

FREE

southeast missouri
HOMES!
magazine

• november 2022

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WELCOME TO
PERRY COUNTY

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AFFORDABLE WAYS TO MAKE HOMES
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.

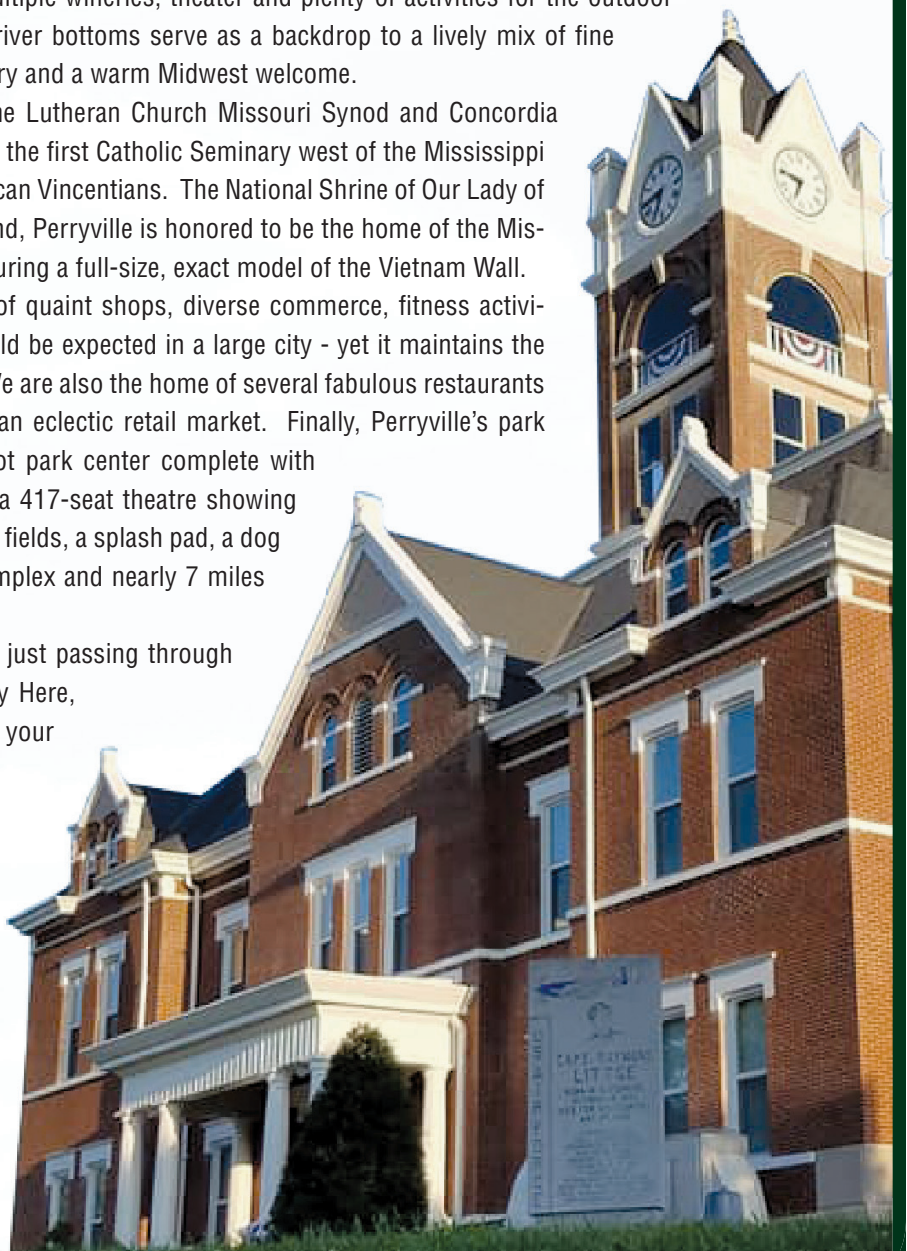
Perry County is the birthplace of the Lutheran Church Missouri Synod and Concordia University. Perryville is also the site of the first Catholic Seminary west of the Mississippi River and the historic seat of the American Vincentians. The National Shrine of Our Lady of the Miraculous Medal is in Perryville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

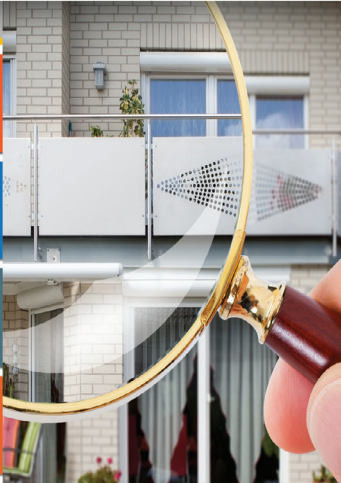
Larry Riney, Mayor



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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.

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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.

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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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Sales Associate/Officer
573-768-1089



1303 W. Saint Joseph Street

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573-547-1214
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UNDER CONTRACT

199 N 8th Street, Ste. Genevieve
22065803 • \$179,900

- 2 BR 2 BA Renovated home
- walking distance to Ste. Genevieve school and historic main street

UNDER CONTRACT

238 W North Street
22066223 • \$149,900

- 3 BR 2 BA 1.5 Story Home
- Features separate dining room & a mud room

COMMERCIAL NEW LISTING

202 N Main St, Perryville
22065839 • \$169,900

- Brick Commercial Building
- located in downtown Perryville

LAND LISTING UNDER CONTRACT

Sec 2 34 9 Highway CC
22065839 • \$88,000

- 16 acre +/- tract of land
- pasture with just the right amount of woods

LAKE PERRY UNDER CONTRACT

5117 Big Dipper Dr., Lake Perry
22062831 • \$58,000

- 1/2 acre lot
- Escape to the lake!
- Electricity on site

LAKE PERRY REDUCED

7039 S. Port Perry Dr.
22016149 • \$15,500

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

COMMERCIAL

Colonial Plaza Lots 17 & 18 & Sides Minor Subdivision Lot 2
220083805 • \$129,000

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

Highway T Acreage

19078479 • \$115,000

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

UNDER CONTRACT

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
- Minutes from town
- 29 ac m/v

UNDER CONTRACT

218 Bruce Street
22064186 • \$149,900

- 3 BR 1 BA home on corner lot
- Double carport/porch
- fenced in yard

SOLD We Can Sell Yours Too!!!

697 Parkers Lake Drive
22033134 • \$54,000

SOLD We Can Sell Yours Too!!!

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

SOLD We Can Sell Yours Too!!!

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

SOLD We Can Sell Yours Too!!!

211 South Moulton
22034773 • \$144,900

SOLD We Can Sell Yours Too!!!

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

LAKE PERRY SOLD We Can Sell Yours Too!!!

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

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

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 bathh
- 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

Salesperson of AgriBuck Properties
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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)
- 50x30 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 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 # 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!

