

FREE

# southeast missouri **HOMES!** *magazine*

• may 2022

**2**

**WELCOME TO  
PERRY COUNTY**

**7**

**BUYING AN OLDER HOME  
POINTS TO KEEP IN MIND**

**8**

**HOW TO SPOT  
HIDDEN DEFECTS**

# 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.

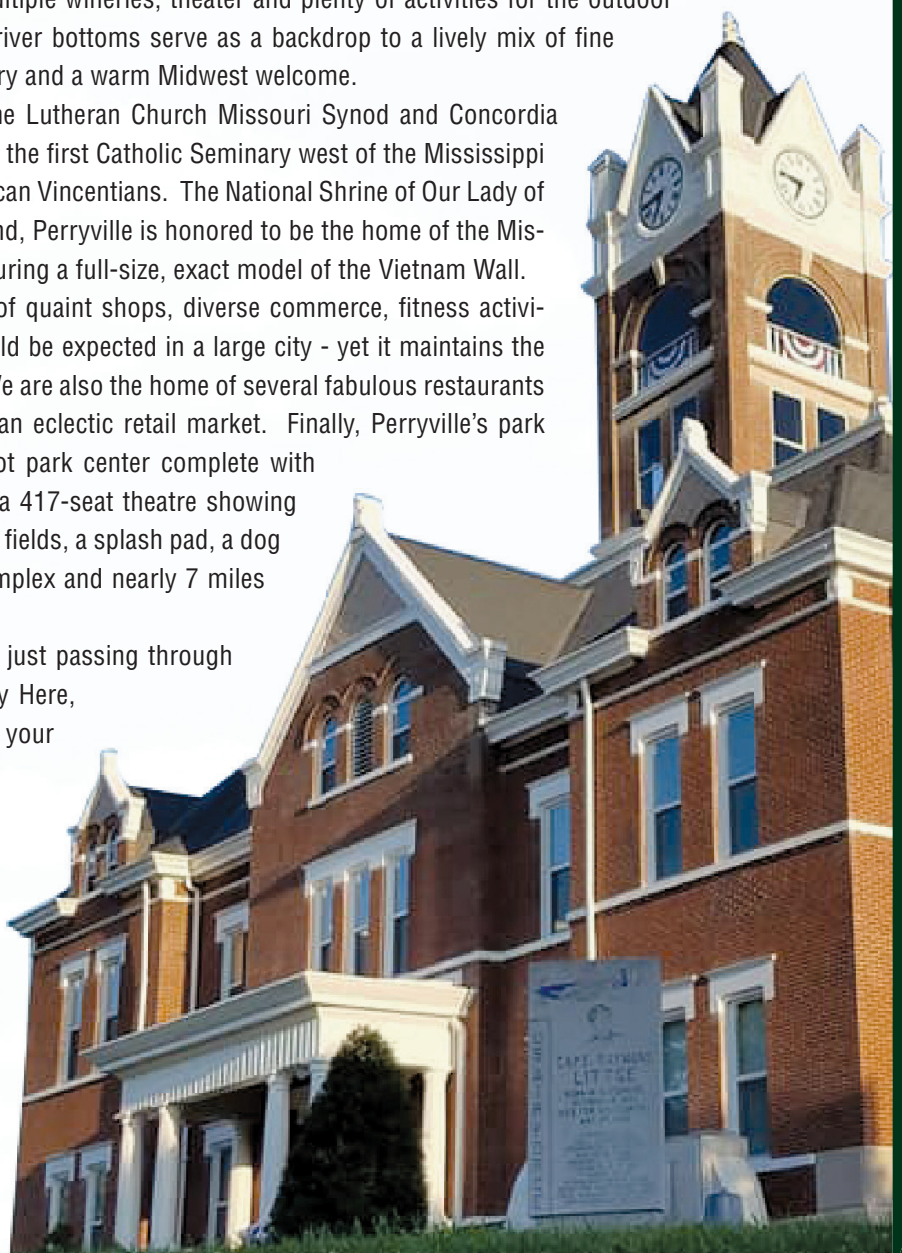
Perry County is the birthplace of the Lutheran Church Missouri Synod and Concordia University. Perryville is also the site of the first Catholic Seminary west of the Mississippi River and the historic seat of the American Vincentians. The National Shrine of Our Lady of the Miraculous Medal is in Perryville 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



**NEW LISTING**

**106 South Spring**  
22031294 • \$139,900

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



**NEW LISTING**

**697 Parkers Lake Drive**  
22033134 • \$54,000

- 2 BR, 1 BA Ranch
- Beautiful lake view
- Fish off your own dock



**NEW LISTING**

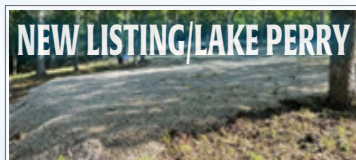
**317 West College, Farmington**  
22032533 • \$199,000

- Renovated 2 Story, 3 BR, 3 BA
- close to amenities Farmington offers



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

**Mike Yamnitz**  
Sales Associate/Officer  
573-768-1089



**NEW LISTING/LAKE PERRY**

**1032 Port Perry Drive**  
22033971 • \$59,000

- Freshly revamped
- ½ acre corner lot
- Ready to camp or build



**LAKE PERRY**

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

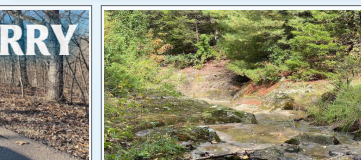
- Great building lot
- 1.05 ac m/l
- Enjoy all Lake Perry amenities



**LAKE PERRY**

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

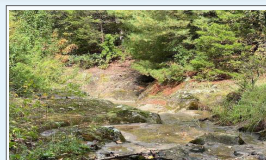
- Waterfront lot with electric & water
- Concrete sea wall with 2 boat



**LAKE PERRY**

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

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



**Highway T Acreage**  
19078479 • \$115,000

- 10 ac m/l minutes from I-55 access



**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



**COMMERCIAL**

**Colonial Plaza Lots 17 & 18 & Sides Minor Subdivision Lot 2**  
220083805 • \$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



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# 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
- 6.47 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 can be run to and from building, water is here!

**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 # 21044543

**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 readily

**SOLD**

\$68,000 - 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 # 21064116

**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 # 21061311

**2639 Hwy D Perryville MO 63775**

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







**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 I55 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



**PRICE REDUCED**



**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

## HOME IMPROVEMENTS

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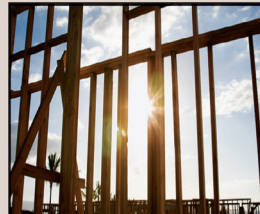
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# How to spot hidden defects

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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## THREE SIGNS YOU HAVE THE RIGHT REALTOR.



# RE/MAX

**Tracey Hagan**  
thagan@remax.net  
Direct: 573.768.5676

**Office:** 573.547.8385

**Amy Cates**  
amycates@remax.net  
Direct: 573.883.6556



**NEW**

**257 Cheyenne Lane**  
**22028614 • \$309,000**

- Beautiful, updated lake home
- Waterfront with dock
- Large maintenance free deck
- Located at Lake Kah Tan Da



**NEW**

**202 Smith Street**  
**22029951 • \$89,000**

- One bed/One bath
- Near Perry Park Center
- Updated flooring
- Fresh paint
- Fenced yard



**NEW**

**3145 S. Hwy 51**  
**22028471 • \$129,900**

- 3 BR, 1 BA with 1120 sq. ft.
- Brick ranch built in 1974
- 3.54 acres m/l with creek
- Full basement with rec room
- 1 Car Attached Garage & 24x26 Shop
- Needs some TLC



**NEW**

**162 PCR 328**  
**22028374 • \$65,000**

- 4-5 Bedroom, 1 Bath Farmhouse
- Remodeled kitchen and bath
- 1899 sq. ft. with spacious rooms
- Sheds for outdoor storage
- Needs TLC
- 3.05 acres in Farrar area



**NEW**

**2305 W. St. Joseph**  
**22023039 • \$160,000**

- 3 BR, 2.5 BA ranch
- Spacious rooms
- 1 Car attached garage
- Country views in town
- 2.65 acre lot, zoned R-5



**NEW**

**10.71 ac +/- Hwy N**  
**22026793 • \$91,000**

- 10.71 +/- wooded acres
- Located off paved highway
- Possible future homesite or recreational use
- Gravel driveway



**REDUCED**

**7980 N. Hwy 61 • \$89,000 • 22009071**

- 3 Bedroom, 2 Bath Manufactured Home
- 1344 sf m/l of living area
- Mid-renovation, ready to be finished
- Covered deck
- 1 Car Carport
- 1 acre m/l



**COMMERCIAL**

**Perryville Blvd. • 20089140 • \$607,464**

- 9.36 acres zoned C-2
- High traffic visibility
- City utilities available
- Near The Bank of Missouri soccer complex
- Seller will subdivide



**UNDER CONTRACT**

**54 PCR 511**

**21076362 • \$84,900**

- 2 bedrooms, 1 bath, 2 story home
- 1360 sq. ft. of living area
- Hardwood floors & open staircase
- New septic system & public water
- 32x40 outbuilding with electric
- Needs some TLC



## THINKING OF BUILDING?



**Lot 2**  
**Cinque Hommes**  
**22001142**  
**\$15,000**

- 0.38 acre m/l building lot
- All city utilities available
- Great location in established neighborhood
- Gentle slope with trees at the back
- Quiet subdivision



**N. Moulton**  
**20057330**  
**\$25,000**

- Large lot with beautiful trees
- Zoned C-2
- City water, sewer, & natural gas available
- Great lot for small business, duplex or apartment



**COMMERCIAL**

**UNDER CONTRACT**

**15 W. St. Joseph • 22006688 • \$445,000**

- Great downtown location
- Beautiful wood floors
- 3366 sf of main level area
- Walk-out basement for storage
- Delivery ramp in rear
- Comes w/ restaurant equipment
- So many possibilities



# When is the best time

# to sell your home?



If you've decided it's time to sell your home, you may be wondering when the best time is to put it on the market. Here are some things to think about.

## THE SEASON

The real estate market usually slows down during the holidays and in summer. Therefore, you may want to consider putting your home up for sale in the spring or at the start of the school year. Since buyers are more active during these times, you'll have a better chance of selling your home quickly.

## THE MARKET

If possible, you should sell your home in a seller's market. This occurs when there's more potential buyers than there are homes for sale in a particular area. In a buyer's market, or when there's a surplus of available homes in an area, you may find it more difficult to get the price you want for the property you're selling.

If you need personalized advice on how to get the best price for your home, contact a realtor in your area who's familiar with the local market.

## THE BANK OF HOME SWEET HOME

Home is where life happens. As a local community bank, we work closely with our customers to understand their priorities and the changes that affect their finances. No matter how you choose to bank, the Bank of Missouri is here for you. See Tiffany or Shannon with your home loan needs!



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NMLS# 503410



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