

FREE

southeast missouri
HOMES!
magazine

• may 2022

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PERRY COUNTY

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Welcome to Perry County,

the place roughly 20,000 people call home, and anchored by the county seat of Perryville. We are proud to be a population full of opportunities for anyone who wants to join our thriving business economy, diversified industry or strong manufacturing base. We are also pleased to be home to a substantial agricultural foundation strongly boosted by our hardworking residents. We are the perfect blend of old and new, where industry, technology and agriculture meet.

Whether our visitors are seeking and celebrating their Saxon-German history, searching for unique personalized gifts or looking for something off the beaten path, Perry County offers a wide array of attractions.

Located in the heart of beautiful Southeast Missouri, our community and the surrounding region offer scenic views of the Mississippi River, a national forest, and abundant recreational opportunities uncommon for a community of our size, including multiple wineries, theater and plenty of activities for the outdoor enthusiast. Our rolling hills, and rich river bottoms serve as a backdrop to a lively mix of fine food, fun times, vibrant arts, rich history and a warm Midwest welcome.

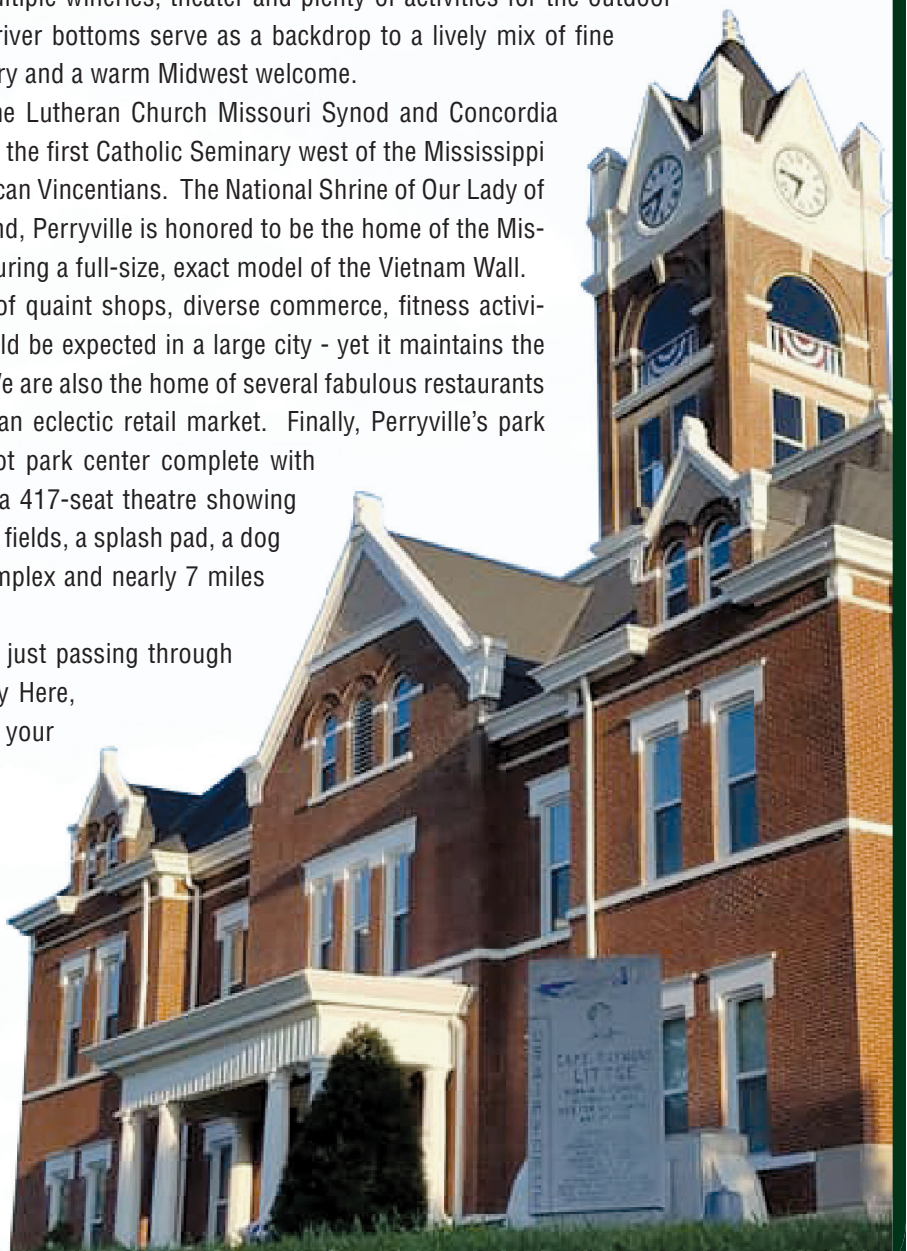
Perry County is the birthplace of the Lutheran Church Missouri Synod and Concordia University. Perryville is also the site of the first Catholic Seminary west of the Mississippi River and the historic seat of the American Vincentians. The National Shrine of Our Lady of the Miraculous Medal is in Perryville and, Perryville is honored to be the home of the Missouri National Veterans Memorial, featuring a full-size, exact model of the Vietnam Wall.

Perryville is a bustling community of quaint shops, diverse commerce, fitness activities, and many other luxuries that would be expected in a large city - yet it maintains the comforts and charm of a small town. We are also the home of several fabulous restaurants with roots that run deep and host to an eclectic retail market. Finally, Perryville's park system features a 105,000 square foot park center complete with Olympic-size, indoor swimming pool, a 417-seat theatre showing first-run movies and plays, 10-baseball fields, a splash pad, a dog park, the Bank of Missouri Soccer Complex and nearly 7 miles of concrete hike/bike trails.

Whether you are staying for a visit, just passing through or you've decided to Plant your Family Here, we know you'll feel at home and love your experience in Perry County.

Mike Sauer, Presiding Commissioner

Larry Riney, Mayor





Elizabeth Taylor 573-768-5115	Kyle Yamnitz 573-270-7872	Devin Blandford 573-517-8686	Andrew Graham 573-768-9053	Nick Vaeth 573-880-3163	Ashley Lankford 573-535-0498	Heidi Walker 505-210-0008
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NEW LISTING



106 South Spring
22031294 • \$139,900

- Renovated 2 BR, 2 BA
- Hardwood floors,
- Finished basement

LAKE PERRY



7001 North Point Ct.
22020871 • \$98,500

- Double building lot
- 1.08 ac m/l situated in small cove

UNDER CONTRACT



80 Brookline Drive
22021050 • \$315,000

- Double building lot
- 1.08 ac m/l situated in small cove



Beth Yamnitz
GRI Broker/Officer
573-768-1541
beth@ahreal.com

Mike Yamnitz
Sales Associate/Officer
573-768-1089


LAKE PERRY



7039 S. Port Perry Dr.
22016149 • \$16,500

- Great building lot
- 1.05 ac m/l
- Enjoy all Lake Perry amenities

LAKE PERRY



2010 Port Perry Dr.
22009684 • \$245,000

- Waterfront lot with electric & water
- Concrete sea wall with 2 boat slips
- Dirt & rock work for water control

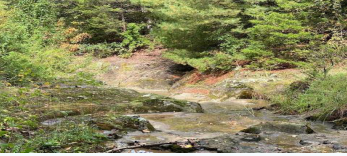
LAKE PERRY



6098 Lake Point Dr.
22005241 • \$22,500

- 1.327 ac m/l Residential Lot
- Build your summer home on this affordable lot
- Enjoy Lake Perry amenities

Highway T Acreage



19078479 • \$115,000

- 10 ac m/l minutes from I-55 access
- Creek runs through edge of property

COMMERCIAL



SOLD
We Can Sell Yours Too!!!

51 Ste. Genevieve Dr., Ste. Gen.
22011430 • \$180,000

- Hwy 61 frontage
- Lots of updates
- 2 electric meters & furnaces

COMMERCIAL



Colonial Plaza Lots 17 & 18 & Sides Minor Subdivision Lot 2
20083805 • \$129,000

- 1.8 acres m/l
- Close to high traffic
- Visible from Hwy 51

UNDER CONTRACT



308 W Ste. Maries St.
21041447 • \$79,500

- 3 BR, 2 BA on corner lot
- Some original wood trim
- Within walking distance to the Square

SOLD
We Can Sell Yours Too!!!



22625 State Rt P, St. Mary
22011043 • \$260,000

SOLD
We Can Sell Yours Too!!!



17380 Molasses Hollow Rd., Ste. Gen.
22013309 • \$215,000

SOLD
We Can Sell Yours Too!!!



2830 S. Highway 51
22016049 • \$174,900

SOLD
We Can Sell Yours Too!!!



6862 Highway E
21086915 • \$139,000

SOLD
We Can Sell Yours Too!!!



100 Drury Lane
22014549 • \$159,500

SOLD
We Can Sell Yours Too!!!



6609 Walnut Dr., Ste. Gen.
22013169 • \$124,900

SOLD
We Can Sell Yours Too!!!



Plat 5 Lots 57, 58, 61
22009112 • \$30,000

SOLD
We Can Sell Yours Too!!!



503 S. French Ln.
22016515 • \$169,000

SOLD
We Can Sell Yours Too!!!



1954 N Kingshwy
22011038 • \$99,500

SOLD
We Can Sell Yours Too!!!



436 North Pine
21087718 • \$99,900

SOLD
We Can Sell Yours Too!!!



1019 Port Perry Dr.
21065288 • \$53,000

SOLD
We Can Sell Yours Too!!!



Clinton Dr., Ste. Gen.
21087447 • \$219,000



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Availability of Property Listings change daily. For information on the Current Listings contact one of our agents at **573-547-1214** or view our website @ **www.ahreal.com** and follow us on Facebook **www.facebook.com/AmericanHomesRealty.**





AgriBuck

PROPERTIES

414 West Street

(House & 4.84 acres m/l)

Frohna MO 63748

- Very nice custom home on property with a shop
- stocked pond on the property with 4.84 acres m/l
- Scenic views all around this beautiful place!



NEW LISTING! UNDER CONTRACT
\$520,000 - MLS # 22027568

414 West Street

(42 acres m/l)

Frohna MO 63748

- Good mix of timber, tillable land, and pasture land
- Stocked pond on property
- Electric available and in the process of having up to date survey



NEW LISTING! UNDER CONTRACT
\$210,000 - MLS # 22027706

414 West Street

(83 acres m/l)

Frohna MO 63748

- Mixture of pasture land and timber
- Excellent hunting opportunities
- Electric available and in the process of having a up to date survey



NEW LISTING! UNDER CONTRACT
\$373,500 - MLS # 22027713

Hwy E, 555 Morning Star Circle, Perryville MO 63775

- 113.68 acres m/l of prime recreational land!
- Approximately 2400 sq ft. Bardominium & a 5 bed 1 bath farm house included with sale as both of them are currently providing income as the bardominium is an Air/BNB and the farm house is being rented!
- Would be a prime family getaway place with a creek on the property and breathtaking views!



\$1,075,000 - MLS # 22000945

1 BCR 538

Marble Hill, MO 63764

- 142.71 acres m/l consisting of mostly hardwood timber with a few small fields
- 2 bed 1 bath house making for an excellent hunting cabin
- Very peaceful setting with excellent hunting opportunities



NEW LISTING!
\$464,000 - MLS # 22029102

352 Madison Wayne 9305

Marquand, MO 63655

- Very nice 2400 sq ft. 3 bed 2.5 bath home!
- Over a half-mile of Big Creek frontage!
- All of this is nestled on 241 acres m/l!
- Includes a 40x42 shop with in-floor radiant heat



UNDER CONTRACT

\$740,000 - MLS # 21044543

30 Zeno St.

Perryville, Mo 63775

- 1.03 acres m/l
- Prime duplex development building opportunity includes an up to date survey



UNDER CONTRACT

\$137,500 - MLS # 22005952

County Road 272, Neelyville MO 63954

- 175 Acres M/L
- Deer & Duck hunting opportunities!
- CRP income with diverse habitat



PRICE REDUCED
\$375,000 - MLS # 22013897

DEVIN HOEHN

Owner/Broker of AgriBuck Properties
Cell - 573-846-8145
Office - 573-513-5701
devinhoehnland@gmail.com



KAREN ELLIS

Broker/Salesperson of AgriBuck Properties
Cell - 573-517-3217
Office - 573-513-5701
ellis.karen77@gmail.com



DALTON THIERET

Salesperson of AgriBuck Properties
Cell - 573-768-6963
Office - 573-513-5701
daltonthieret.agribuck@gmail.com



89 Shady Brook Lane, Brazeau, MO 63737

- 1392 sq ft 2 bed 1 bath (two additional rooms that could be used for bedrooms also)
- 50 x 80 insulated & shop with a concrete floor
- 6.77 acres m/l

SOLD

\$259,900 - MLS # 21087946

County Road 389, Whitewater, MO 63785

- 60 acres m/l of prime hunting opportunities!
- Accessible trails across the property and has a large stocked pond ready to fish!
- Electric available and modern building ready to build!

SOLD

\$312,000 - MLS # 2200282

Hwy. P, Perryville MO 63775

- Recently surveyed 5.47 acres m/l
- Creek access
- Electric available and
- 43x66 pole barn

SOLD

\$69,000 - MLS # 22023018

410 Holly St., Perryville MO 63775

- 2 bed 1 bath
- 790 square ft. of recently updated living space
- Great investment opportunity

SOLD

\$99,900 - MLS # 22024427

County Road 532 Zalma, MO 63787

- 158.69 Acres M/L
- Prime Hunting & Great Recreational tract
- Up to date Survey

SOLD

\$375,000 - MLS # 21044643

Lot 78 Plat 7 Lakepoint Dr., Perryville MO 63775

- Inside the gated community of Lake Perry
- Excellent building location
- Lot is surrounded by great lake views

SOLD

\$69,900 - MLS # 21087500

Highway KK, Sedgewickville, MO 63781

- 11 acres m/l with majority of it being in pasture!
- Water & Electric both ready!

SOLD

\$69,000 - MLS # 21083531

CR 501, Greenville MO 63944

- 51 Acres M/L
- Hunting and recreation opportunities
- Very nice affordable tract

SOLD

\$115,000 - MLS # 22013306

Hwy KK, Sedgewickville, MO 63781

- 50 acres m/l
- Excellent cattle farm with utilities available
- Tract is being divided off of a larger parcel

SOLD

\$199,950 - MLS # 21014680

Hwy 51 Tract 1, Marble Hill, MO 63764

- Tract 1 consists of 125.36 recently surveyed acres m/l
- Abundant stand of marketable timber with excellent hunting opportunities
- Electric readily available and navigable trails all over the property

SOLD

\$388,000 - MLS # 21084116

HC 62 Box 8E, Sedgewickville, MO 63781

- Shophouse right off of Hwy K in Sedgewickville, MO
- 1 bedroom 1.5 baths
- 40 x 40 shop

SOLD

\$135,000 - MLS # 21083311

2639 Hwy D Perryville MO 63775

- 51 acres m/l
- prime building location with a large stocked pond
- includes a few outbuildings & private well

SOLD

NEW LISTING - \$100,000 - MLS # 22007614

Our agents are happy to help you find that perfect property!

JUST LIKE THESE HAPPY FOLKS!

Hwy 51 Tract 2, Marble, MO 63764

- Tract 2 consists of 125.05 recently surveyed acres m/l
- Abundant stand of marketable timber with excellent hunting opportunities
- Prime recreational opportunity with trails all over the property

SOLD

\$375,150 - MLS # 21064122



FIND YOUR PERFECT PROPERTY!





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Lori Wibbenmeyer
Broker/Owner
573-768-1735



Christina Puckett
Sales Agent
573-979-7169



Lindsey Hadler
Sales Agent
573-768-5297



Nicole Lappe
Sales Agent
573-768-2900



Drew Schnurbusch
Sales Agent
573-768-4969

NEW LISTING



1029 Edgemont Blvd. - 22026689 - \$139,900

- This cozy home sits right in the heart of Perry County, just minutes from everything.
- Enjoy the fenced in double lot, giving your children or pets plenty of room to play
- Completely updated within the last 3 years with new custom cabinetry, countertops, and flooring throughout.
- Upstairs boasts the master bed with an oversized walk-in closet.

NEW LISTING



South Perryville Blvd. - 22024411 - \$466,400

- **ATTENTION** all investors! 11.66 acres of prime real estate is available for purchase along the 155 Bypass.
- The possibilities for development are endless on this high traffic high visibility property.
- With many businesses currently along the Bypass you could not ask for a better place to build your office, put in a restaurant, retail services or even multi-family.
- Maybe even consider a hotel. Property has about 260' of road frontage and can be accessed from an easement.

NEW LISTING



South Perryville Blvd. - 22024391 - \$640,500

- 7 acres m/l
- The possibilities for development are endless on this high traffic high visibility property.
- With many businesses currently along the Bypass you could not ask for a better place to build your office, put in a restaurant, retail services or even multi-family.

NEW LISTING



South Perryville Blvd. - 22024405 - \$700,000

- 7 acres m/l
- The possibilities for development are endless on this high traffic high visibility property.
- With many businesses currently along the Bypass you could not ask for a better place to build your office, put in a restaurant, retail services or even multi-family.

NEW LISTING



South Perryville Blvd. - 22024408 - \$200,000

- 2 acres m/l
- The possibilities for development are endless on this high traffic high visibility property.
- With many businesses currently along the Bypass you could not ask for a better place to build your office, put in a restaurant, retail services or even multi-family.

NEW LISTING



South Perryville Blvd. - 22024365 - \$100,000

- 2.350 acres m/l
- The possibilities for this property are endless with high traffic & visibility!



3 Polo Run Drive - 22016792 - \$274,500

Don't walk RUN! This lovely 3 bedroom 2 and a half bath ranch style home located in a quiet subdivision won't last long! Upon entering you will be greeted by an abundance of natural light and beautiful hardwood floors that lead into the living room and flow through-out the bedrooms. The large living room boasts a gas fireplace for staying warm and cozy on those cold winter nights. Access the main level laundry room from the garage and into the kitchen. Off the dining room you'll find access to the large patio and spacious back yard. Perfect for entertaining with an outside firepit and sitting area for enjoying those cool nights with friends and family. The open staircase leads into the partially finished basement with half bath and an unfinished bonus room for you to add your personal style to. As well as a 12x15 storage room and a 9'9"x12'6" area for additional storage space.



24 Tar-C-Emba Ln. - 22010743 - \$264,900

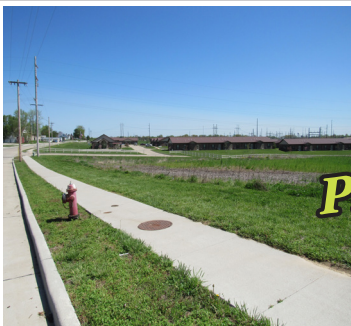
Looking for a home with a few acres? Then come check out this 4 bedroom 2 bath multi level home. Home features a large family room on the main level with a nice size kitchen. The bonus room in the basement was previously a garage and can be used for a family room, bathroom, storage or whatever extra room is needed. The front of the property has almost 200' of road frontage and approximately 460' along the county road. The two additional buildings outside make for plenty of room for all your outdoor items. The garage has it's own entrance.

Sycamore Rd.

20034459

\$299,000

- 13.690 Acres m/l
- All utilities available
- Great investment property



NEW LISTING

RIDGE RD.	\$34,500 per lot	MLS#	acres	RED OAK	\$37,000 per lot	MLS#	acres	
		•256, Lot 4	22001777	.64m/l		• 149, Lot 11	22001816	.62m/l
		•228, Lot 5	22001787	.57m/l		•150, Lot 14	22001811	.62m/l
		•148, Lot 8	22001790	.57m/l		•122, Lot 15	22001807	.72m/l
		•200, Lot 6	22001795	.57m/l		•121, Lot 10	22001804	.67m/l
		•176, Lot 7	22001798	.57m/l		•176, Lot 13	22001818	.62m/l
WHITE OAK	\$37,000 per lot	MLS#	acres					
		•179, Lot 18	22001825	.62m/l				
151, Lot 17		22001829		.62m/l				

(176 Red Oak is \$34,500)



236 West Vale Dr.
22011798 • \$154,900

Buying an older home:

points to keep in mind



Have you fallen in love with an older home? You may be tempted to seize the opportunity and skip an inspection, especially if there are several interested parties. Before taking on a mortgage, here are a few essential points to keep in mind.

MATERIALS

Some materials that were popular in the past are now undesirable or even

prohibited. For example, old paint is laden with asbestos and lead, which can infiltrate your drinking water. Therefore, you must find out if your dream home hides any unpleasant surprises.

Additionally, you may be saddled with inadequate electrical circuits or an insufficient number of power outlets. Moreover, energy efficiency wasn't a priority in the past. Therefore, single-paned windows and poorly insulated walls are sure to drive up your heating bill.


COST OF RENOVATIONS

Even if the home's foundations and frame have survived well over the years, you may still be faced with costly renovations. For example, if you decide to knock down a wall and upgrade the insulation, you probably don't want to close it off with bare drywall. Consequently, you must think through the additional expenses you may incur to preserve the home's character.

Among the many aspects to consider is the insurability of the building. Before taking the plunge, take time to consult a broker and

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How to spot hidden defects

When you buy a house, you naturally expect the seller to tell you the truth about the quality of the construction. However, you also have a responsibility to take reasonable precautions before signing the contract. Otherwise, you could face unpleasant surprises and have no legal recourse to remedy the situation.



A visual examination of the property is crucial to ensure a seamless transaction and protect you from possible hidden defects. Be on the lookout for any clues that arouse suspicion. Rather than relying on your own judgement, trust a building expert to conduct a thorough inspection to confirm your suspicions and alleviate your concerns.

Hidden flaws may become apparent only after the purchase. In this case, the seller could refuse to take responsibility. If the matter goes to court, you'll have a better chance of winning your case if you've shown that you practiced due diligence before the sale. Therefore, it's essential to find out about the consumer laws in place to know your duties and legal recourse.

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