

FREE

southeast missouri

# HOMES!

*magazine*

• october 2022

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PERRY COUNTY

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MORE APPEALING TO MODERN BUYERS

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SHOULD YOU BUY AN  
EXISTING HOME OR BUILD NEW?

# 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.

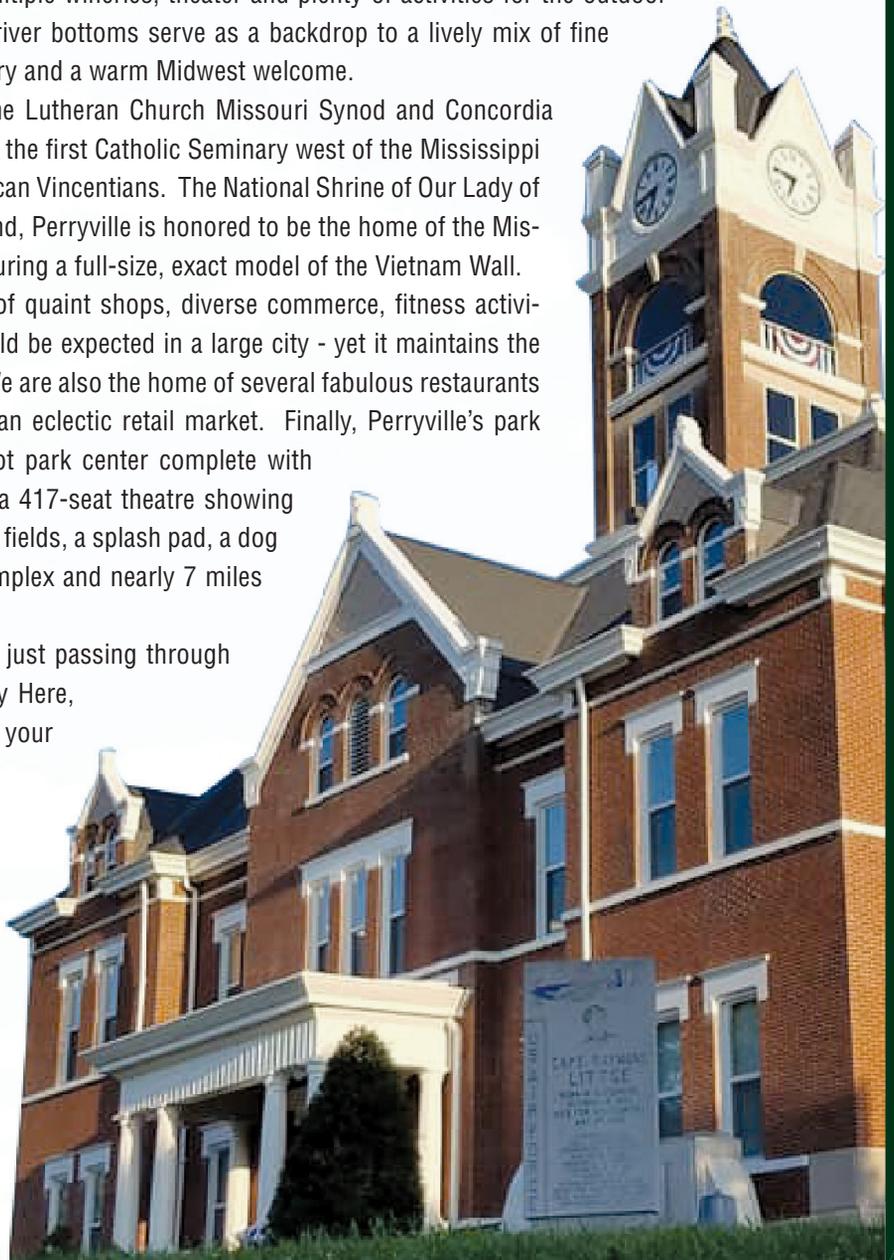
Perry County is the birthplace of the Lutheran Church Missouri Synod and Concordia University. Perryville is also the site of the first Catholic Seminary west of the Mississippi River and the historic seat of the American Vincentians. The National Shrine of Our Lady of the Miraculous Medal is in Perryville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

to make homes more appealing to modern buyers

Home trends come and go. Today's must-have items tend to become tomorrow's outdated features in the blink of an eye.

Homeowners who plan to stay in their current homes for years to come needn't prioritize modern trends over personal preferences. However, homeowners looking to sell their homes can consider these favored features to increase their properties' appeal to modern buyers.

- **Separate laundry room:** According to the National Association of Home Builders' 2021 What Home Buyers Really Want report, a separate room dedicated to laundry was the most desired feature among prospective home buyers. Though it might not inspire the awe of an outdoor living room or floor-to-ceiling windows overlooking a wooded backyard, a laundry room fills a direct and universal need. Perhaps that's why 87 percent of buyers want a room dedicated to laundry in a home.

- **EXTERIOR LIGHTING:**

Drive through a modern suburban neighborhood at night and it won't take long before you realize the popularity of exterior lighting. And that's no coincidence, as homeowners everywhere appear to embrace exterior lighting. The NAHB report indicates that exterior lighting is the most sought-after outdoor feature. The good news for prospective sellers is that exterior lighting is an inexpensive and instant way to transform a property at night. Some solar-powered lighting along walkways and outside the front door can make a home feel more safe, while some uplighting of large trees in the backyard can produce a sight to behold once the sun goes down.

- **ENERGY-EFFICIENT**



- **UPGRADES:**

Inflation has driven up the cost of just about everything over the last year-plus, and energy is no exception. So it should come as no surprise that 83 percent of prospective home buyers are looking for energy-efficient windows and appliances in a home. These features save money and benefit the planet, making them a win-win among buyers.

- **PATIO:**

Patio spaces have long been popular, but that popularity reached new heights during the pandemic. When forced to stay at home for long periods of time, millions of people longed for ways to spend more time outdoors without breaking lockdown rules. Patios provide outdoor living spaces, and 82 percent of buyers indicated they wanted a patio with their next property.

- **SIDE-BY-SIDE SINK:**

A double or side-by-side sink is among the more affordable features buyers are looking for. At less than \$1,000 on average, a side-by-side sink is an affordable way to make a home more appealing to modern buyers.

Modern buyers want a lot out of their homes, and sellers can do their best to meet those desires while getting the most money for their properties.

## HOME IMPROVEMENTS

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# Should you buy an existing home or build new?



Do you want to become a homeowner but can't decide if buying an existing home or building new is the best option? Here are a few things to consider.

## NEW HOME

The cost of building a home can quickly escalate when choosing the finishings.

Keep in mind that you must also pay taxes on the value of the purchase. However, you can be sure you'll move into a home that suits your tastes.

Additionally, building a new home requires you to be involved in the entire process, mainly because you must make various decisions and supervise the construction. Delays can also sometimes push back your move-in date.

Finally, although you may have more land options in a developing area, remember to ask about future road and service developments to avoid unpleasant surprises in a few years.

## EXISTING HOME

When you buy an existing home, you

generally get what you see. However, you may have to factor in renovation costs for things like new windows and updated plumbing. You may also have to set aside your style preferences and visualize the property's potential during viewings.

The amount of time you invest in buying an existing home depends on how many properties you visit and the extent of the renovations you want to make.

In addition, buying an existing property gives you the advantage of starting out in an already well-developed neighborhood. However, this may limit your options.

Once you've decided, contact a real estate broker or developer to turn your project into a reality.

## 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

573-547-1214

www.ahreal.com



**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



**COMMERCIAL**

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

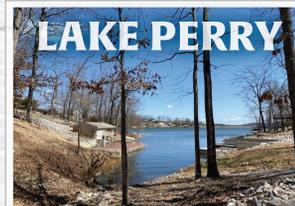
- 1.8 ac m/l
- Visible from high traffic area



**REDUCED UNDER CONTRACT**

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

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



**LAKE PERRY**

**7001 North Point Court**  
22202871 • \$98,500

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



**LAKE PERRY**

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

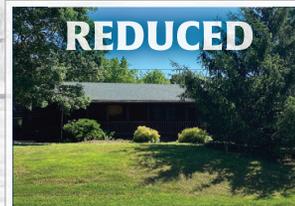
- Great 1.05 ac m/l building lot
- Enjoy all Lake Perry amenities



**REDUCED**

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

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



**REDUCED**

**17 Amber Lane**  
22036504 • \$335,000

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



**LAKE PERRY REDUCED**

**2010 Port Perry Dr.**  
22009684 • \$225,000

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



**SOLD**

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

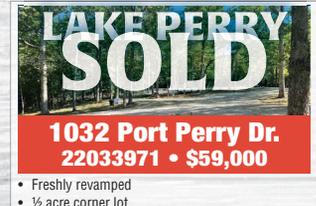
- 2 BR, 1 BA Ranch
- Beautiful lake view
- Fish off your own dock



**SOLD**

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

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



**LAKE PERRY SOLD**

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

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



**SOLD**

**211 South Moulton**  
22034773 • \$144,900

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



**SOLD**

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

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



**SOLD**

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

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



**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

**Jason Blechle**  
573-513-0170

# AgriBuck PROPERTIES

## 615 West North Street, Perryville MO 63775

- 1452 sq ft. of total living space
- .570 acre m/l lot
- 3 bed 2 bath



**NEW LISTING!**  
\$142,500 - MLS # 22063743

## 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**

## 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

## Dorthy Drive, Perryville MO, 63775

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



**\$30,000 - MLS # 22041520**

## 8995 Bammann Pl. Dittmer MO, 63023

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



**\$539,900 - MLS # 22037148**

## 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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# DALTON THIERET

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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)
- 50x80 insulated & shop with a concrete floor
- 15.61 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 on property and enjoy beautiful lake views.

**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 # 21097500

**Highway KK, Sedgewickville, MO 63781**

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

**SOLD**

\$69,000 - MLS # 21083351

**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**

\$820,000 - MLS # 22027568

**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 # 22006952

**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 126.65 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 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**

Dont 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**

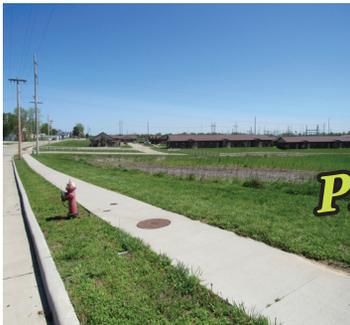
Looking for a home with a few acres? Then come check out this 4 bedroom 2 bath multi level home. Home features a large family room on the main level with a nice size kitchen. The bonus room in the basement was previously a garage and can be used for a family room, bathroom, storage or whatever extra 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**