

FREE

southeast missouri **HOMES!** *magazine*

• september 2022

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**WELCOME TO
PERRY COUNTY**

4

**BIDDING WARS: SMART TIPS TO STAND
OUT WITHOUT BREAKING THE BANK**

courtesy of The Republic-Monitor of Perryville, MO • www.republicmonitor.com

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.

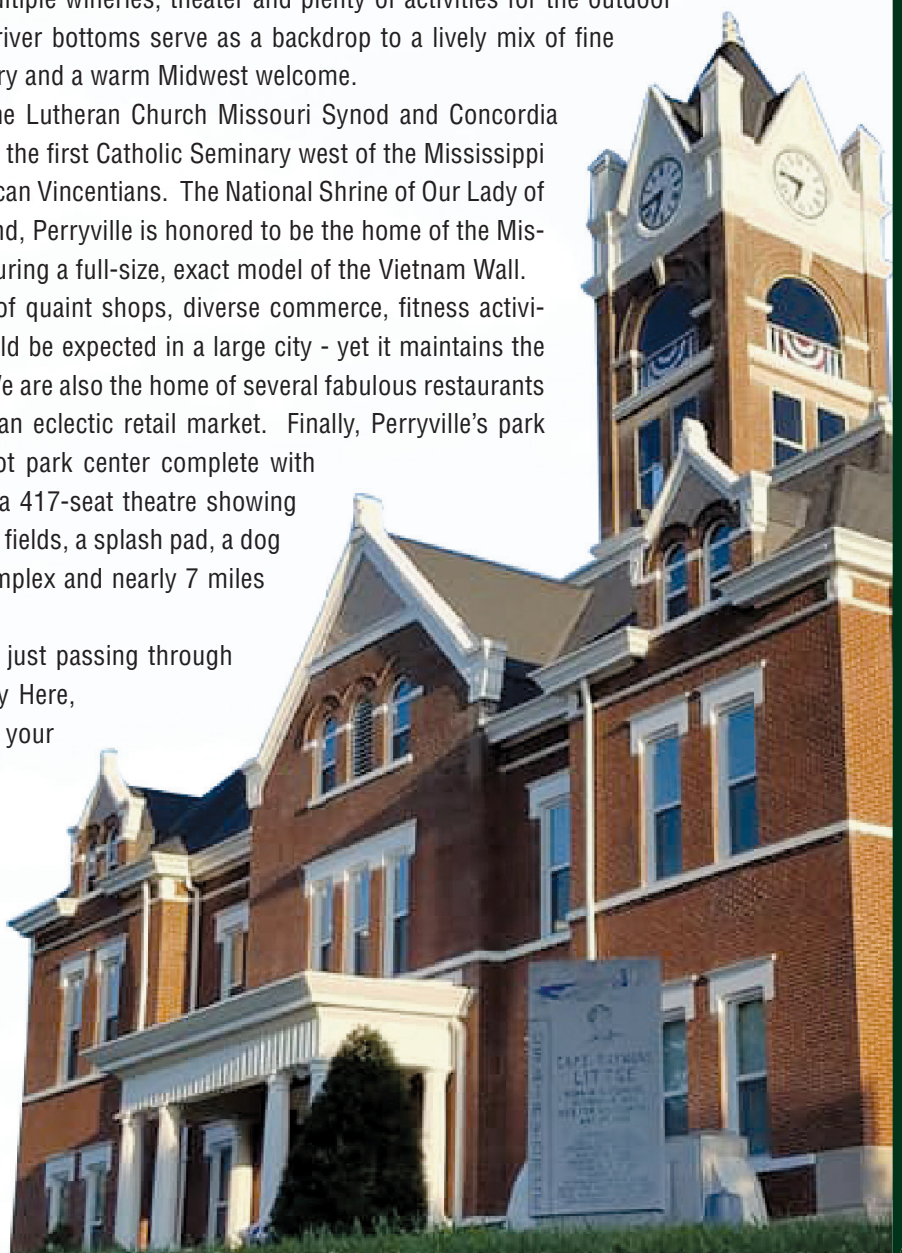
Perry County is the birthplace of the Lutheran Church Missouri Synod and Concordia University. Perryville is also the site of the first Catholic Seminary west of the Mississippi River and the historic seat of the American Vincentians. The National Shrine of Our Lady of the Miraculous Medal is in Perryville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



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Real estate viewings:

what to expect



If you've recently put your house on the market, be prepared to welcome several types of visitors into your space, especially if you host an open house. Here are the kinds of viewers you're most likely to meet.

in seeing what type of properties are out there and what they can afford.

- Shoppers visit several open houses before putting in an offer. They're looking for a good opportunity and will often ask specific questions and try to determine if you can negotiate.

- Convinced visitors are enthusiastic. They're convinced your home is the perfect fit and can imagine themselves living there. They've fallen in love with the property and are only touring it to confirm their decision.

Simplify the selling process by engaging the services of a real estate broker. They know how to deal with each type of visitor.

- Future sellers are more interested in the real estate market than buying your home. They're often neighbors who want to compare your home to theirs and appraise its value.

- Curious visitors aren't ready to buy right now. They're mainly interested

HOME IMPROVEMENTS

With all craftsmen fully insured

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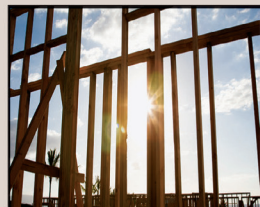
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Perryville**

(at the corner of
S. Kingshighway)

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bistate2@ccilink.net

Bidding wars: smart tips to stand out without breaking the bank



Buying a home during a bidding war can be complicated. Depending on the situation, you may have to alter your purchase offer several times before it's accepted. Here are a few tips to help you stand out and avoid overpaying.

SET A MAXIMUM PRICE

During a bidding war, the property

price can quickly rise. Therefore, it's essential to set a maximum amount you're prepared to pay for the home. This includes knowing your borrowing capacity.

DETERMINE A MOVE-IN DATE

If you have the flexibility, negotiating the move-in date can help you seal the deal. For example, you can delay the move-in date to give the seller more time to put their affairs in order.

MEET THE OWNER

Touring the property while the seller is on-site allows you to ask questions and

negotiate. It also helps establish a bond of trust and demonstrate your seriousness to potentially sway the owner's decision.

You can also take the opportunity to find out about the owner's reasons for selling. This will help you determine whether they're in a hurry to sell or want to take advantage of a hot market.

Do you keep getting caught up in bidding wars and finding it difficult to buy a home? Consider hiring a real estate broker to help.

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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1303 W. Saint Joseph Street

Perryville, MO 63775

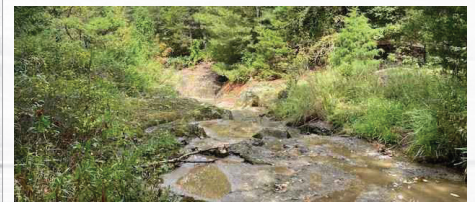
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51 Ste. Genevieve Dr., Ste. Gen
22047733 • \$219,000

- Investment potential
- Updated interior
- High traffic area



Highway T Acreage
19078479 • \$115,000

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



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

- 1.8 ac m/l
- Visible from high traffic area



7001 North Point Court
2220871 • \$98,500

- Double lot - great to build on
- 1.08 ac m/l situated in small cove



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

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



190 N Sixth St., Ste. Gen
22042866 • \$89,500

- 2 BR, 1 BA 1.5 Story Home
- Close to Ste Genevieve Schools



17 Amber Lane
22036504 • \$335,000

- 4 BR, 3 BA Ranch
- 9 Rented Mobile Homes
- 29 ac m/l



Sec 17 3510 Highway N
22047554 • \$80,340

- 12.36 ac m/l
- Perfect to build dream home and/or hunter's paradise



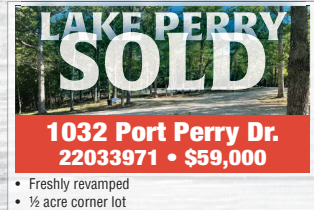
697 Parkers Lake Drive
22033134 • \$54,000

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



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

- 1.327 ac m/l Residential Lot
- Enjoy Lake Perry amenities



1032 Port Perry Dr.
22033971 • \$59,000

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



211 South Moulton
22034773 • \$144,900

- 3 BR, 1 BA Move in ready
- Vaulted ceilings
- Storage space



6038 N. Point Court
22034034 • \$275,000

- 2 BR, 2 BA on Lake Perry
- Fireplace and Covered Deck
- Attached Garage



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

- 2 Story, 3 BR, 3 BA
- Renovated
- Close to amenities



Elizabeth Taylor
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Heidi Walker
505-210-0008

Jason Blechle
573-513-0170

AgriBuck PROPERTIES

Tract 1 BCR 310 Marble Hill 63764

- Newly surveyed and great trail systems
- Excellent deer and turkey hunting
- Electric available and 1271 acres m/l



NEW LISTING!
\$374,945 - MLS # 22061541

Tract 2 BCR 310 Marble Hill 63764

- Newly surveyed and great trail systems
- Excellent deer and turkey hunting
- Electric available and 1272 acres m/l



NEW LISTING!
\$375,240 - MLS # 22061550

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

8995 Bammann Pl. Dittmer MO, 63023

- 4 bed 2.5 bath
- Freshly remodeled
- Nestled on 34.11 acres m/l!



\$539,900 - MLS # 22037148

Dorthy Drive, Perryville MO, 63775

- 1.78 acres m/l
- Great opportunity to build a home with a walk out basement
- Excellent Location!



NEW LISTING!
\$30,000 - MLS # 22041520

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



\$464,000 - MLS # 22029102

DEVIN HOEHN

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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 finished & shop with a concrete floor
- Full access to

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 have a large stocked pond ready to fish!
- Electric on property and enjoy hunting with ease

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 oppo

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

\$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 129.36 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

414 West Street, 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!

SOLD

\$520,000 - MLS # 22027668

30 Zeno St., Perryville, MO 63775

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

SOLD

\$137,500 - MLS # 22005952

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!

SOLD

\$740,000 - MLS # 21044543

Hwy 51 Tract 2, Marble, MO 63764

- Tract 2 consists of 129.65 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

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

JUST LIKE THESE HAPPY FOLKS!

414 West Street, Frohna, MO 63748

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

SOLD

\$373,500 - MLS # 22027713

414 West Street, 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

SOLD

\$210,000 - MLS # 22027706



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 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



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

