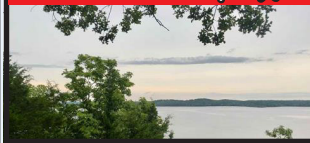
**THIS CUTE BUNGALOW IN THE HEART OF WARSAW, COMES PARTIALLY FURNISHED.** With a little TLC you could make this historic home your own. 2BD, 1BA, sits on a large corner lot with detached 2 car garage.

**MLS #84427 \$20,900**



**EXCELLENT TRUMAN LAKE SUBDIVISION CLOSE TO TOWN & SEVERAL MARINAS/RAMPS.** Has nice pond, mature timber.

**MLS #84423 \$22,900**



**BEAUTIFUL BUILDING LOT THAT BORDERS CORP OF ENGINEERS PROPERTY.** Great view of Truman Lake. Would make a perfect place to build your dream home!!!

**MLS #82485 \$29,900**



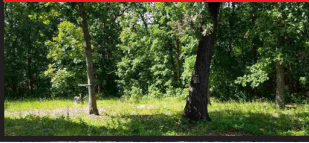
**THIS IS A BEAUTIFUL BUILDING LOT IN A TRUMAN LAKE SUBDIVISION NEXT TO CORPS PROPERTY.** A great place to build your new home. Close to town and Truman Lake and Lake of the Ozarks.

**MLS #81949 \$35,900**



**1 AC LOT IN TOWN TO BUILD YOUR NEW HOME OR DUPLEXES.** Close to Truman and Lake of the Ozarks.

**MLS #85325 \$35,000**



**DOUBLE LOT IN GATED COMMUNITY.** Minutes to several boat ramps and marinas. Included with property is 2006 Forest River RV. Perfect weekend get away!

**MLS #83921 \$65,000**



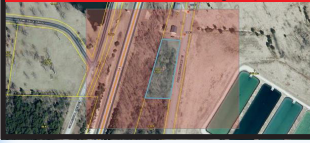
**3BR, 2BA MANUFACTURED HOME.** This home has a view of Lake of the Ozarks. Boat ramp is nearby for launching your boat on the lake. Screened in porch and chain link fence. Also has 2 sheds. Don't miss this great buy.

**MLS #85274 \$26,500**



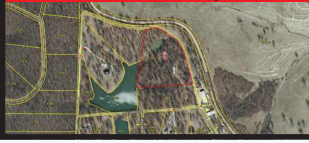
**BEAUTIFUL LEVEL LOT IN STONE RIDGE FARMS IN WARSAW.** Perfect place to build your perfect dream home!! Call for more details.

**MLS #79802 \$15,000**



**GREAT INVESTMENT PROPERTY!!** 1 acre m/l 65 Hwy visibility. No Restrictions.

**MLS #85672 \$26,900**



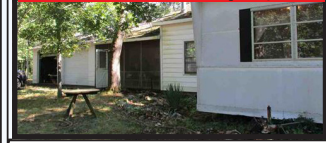
**BEAUTIFUL 6 ACRES CLOSE TO TOWN.** 2 lots which include a small pond on property and joins shared pond as well. Located in a great subdivision, close to town. A great place to build your home.

**MLS #72522 \$12,500**



**JUST REDUCED!** Newer subdivision in Warsaw! 2-acre lot, great view, close to town on blacktop.

**MLS #84425 \$89,900**



**HUNTER'S PARADISE!** 10 acres with lots of deer and turkey. Close to Truman ramp. Enjoy this 4BR, 1BA home with screened in porch. 2 car attached garage. Fish cleaning station Includes all furnishings, riding mower, boat motor and trailer.

**MLS #83380 \$18,000**



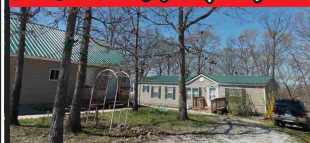
**NICE BUILDING LOT OR PLACE TO PARK YOUR RV.** Each lot comes with access to put a dock slip. Many lots available. If you purchase two lots the third lot will come with it.

**MLS #82703 \$44,900**



**THESE 16 ACRES HAS 100 FT OF WATERFRONT.** There are lots of deer and turkey, also a good building area.

**MLS #83059 \$120,000**



**3 BR, 2BA WATERFRONT HOME ON PRIVATE LAKE, CLOSE TO WARSAW.** Partially fenced back yard. 2 car oversized detached garage w/storage. This low maintenance home would make a great full time home or excellent vacation home. Close to Lake of the Ozarks and Truman Lake.

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



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



**Lisa Firsick**  
(660) 223-6928  
lisafirsick@gmail.com



**Teresa Plumb**  
(816) 288-7367  
TeresaPlumb@aol.com



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

Lara Anstine, Broker/Owner

**ANSTINE**



**REALTY & AUCTION** LLC

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1/4 Mile North of Stoptlight at 7 HWY & Commercial



**FEATURED LISTING**



**MLS 84934 – RANCH HOME IN WARAW IS IMMACULATE!** 3BD, 2BA home has many updates and is excellent condition. Includes kitchen appliances. Has Central Air. Has a 1-Car attached garage. Has a really nice backyard and covered deck and a complete privacy fence. The detached storage shed is a great place for your mower. This home is a hot property so don't wait to make your appt. to see it! \$119,900.00 Call Kelly Stackhouse today! 660-221-1443



I SELL LIFESTYLES

**LISA FIRSICK**

(660) 223-6928

lisafirsick@gmail.com

**MLS #85969 - LARGE COUNTRY HOME ON 166 BEAUTIFUL ACRES, CONTAINS A LARGE MASTER SUITE, 5 MORE SPACIOUS BEDROOMS, A LARGE OFFICE/BEDROOM, 3.5 BATHROOMS, LARGE GAME/ENTERTAINMENT AREA, A CANNING SUITE AND EVEN ITS OWN VAULT/SAFE ROOM!** Large open kitchen, custom built cabinets and a panoramic view through the kitchen window of the stocked 5 acre pond with great fishing and fun. In addition to the house, there is a 30'x66' garage with a mothers-in-law suite, a 32'x52" building with bathroom and on the side of that building is another garage big enough for a few motorhomes and a workshop. The balance of the land consists of a few additional ponds, haying land, timbered treelines, deer, turkey, and small game. Call Lisa today! Listed at \$1,225,000 - well worth it!



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



*Sweet cabin in Sterett Creek Village with new 24x32 outbuilding!*  
**MLS #85855 - GREAT PRICE ON THIS SWEET CABIN GETAWAY WITH NEWER 24X32 OUTBUILDING IN POPULAR STERETT CREEK VILLAGE!** Great open floor plan with vaulted ceiling & cozy brick fireplace. Double doors lead out to fantastic wrap-around porch. Great for entertaining! Spacious kitchen includes appliances. Priced to sell at \$139,900. Contact Debra Anderson for your showing!



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



**MLS #83901 – LOVELY 3 BDR, 2 1/2 BA RANCH HOME.** 2 Car attached Garage, and a full unfinished basement awaits your personal touch! This home has a beautiful view of a private lake that goes across the entire back yard! You can sit on your large deck and take in the awesome views of the lake and wildlife or get an even closer view from the stand-alone deck in the back yard. \$269,500. Call or Text Lara Anstine for your personal showing at 660-525-9914.



**Teresa Plumb**  
(816) 288-7367  
TeresaPlumb@aol.com



**MLS #85929 - LOVELY 4 BEDROOM, 3 BATH HOME IN LEETON.** Recently completely remodeled. Corner lot on the edge of town, 4 city lots, over half acre! The back yard has several fruit trees and grape vines. 24 minutes to Whiteman & 22 minutes to Warrensburg. \$129,900. Contact Teresa Plumb at 816-288-7367 for your showing!



**KELLY STACKHOUSE**

Broker Sales, GRI

**660-221-1443**

kellystackhouse@embarqmail.com  
www.kellystackhouse.com

*Selling the area since 1999*



**MLS 83231- SPACIOUS, CUSTOM-BUILT TRUMAN LAKE AREA HOME !** 5BD, 3BA nearly 3,200 sq. ft. & sits on 3.2 acres that joins corps property. CA/Heat, Full Walk-out finished basement w/wetbar perfect for large family or gathering! State of the art Kitchen is awesome! Park in the attached garage, but put all your toys in the detached 40x60 bldg.! Even has a nice garden spot! Price reduced for a quick sale! NOW JUST \$334,750! Call Kelly Stackhouse 660-221-1443



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Lacey Smallwood  
 Broker/Owner  
 660-723-1104



Linda Drenon  
 Broker/Sales  
 660-723-6188



Gary Hamline  
 Sales Associate  
 660-221-2772



Gina Thacker  
 Sales Associate  
 309-371-9684



Tracy Amos  
 Sales Associate  
 660-473-4167

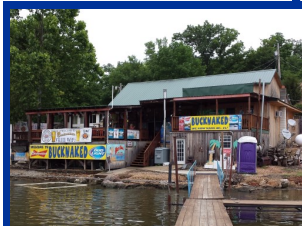


Christina Brewster  
 Sales Associate  
 660-619-1287

[www.LincolnMoRealty.com](http://www.LincolnMoRealty.com)



## This Month's Feature



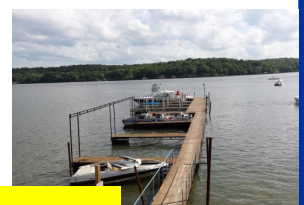
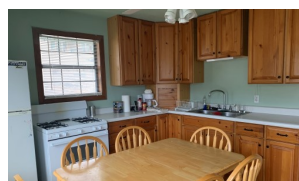
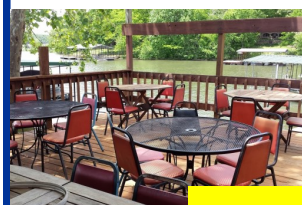
This **waterfront complex** located at **MM 76.5** offers 200 ft of shoreline, **8 courtesy boat slips** for Lakeside Restaurant / Bar Services and an additional **16 covered boat slips** for off-season income potential. The Restaurant is equipped with a **full service kitchen**, an inside and outside **waterfront covered seating area**, both an indoor and outdoor Bar, an excellent Point Of Sale system, and a commercial septic system. There are 700 sq. ft. of **living quarters** above the Restaurant / Bar and a **2,500 gallon fuel tank** providing an additional source of income and added convenience to boaters.



Additionally, on **Two +/- acres**, just one mile up the road from the Restaurant / Bar, sits two (2) **640 sq. ft. cabins** for weekend or full-time rental and a rented **single wide home** providing yearly income. A commercial well and septic system recently installed allows **expansion potential** on this property!



**#85821 \$599,900**



**New Listing! Established Marina, Restaurant & Bar on Lake of the Ozarks!**



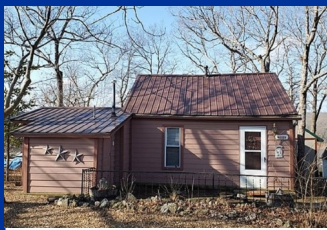
Beautiful cattle farm on 164 acres! The elegant farmhouse has 3 bed/3 & 1/2 baths & full walkout basement. Large wrap-around porch provides beautiful views of the countryside! There is an oversized, 3 car garage with 220 wiring, electricity & water installed in the building. There is also a 30x40 equipment barn for farm machinery. The 6 fenced pastures have either ponds or automatic water lines for water sources; perfect for cattle & horses! Located near Truman Lake & LOZ. #84066 \$639,000

**164 m/1 Acres**



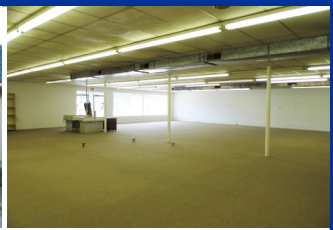
Country home on 2.7+/- acres! 4 Bedrooms, kitchen with breakfast area, family room with a fireplace, formal living room & dining room, & walkout basement. The home retains the charm of it's age, yet has been updated in 2019 with new well & pressure tank, new flooring throughout, & complete heating & air systems for all levels. There is a 2-car open-sided shed, a 30x48 shed for machines & toys, & a 24x36 Morton shop building with concrete floor. Located in the country, yet less than a mile from Hwy 65. #85876 \$194,500

**New Listing!**



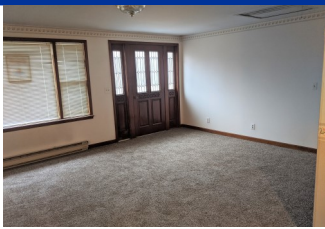
Waterfront cabin on Cole Camp Creek Arm at the 79 mm of Lake of the Ozarks! This cabin offers a wood burning stove on a brick hearth, three levels of decks, a storage shed, and a private well and septic tank. There is plenty of parking with a semi-circle driveway in addition to a separate parking spot. A metal roof, double hung windows, and appliances included... this property is a must see! #85763 \$79,900

**New Listing!**



Block and mortar building has a 3500+/- sq ft storefront, 2 bathrooms, office, and 2 large storage rooms. Walls and doors are still in place for three walk-in coolers; and has double delivery doors in the back. The 32,400 sq. ft. lot gives parking on front, side, and back; plus room to expand the building if needed. A sign structure is included with the Real Estate. Located on Hwy 65, a major corridor to Truman Lake and Lake of the Ozarks, which are both approx. 10 minutes away. #85958 \$97,500

**New Listing!**



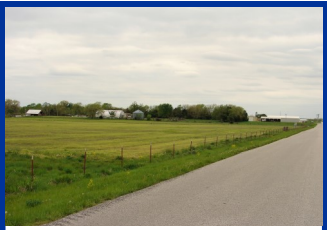
Beautiful home in a well-maintained subdivision! This home boasts beautiful new flooring and fresh paint throughout the majority of the house. There is a 24x24 garage for your boat! Amenities includes year-round access to the community boat ramp and the home sits on five lots. #85839 \$89,900

**New Listing!**



Perfect weekend getaway lake home just outside of town! This fully furnished 2 bed/1 bath home is secluded & surrounded by timber, yet it's just down the street from the water, which is at the 86 mm. This property is part of a quiet lake community that offers a dock, boat slips, & a pavilion that overlooks the cove. Includes a 10x12 outbuilding, big enough for a golf cart or utility vehicle & a large screened in porch, perfect for entertaining! This cozy lake home won't last long! #85174 \$67,900

**Lake of the Ozarks**



33.2 Acres commercial ground with over 1680' street frontage. Over 95% tillable, & has been surveyed in the part for residential development. Situated just outside Lincoln City limits. #83365 \$116,200

**New Price!**



Very cute two bedroom home with newer furnace and hot water heater. Many rooms still have the original hardwood! There is a nice fenced backyard! Home is located close to downtown Warsaw, and a short drive to the lake. #85487 \$55,000

**Warsaw Home**



31 Acres with black-top road frontage! 1st Home site has electric, well, septic, & propane tanks. The metal garage has concrete floor & electricity. 2nd Mobile home site has electricity, well & septic tank. Acreage is fully fenced & includes 2 ponds. #85856 \$105,500

**New Listing!**



Warsaw city lots! Paved streets, electric, city water, & sewer. Build on one of these classy lots, nestled on the edge of town. Excellent location! Near Truman Lake, & LOZ! MLS numbers range from 79453-79457. Call today for more information!

**Warsaw Lots**



**Luke Beaman**  
 Broker/Owner  
 660-723-0563  
 Office: 660-438-7228  
 800-760-2255



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## March Featured Properties



**VISIT MY WEBSITE: [LUKEATTHELAKE.COM](http://LUKEATTHELAKE.COM)**

**NEW LISTING!**



**4BR 2BA LAKEFRONT HOME IN QUIET COVE ON 75MM.** Gentle sloping, 2-well covered dock, high-speed internet available. Oversize 3-car garage. Covered porch plus 24x18 "Bonus Building" that is heated & cooled & features a stone fireplace & kitchenette. Call Luke today to view MLS#85957. \$229,000.

**PRICE REDUCED!**



**THIS 3BR, 2BA HOME IS LOCATED NEAR TRUMAN LAKE NOT FAR FROM TOWN.** Large garage w/room for all your toys & boat. Open floor plan w/ beautiful kitchen opening up to a spacious living room. Come see this brand new home; don't miss out! Call Luke to view MLS#84289. \$209,500.

**PRICE REDUCED!**



**HYBRID LOG HOME W/GORGEOUS TRUMAN LAKE VIEW!!** Massive rock fireplace makes this great room feel like your personal lodge! Kitchen w/top of the line granite & custom alder cabinets; dining room that overlooks the lake. Spacious master w/top of the line finishes as well. Check out the bedroom & finished basement, then head out to the 36x50 shop for your toys & 3-car garage for parking! Call Luke to schedule your appointment to view MLS#84028. \$775,000.



**3BR, 2BA CLEAN MANUFACTURED HOME ON 4.9 ACRES.** 28x30 detached garage/workshop. Backs to Corps w/ winter lake view. Large screened in porch. Most furniture can stay. Very close to Truman Lake boat ramp on Grand River Arm of the Lake. Call Luke to view MLS#85171. \$129,900.



**COUNTRY SETTING, CLOSE TO TRUMAN LAKE.** 3BR, 2BA double-wide, maintenance-free, very secluded & lots of wildlife. On approximately 3.3 acres. MLS#83941. \$99,500. Call Luke today to view this property!



**BEAUTIFUL 3BR, 2BA HOME ON 11.9 ACRES IN LAKE ROCKHILL SUBDIVISION.** Large covered porch overlooking nicely landscaped yard & private lake. Cathedral ceiling in master BR; laundry room adjoining 2nd BA. Screened porch, deck, attached 2-car garage as well as second detached 30x40 garage/shop & storage shed. Call Luke for your showing today! MLS#85161. \$259,900.



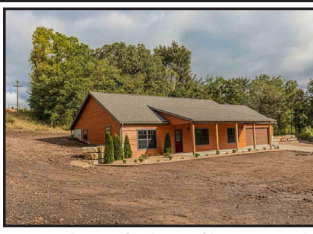
**GREAT INVESTMENT PROPERTY!** This 4-Plex on 2.1 acres is conveniently located on a paved street minutes from Lincoln. Great money making potential w/low maintenance. Beautiful setting w/ plenty of parking. Don't miss out! Call Luke today for your appointment to see MLS#85586. \$149,900.



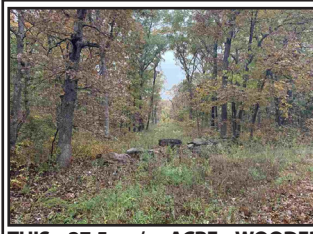
**3BR, 2BA WATERFRONT HOME ON 3 LOTS W/LEVEL WALK TO COVERED DOCK W/LIFT.** Property includes large detached garage plus additional 30x32 metal building w/12' side walls & 10' door. Home was completely remodeled in 2008. Call Luke for your showing of MLS#85180. \$249,500.



**AMAZING VIEW OF TRUMAN LAKE!** 4BR, 3BA, 2 fireplaces, master w/walk-in closets; master BA w/sit down vanity & walk-in shower. Gas cooktop, double convection ovens, walk-in pantry & raised dishwasher. Raised ceilings, many windows, walkout basement w/fully finished garage. 2-car insulated detached garage w/10' ceilings. On 3 acres where wildlife abounds! MLS#83404. \$399,900. Call Luke for your appointment today.



**NEWLY BUILT STERETT CREEK VILLAGE HOME!** All one level w/oversized, attached 2-car garage. High-end semi-transparent, smart board siding; easy maintenance lot. Split floorplan, gorgeous master suite, beautiful custom cabinets, open floor plan & great room w/vaulted ceiling. High-speed internet, digital phone, digital TV. Community pool & just a golf cart ride away from the Marina! MLS#84547. \$229,900. Call Luke today to see this brand-new home!



**THIS 27.5 +/- ACRE WOODED TRACT WILL MAKE A GREAT RECREATIONAL PIECE OR PERFECT SPOT TO BUILD.** Boat ramp just down the road to be on main channel if you wanted. Call Luke today for your showing of MLS#85361. \$68,750.



**WATERFRONT ON PRIVATE LAKE.** Lots shall be used for residential purposes only. Central water, underground electricity, Warsaw schools. Easy to build; building package available. Call Luke today to view MLS#47162 for \$29,900, and other lots available at this site.





**Luke Beaman**  
Broker/Owner  
660-723-0563  
Office: 660-438-7228  
800-760-2255

**Commercial Listing**



**GREAT INVESTMENT OPPORTUNITY!!**  
Single family home, duplex & fourplex all next door to each other! Seven units total; well kept & maintained. Number on all units support great return. Call Luke today for your appointment to view MLS#82628. \$185,000.



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



**VERY NICE 3BR, 3BA COUNTRY HOME ON 18 ACRES.** Full walkout basement w/ large rec room & family room w/fireplace. This home offers many places to enjoy the peace & quiet w/nice deck & patio area that are both sure to please. You will also have peace of mind knowing you won't be without power w/a whole house generator. Call Terry today to schedule your appointment to view MLS#84956. \$199,900.



**PRICE REDUCED!**  
**BEAUTIFUL, SPACIOUS LAKEFRONT HOME IN EMERALD HILLS!** Large, easy to maintain yard, 2-car att gar & 2-well concrete dock w/lifts. 1940 sq ft, 4BR, 3.5BA, all on one level w/vaulted ceilings & wall of glass leading to the breathtaking views of the Lake. Plenty of wildlife w/pelicans, seagulls, eagles & deer. By water located at the 63MM w/popular restaurants & marinas nearby. Don't let this one pass you by! Call Terry for your showing of MLS#83970. \$369,900.

**Crystal Self**

Cell: 660-620-9217

crystalself@reecenichols.com



**PRICE REDUCED!**

**3BR HOME W/HIGHWAY FRONTAGE & LAKE ACCESS.** A little over a mile from the end of Hwy TT, this home on 4.5 acres lays beautifully w/a gorgeous quarter-acre stocked pond. Very large kitchen w/lots of cabinet & counter space. Dining area w/sliding glass doors that open up into a foyer & large living room w/wood burning stove. Big master BR w/2 closets & 2BR on upper level. This is a MUST SEE!! Call Crystal to view MLS#85020. \$95,000.



**BEAUTIFUL TRUMAN LAKE VIEW FROM THE PORCH OF THIS 3BR, 2BA HOME.** Large living room & dining area. Great neighborhood not far from town. Priced to sell at \$77,500. Call Crystal for your showing of MLS#85791.

**Brandon Martin**

Cell: 660-221-7939

Toll Free: 1-800-760-2255

brandon.martin@reecandnichols.com



**5BR, 3.5BA RANCH ON 14 ACRES W/WALKOUT BASEMENT.** Mother-in-law's quarters in basement w/its own kitchen. Attached 2-car garage & multiple outbuildings! Set up for mini farm & split into 3 separate pastures, each w/its own pond & 5-strand wire w/ nice corners & pipe fence. Horse/cattle lean-to, implement building, 40x50 shop & 2-car garage for storage & poultry. New stone coated steel roof! On paved roads, close to Truman Lake & less than 5 minutes from town! MLS#85461. \$389,900. Call Brandon now!!



**CHECK OUT THIS 3BR, 2BA FARMHOUSE RIGHT ON PAVEMENT & JUST A FEW MILES FROM BOAT RAMPS & MARINA.** Lots of newer upgrades & plenty of outbuildings to store your toys. All of this on 3 acres & priced to sell! More ground available through another seller; would make a good first time farm buyer program. Call Brandon for your showing of MLS#84521. \$184,900.



# HEATH KARR

BROKER/SALES

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**NEW LISTING!**

**FANTASTIC, LIKE-NEW HOME!!** Gorgeous 3BR, 2BA located on private lake w/generous 1.4 acre lot. Many features include hardwood floors, generous size rooms, concrete board siding w/stone accents, large covered deck, 3-car total garage space. Large, unfinished basement is ready to finish & stubbed for an additional BA. Could easily add 4th BR and/or family room. Located close to town w/all the benefits of a quiet setting in the country! Call Heath for your showing of MLS#85237. \$289,900.



**3BR, 2BA HOME LOCATED ON 5.5 TIMBERED ACRES.** Resembles a low-maintenance park around the home & detached 24x36 garage (insulated w/wood stove). Neat & clean featuring newer heat pump, 2-car carport, fantastic covered rear deck & fire pit. Comes w/kitchen appliances as well as washer/dryer. Located in quiet community outside of Warsaw & within minutes of both LOZ & Truman Lake. Call Heath for your viewing of MLS#84606. \$129,900.



**RECENT REMODEL...TAKE A LOOK!!** Lake area cabin w/all new windows, vertical siding, kitchen, bath, front & rear porches & more. Located on blacktop road w/access to LOZ, this little gem comes w/large carport/machine shed, refrigerator, oven/range, washer/dryer... the list goes on! Call Heath today to view MLS#85881. \$68,900. See how much you CAN get for your money!



**NEW LISTING!**

**YOUR PLACE AT THE LAKE IS WAITING!!** Spacious 2BR w/many recent updates including laminate floors & solid-surface counter tops. Large deck, cov front porch, metal siding & includes kitchen appliances & washer/dryer, 24x30 gar w/concrete floor & large concrete drive. Blacktop roads, easy access to LOZ & restaurants/bars within walking/golf cart distance. Affordable at \$79,900. Call Heath to view MLS#85882.



**JUST REDUCED!**

**GREAT LOCATION!!** North of Warsaw, this 2BR, 2.5BA home boasts nearly 4 acres & a view of Truman Lake. Older farm home has that country charm, w/updated kitchen & large deck. Also includes basement, heat pump, storage & above-ground pool (needs liner!). Needs a little paint, but priced below recent appraisal to compensate. Grab your brush & come take a look! MLS#84394. \$129,900. Call Heath today!!



# John Eierman

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Office: 800-760-2255  
[jaierman@yahoo.com](mailto:jaierman@yahoo.com)

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**GORGEOUS, CUSTOM BUILT LOG HOME ON 17 ACRES IN EXCLUSIVE FORBES LOZ SUBDIVISION.** 3000+ sq ft, custom kitchen w/large island, large main level master suite w/jetted tub & shower, beautiful hardwood floors & vaulted wood & beam ceilings. Huge wrap-around decks w/fantastic views! Tons of wildlife! Wood burning fireplace w/insert. Access to all Forbes amenities including 3 20-ace fishing lakes, boat ramps, tennis courts, etc. This could be a 3-4BR home w/repurposing of basement & loft. Call John for your appointment to view MLS#84490. \$319,900.



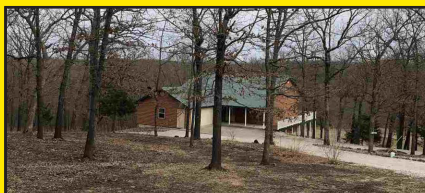
**GREAT 2-3BR BRICK/VINYL HOME ON LARGE CORNER LOT W/PRIVATE LAKE VIEW IN LINCOLN.** Utility room off kitchen plumbed for additional half bath. Could easily be 3BR. Handicap ramp. Windows, roof, CH&A & water heater all replaced & upgraded. Call John today to view MLS#85440. \$79,900.



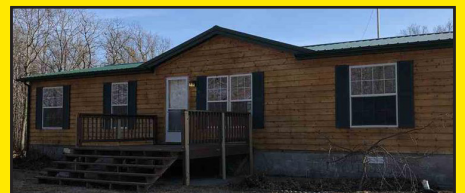
**BEAUTIFUL CUSTOM-BUILT HOME ON 5 ACRES M/L.** Very private, 3BR, 2 full BA, 2 half BA. Finished walkout basement, wood burning fireplace, hardwood floors, vaulted ceilings, 2-car garage. Immaculately kept & maintained; tastefully decorated. Gated, upscale subdivision has 3 large fishing lakes, boat ramps into Lake of the Ozarks. Tons of wildlife...Too much to list!! MLS#85934. \$264,900. Call John for your showing today!



**LOCATION, LOCATION, LOCATION!!** Affordable 2BR cabin w/32x24 detached garage for your toys. Knotty pine interior, large decks on front & back; lot borders Corps ground, close to Truman access yet only minutes to town & LOZ. Just off blacktop. Priced to sell quickly at \$54,900!! Contact John to see MLS#85951.



**TERRIFIC 4BR, 3BA NEWER CUSTOM BUILT HOME ON 6 ACRES M/L.** Open floor plan, vaulted tongue & groove wood ceilings, large master suite w/walk-in closet w/washer/dryer connections. Walk-out basement, large covered deck w/tremendous views. Oversized 2-car attached gar on main level w/no steps. Add'l gar & shop area down. Views & access to large, deep private fishing lake. Exterior is as maintenance-free as they come! Close to town & both lakes, yet private & tons of wildlife. MLS#85964. \$239,900. Call John TODAY!!



**UNIQUE OPPORTUNITY TO OWN FANTASTIC 3BR, 2BA HOME ON 9.8 ACRES M/L.** Surrounded by Corps land w/Truman Lake views...walk to the water! Cedar sided w/CH&A plus outdoor wood burning furnace piped in for wood heat. New flooring throughout, new cabinets/countertops, stainless appliances, metal roof, thermo pane tilt in windows; immaculate! 40x30 detached metal building, fruit trees, garden spot & super private! Call John for your showing of MLS#85632. \$225,000.

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**Kennie  
Von Holten**

Cell: 660-229-2968

Office: 660-438-7228

Toll Free:

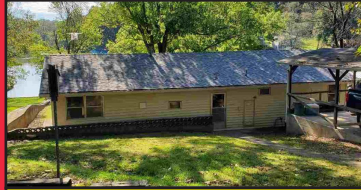
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Happy St. Patrick's Day



**LOVELY 2BR HOME LOCATED AT TRUMAN LAKE & JUST MINUTES FROM WARAW.** Home sits on large lot. Nice open floorplan. Kitchen features nice cabinets & granite counter tops. Priced to sell at \$75,000. Call Kennie for your showing of **MLS#85714.**



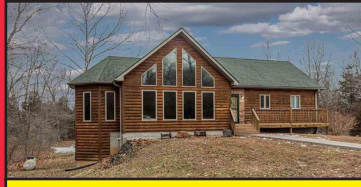
**NICE WATERFRONT HOME ON LOZ.** 1-well covered dock w/lift. On blacktop roads. Priced to sell at 130,000. Call Kennie or visit my website at [realestatewarsawmo.com](http://realestatewarsawmo.com) to view **MLS#85038.** \$130,000.



**GREAT LAKE HOME!! Covered dock on LOZ.** 2BR, 1BA w/covered front porch. 12x14 garage & 12x20 garage. Newer well, septic & in-ground storm shelter. Priced to sell at \$67,500!! Call Kennie today for your viewing of **MLS#84486.**



**BEAUTIFUL PLACE CLOSE TO THE LAKE!** Short walk to LOZ, this 2BR, 2BA home sits on a large lot. Multiple garages & outbuildings; RV hookup. Priced to Sell! Call Kennie or visit my website at [realestatewarsawmo.com](http://realestatewarsawmo.com) to view **MLS#85333.** \$159,900.



**ABSOLUTELY GORGEOUS 4BR, 2.5BA HOME LOCATED IN STERETT CREEK VILLAGE!** Many high-end upgrades including solid wood floors & cabinets, granite counter tops & stainless appliances. Recessed lighting, stone fireplace in great room, as well as second fireplace in lower level family room. Huge master suite w/walk-in shower & tub w/stacked stone surround. Covered deck, large yard, backs to Corps & short walk to Marina. Call Kennie to view **MLS#85843.** \$260,000.



**BUSINESS OPPORTUNITY IN COLE CAMP!!** Commercial building located on busy highway in Cole Camp. Has been a medical office & coffee shop. Has kitchen, 1.5BA & several rooms that could be offices & waiting room. Lots of possibilities! Call Kennie today to view **MLS#85844.** \$99,000.

Email: [kenniev@reeceandnichols.com](mailto:kenniev@reeceandnichols.com)



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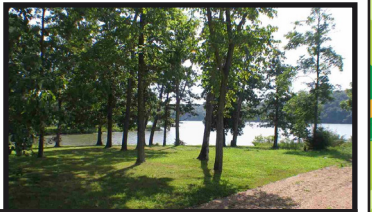
**BEAUTIFUL LAKE OZARK WATERFRONT HOME!!** Lake Ozark Waterfront!! Lovely home...excellent location on Lake of the Ozarks at the 70 MM! 4BR, 3.5BA, North side of the Lake. Fantastic view at the mouth of Buffalo Creek! Nice, new, small subdivision. **MLS#83473.** \$324,900.



**LAKE OF THE OZARK WATERFRONT LOTS FOR SALE!!** Large park-like waterfront. 2 Lots w/all utilities to property. Underground electric, water & sewer. Plenty of space for multiple dock sites. **MLS#76118.** \$75,000.



**FARM FOR SALE!!** 145+ ACRES. Improved combination farm. Large combination cattle barn. Excellent pipe corrals and gathering lots. Excellent fence and cross fencing. Cattle waterers. Fertilized, overseeded. Gentle rolling land with tillable fields. Most improved pasture, meadows now. Hwy T frontage. Stocked ponds. Just enough timber/brush for shelter and hunting. Just bring your livestock. Owner would divide with right offer **MLS#83876.** \$449,500.



**LAKE OF THE OZARK WATERFRONT LOTS FOR SALE!!** Large park-like waterfront. 2 Lots w/all utilities to property. Underground electric, water & sewer. Plenty of space for multiple dock sites. **MLS#76118.** \$75,000.

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**IMPRESSIVE!** Hexagon shaped waterfront home revolves around the center fireplace. Remodeled within the last few years with hardwood floors, gorgeous custom kitchen, 2 remodeled baths, fantastic master suite, 2nd fireplace in family room. Heat pump, septic, windows & doors, wiring, plumbing, it's all been updated! Outside are 2 tiers of decks with tons of room for entertaining. All of this is situated on your own 1/3 acre private park-like setting. Take the winding path to the fire-pit by the lake & your private dock! All appliances and furniture are included! Better hurry! ONLY \$184,900 MLS#85659



**A RARE GEM!** One acre waterfront lot with over 300 feet of gently sloping sea walled shoreline. Open great room with stone fireplace, custom kitchen with granite counter tops and lakeside wall of windows brings the outside in. Master suite w/direct access to the lakeside deck, screened porch with awesome lake view to enjoy the lake late into the evening. Lower level family room with wet bar & full bath. HUGE workshop, separate 30x40 building, carport. AND cute sleeping cottage. 2 well covered dock with 2 boat lifts and swim platform on good water. \$429,000. MLS#85726



**THIS LOT IS AMAZING!** GENTLE 85 FT. SEAWALL LAKE FRONTAGE ON THE 76 MILE MARKER OF LAKE OF THE OZARKS PLUS 4 ACRES ON THE 2ND TIER!!! You will feel right at home in the 5 Br raised ranch. Great room with soaring wood ceilings open to kitchen & dining area. Lag master suite with gorgeous lake view. 4 more guest bedrooms (heating/cooling is zoned) so you only heat & cool what you need at the moment. 30 x 50 4 car garage/workshop, 2 well covered dock with 2 boat lifts. This is a MUST SEE! MLS#84098 \$375,000.00



**FANTASTIC STARTER LAKE HOME!** Versatile 1200+ sq ft home to make work how you need it. 2Br, could easily be 3! Beautifully remodeled bath with lots of tile and granite countertops in the bath & kitchen! Living room with hardwood flooring, new flooring in kitchen & bedrooms, newer replacement windows, roof, central heat & air. Includes your own private dock on Lake of the Ozarks and conveniently located near popular restaurant/bar. A little paint and you have yourself a showplace! MLS#84103 \$99,900.00



**THIS PLACE WAS MADE FOR ENTERTAINING LARGE CROWDS!** BRING ALL OF YOUR FAMILY, FRIENDS AND THEIR FRIENDS!! The main house has 2 or 3 bedrooms & custom kitchen. 28 x 48 garage and workshop with it's own 200 amp service panel. 28 x 48 rec room with wet bar over the garage!! It is a huge open space to use however you like with another full bath and kitchenette could easily be a mother-in-law's quarters or a 2 family home. PLUS 28 x 38 screened porch with awesome lake view! 2 well covered dock on beautiful park right across from the house. \$235,000.00 85388



**RICH IN CHARACTER, HISTORY & ROOM TO ROAM!** AMAZING DEAL ON THIS GENERAL STORE TURNED QUAINT LAKE HOME. Original stone walls have been artfully blended into this wonderful lake home. Living room w/ruled ceilings & wood stove. 2Br, 1 Ba, laundry room, large kitchen. Outside you have over 1 acre to relax & play with large deck overlooking Lake of the Ozarks where there is plenty of room to place your own private dock. You just got to come see this! MLS#83154 \$118,900.00



## Julia Lockney, GRI

Senior Sales Executive  
Licensed in the State of Missouri

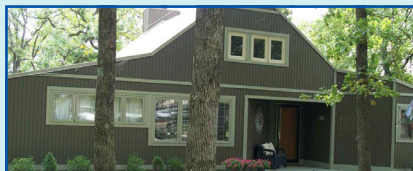
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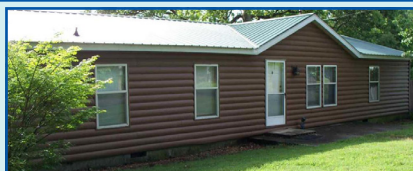
Cell: 660-438-0685

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**AWESOME RESORT HOME!** Neat as a pin, 2BR, 2.5BA w/sleeping loft. Large living room w/fireplace. All new kitchen appliances; breakfast area. New large deck & screened area for morning coffee. Winter Truman Lake View. Full walkout basement. Nice storage building for your toys. Blacktop to the door. This is a MUST SEE!! Call Julia to view MLS#85414. \$165,000.



**GREAT LOCATION!!** Neat & clean 3BR manufactured home on 2 level lots. Corps property on 2 sides; walk to the water! Great deck w/Truman view. Home has newer appliances; some furniture stays. Maintenance-free siding. 4' crawl space for easy access. Great newer garage for your boat or toys. Blacktop to the door a plus. This is a MUST SEE!! Call Julia today for your showing of MLS#83795. \$155,000.

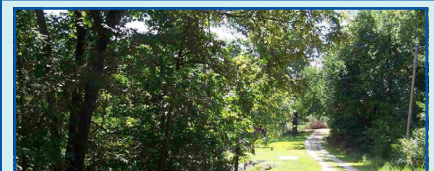


NEW LISTING!!

**NOT YOUR PLAIN OLD LAKE CABIN!** 4BR, 3BA w/new paint, flooring & nice open floorplan. Mud room for storage or deep freeze for fish! Large back deck for entertaining & nice storage shed for water toys. Private entrance to upstairs w/2Br, each w/own BA. Downstairs offers nice kitchen w/granite counter tops, large DR, plus FP & 2Br & BA on main floor. Walk to the water to fish or swim; go by boat for lunch then go back out to fish! Long Shoal Marina ramp is next door & Corps ground on 2 sides. Don't forget the AWESOME VIEW of Truman Lake! MLS#85880. \$178,500. Call Julia today!!



**VERY NICE 2BR HOME ON 3.5 ACRES M/L.** New carpet & paint. Move-in ready. Great screened-in porch w/winter view of lake. Comes w/a 40x33 building. Near Lake of the Ozarks access. A good deal at \$125,000! Call Julia for your showing of MLS#85597.



**NICE WOODED LOT W/VIEW OF LAKE OF THE OZARKS.** Property has been surveyed. Call Julia for more information and your showing of MLS#84944. \$8,000.



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**BEAUTIFUL AND MANY UPDATES, THIS 3 BED, 1 1/2 BATH HOME SITS ON A CORNER LOT IN TOWN.** Hard surface floors throughout! First time home buyers, come take a look at this one! MLS# 85593.



**2 LARGE BEDROOM PLUS OFFICE, NURSERY OR 3RD BEDROOM, ALL LEVEL HOME IN TOWN, SITS ON 1.5 ACRES.** Large rooms throughout! 2 car attached and 2 car detached. New family or retirement home. Very Nice! MLS# 85580.



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**krystiwoods@remax.net**  
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**MLS#85554-RANCH HOME NEAR TRUMAN LAKE HAS 3 BD, 3 BTH, AND SETS ON 1.8 ACRES M/L.** Home has open floor plan. Kitchen has ss appliances, hickory cabinets, island, and large living area. Attached 40x48 3 car garage has storm shelter, storage loft, concrete floor and electric. Large guest bedroom with bath or 3rd bedroom. There are several buildings on property, 32 x 36 two car & 20 x 42 for RV with 14' door. All buildings have concrete and electric. Home also has 7 RV hookup sites. A must see! Priced at \$359,000.00 Call Krysti for more info.

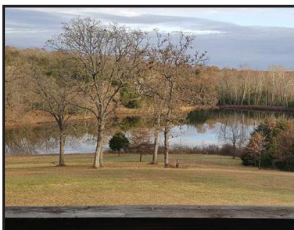


**MLS#85543- BEAUTIFUL COUNTRY HOME ON 9.9 AC M/W.** Home has 3 bed, possibly 4 and 3 1/2 bath. Large kitchen with SS appliance and island. Large living area with fireplace. Master bed and bath on main level. Full finished basement with bar and fireplace. Home has 4 car garage, storage, new windows, siding, drywall and gutters. Close to Truman Lake! A must see! Priced at \$329,900.00. Call Krysti for more info.

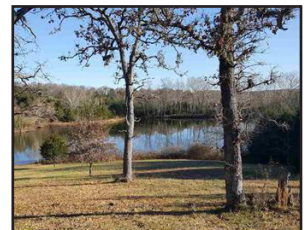


**Danielle Baker**  
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**danielleshomes4u@gmail.com**  
**www.danielleshomes4u.com**

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**85449 - BEAUTIFUL HOME ON 70 ACRES! - \$ 287,900.** This is a very nice 3 bedroom / 2 bath home situated on 70 acres +/- with its own private stocked lake! Property has no restrictions so bring your 4-wheeler's! If you are a hunter then this is the place for you - lots of deer and turkey on this land!



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