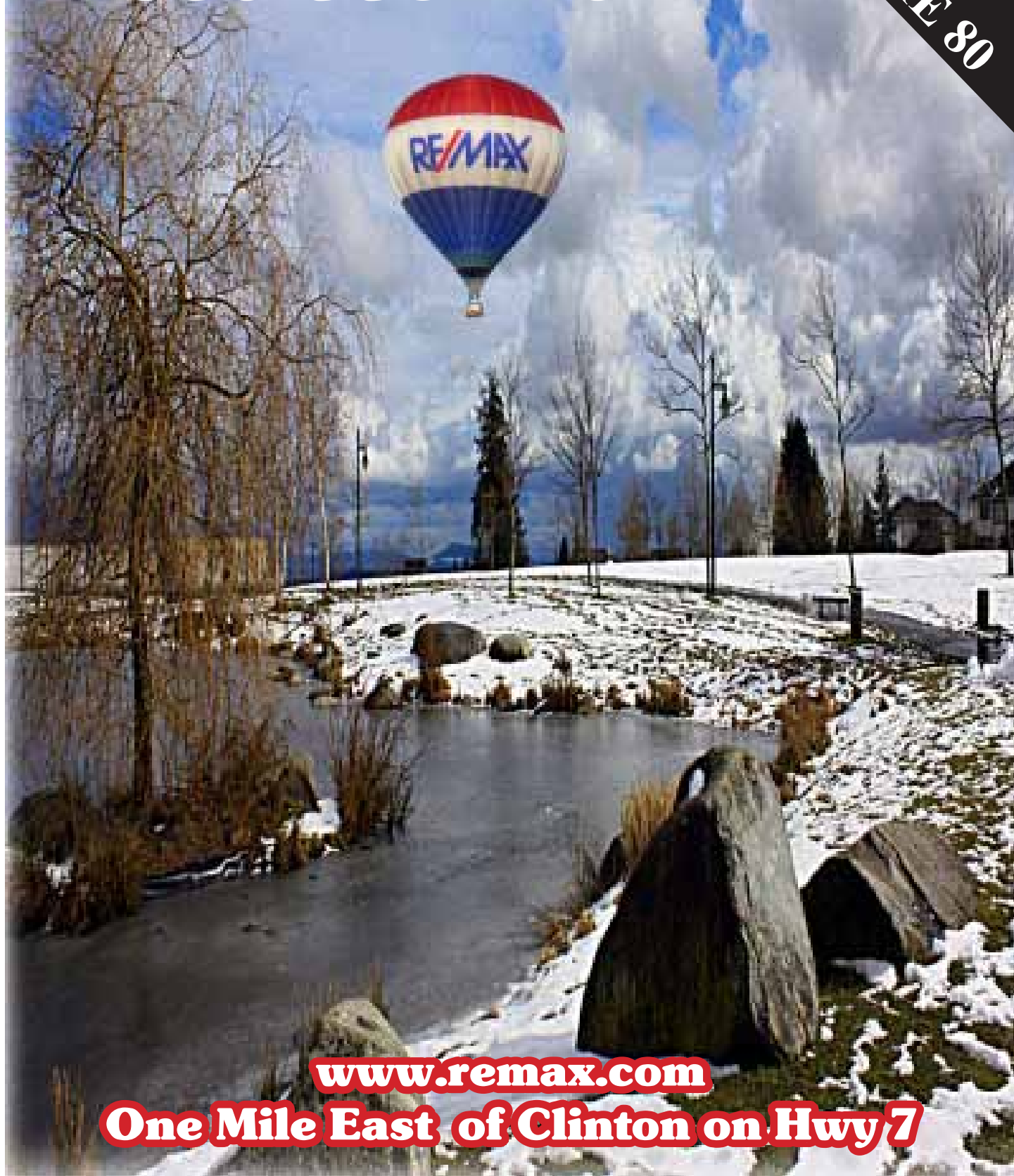


**RE/MAX<sup>®</sup> Truman Lake**

**660-885-2201**

**FREE  
VOLUME 80**



**[www.remax.com](http://www.remax.com)**

**One Mile East of Clinton on Hwy 7**



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**Hawthorn Bank**

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Andrew Engelhart

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Harrisonville, Belton, Raymore, Lee's Summit, and Independence.



# Clinton Abstract & Title Co LLC

Complete Title, Closing, & Escrow Services  
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**HENRY COUNTY MUTUAL INSURANCE**

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*Sarah Shoemaker*

**Cell: 660-525-0994**

**Office: 660-885-4221**



# Kathy Shoemaker

**RE/MAX**

Truman Lake

**660-885-2201**

RE/MAX Truman Lake

20 Year Anniversary

KathyShoemaker@remax.net

**Bungalow Home  
with Large Rooms!  
3 bedroom, 1 bath.**

**Close to Park.  
Beautiful yard  
with lots of shade!**

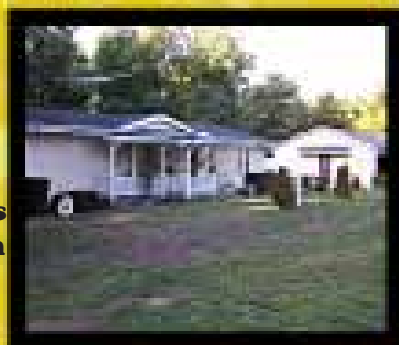
**MLS#61537**

**\$49,900**

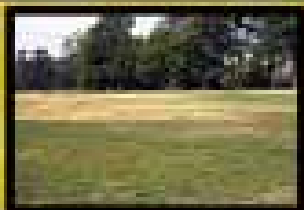


**Nice 3 bedroom  
Ranch, full  
unfinished  
basement, shady  
lot. New carpet  
and paint!  
Great starter home  
MLS#61251  
\$66,500**

**Superb Location  
Private 3 bdrm  
home, walk-out  
bsmt. Close to  
Corp of Engineers  
ground & Truman  
Lake MLS#61453  
\$98,000**



**1032 Hogan Place  
Townhome at  
Meadow Lake  
Country Club.  
2 bdrm, 2 bath, Open  
Floor plan. Brand  
New Roof! Call Kathy  
Today to See Inside!  
MLS#58096  
\$110,000**



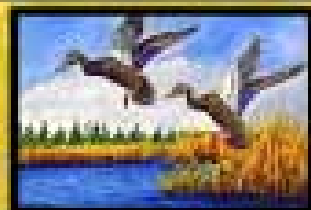
**Commercial  
Building Lot in Old  
Country Club Park!  
Prime Location!  
Call for details!  
MLS#57838**



**80 Acres Excellent  
Deer & Turkey hunting  
located North of Clinton on  
blacktop. Would Divide!  
MLS#59196 \$176,000**



**Building Lot  
Perfect for duplexes  
or apartments.  
MLS#57802  
\$35,000**



**55 Acres  
Excellent Duck  
Hunting  
MLS#60805  
\$2,500 per acre**



**GREAT OPPORTUNITY!**

**100 N 2nd  
Commercial Building, Prime  
location, Easy access, High  
Visibility. Immediate Possession!  
MLS#48453 \$395,000**



# Kathy Shoemaker

**RE/MAX**

Truman Lake

**660-885-2201**

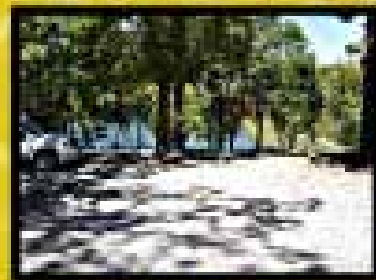
RE/MAX Truman Lake

20 Year Anniversary

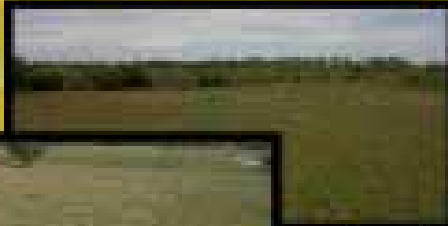
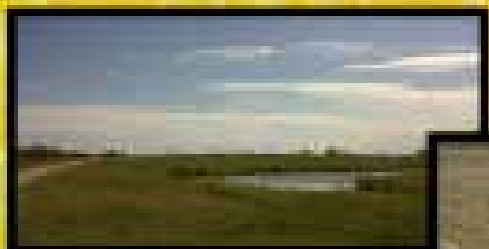
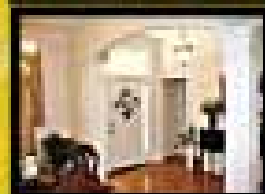
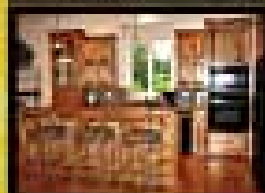
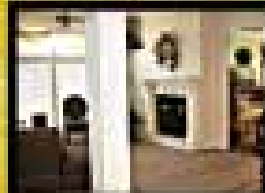
KathyShoemaker@remax.net



**SKY VILLAGE**  
**Cozy 2 bedroom Cabin!**  
**Great get-a-way spot!**  
**Walk-out bsmt, enclosed**  
**sunporch, large deck.**  
**MLS#61712     \$59,900**



**Reverse 1.5 Story Home on double lot in quiet neighborhood. Dual fireplace in living room/hearth room. Beautiful crown molding throughout main floor. Walk-out basement with wet bar. Lots of storage space. MLS#58894     \$295,000**



**Strip pits, pasture,  
fenced & some timber!**

**MLS#61625**

**\$1,950**

**Per Acre**



**325Acers**



# Janet Long

Broker/ Officer

Janetlong@remax.net



## 12.8 Acres M/L



695 NE 101 Rd  
MLS#61134 \$290's  
Secluded with trees & lake!  
Lots of custom cabinets  
through-out.  
Mostly finished bsmt.



**Reduced!**



2303 N Antioch  
MLS#60576 \$240's  
One of Clinton's finest  
locations! Large kitchen, oak  
cabinets, grand staircase.



208 W Fairview  
MLS#61558  
\$80's



1507 Leawood  
MLS#61685  
\$70's



705 S Main  
MLS#60949  
\$50's



416 W Allen  
MLS#60791  
\$30's



## 50 Acres M/L

824 NE 1130 RD  
SW of Windsor  
MLS#61732  
\$170's



1105 Watson Pkwy  
MLS#61105  
\$109,900



[www.janetlong.com](http://www.janetlong.com) -more info on Homes & Community





# Janet Long

30 Years Experience

660-525-1948



**118 NW 251 RD**  
**MLS#61489 \$160's**  
3 bdrms upstairs, possible 4th  
in bsmt. Large private lot, det.  
garage & barn. Room for a  
home business.



**Price Reduced**  
**Seller Anxious**

**901 D&T Dr.**  
**MLS#61053 \$182,900**  
Tile through-out, 2 bdrms up  
and 2 down, secluded, fenced  
backyard.



**Reduced!**



**127 NW 251 Rd**  
**MLS#53322**  
**\$130's**



**106 W Fairview**  
**MLS#61445**  
**\$60's**



**314 W Ohio**  
**MLS#60984**  
**\$70's**



**Reduced!**  
**216 W Leona**  
**MLS#60897 \$80's**



**603 S Carter**  
**MLS#59036 \$50's**



**1103 E Green**  
**MLS#60622 \$150's**



**1+ Acre**  
**6 SE 450 RD**  
**MLS#61533 \$40's**



**[www.janetlong.com](http://www.janetlong.com)** -more info on Homes & Community

Call  
**Ruby**  
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 Connection



Broker/Sales  
 GRI / CRS

**660-525-1438**

Check Out All My Listings at:  
[www.rubyhuisman.com](http://www.rubyhuisman.com)  
[rubyhuisman@remax.net](mailto:rubyhuisman@remax.net)



**Located on Quiet Cul-de-Sac**

All Brick Ranch with circle drive. 3 bdrm, 3 bath, formal dining & Living with fireplace, vaulted ceilings, 3 car garage, full basement, custom alder cabinets, breakfast area, tastefully decorated throughout, comes with many amenities!

**MLS#61135**

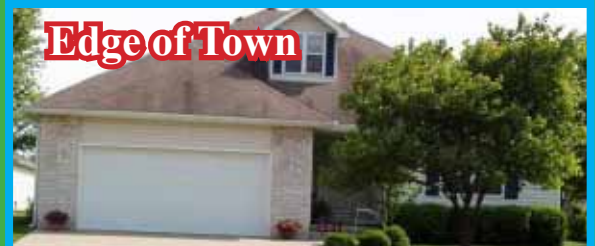


**View From the Top**

**BEAUTIFUL BRICK/VINYL HOME ALL ELECTRIC, 3 BDRM, 2.5 BA., OPEN FLOOR PLAN, GAS FIREPLACE, GUEST QUARTERS, 50X70 METAL BLDG. FRUIT TREES, GARDEN SPOT.**

**MLS#61378**

**\$249,900**



**Edge of Town**

Come see this spacious 4 bdrm, 3 bath home. Open kit./dining area, pantry, nice patio/deck area, full bsmt, and nice landscaping!

**MLS#59596**

**\$169,900**



**Come Home to the Country,**

with this immaculate 3 bdrm. 2.5 bath Ranch! Large family room, vaulted ceiling, 2 car att. Garage, full bsmt, large covered deck, det. 30 x 44 garage/shop, garden spot.

**MLS#59653**







# Ruby Huisman

**660-525-1438**

**rubyhuisman@remax.net**

**www.rubyhuisman.com**



## Edge of Town



3 bdrm, 2 bath Ranch with 1 car attached garage, full bsmt, fenced backyard. Call Ruby for details.  
MLS#61722 \$79,900

## Karrs Park



Check out this fantastic 2 bdrm, 2 bath nearly new lake home with vaulted ceilings and 1 car attached garage. Sitting on 2 acre M/L shaded yard, minutes from many boat accesses.  
MLS#60979

## Room for Your Horses!



Saddle Up and bring your horses to this 54 acre mini-ranch. Open pasture/timber, pond, fenced & cross fenced. Spacious 3 bdrm, 2 bath home, walk-out bsmt. 30x50 insulated metal building.  
MLS#61512 \$180's

## Country Hide Away



describes this 2 bdrm, 2 bath manufactured home on 5 wooded acres. (2) 25x30 Out Buildings, pond, close to boat access.  
MLS#61520 \$40's

## Close to Bucksaw



Country Setting- Close to Bucksaw, this 2 bdrm, 1 bath updated home with 2 carports, outbldgs, fruit trees, and garden spot. Move In Ready!  
MLS#59592  
Possible Owner Financing

## North of Clinton



Small Acreage North of Clinton  
This cozy and comfy all electric home is move-in ready. Comes with all appliances! New carpet, open floor plan, blacktop road. Sits on 3 Acres M/L  
MLS#59832

## Priced to Sell!



Priced to Sell - Take a look at this 2 bdrm, 1 bath Bungalow & Large eat-in kitchen, \ enclosed screened in porch, storage shed, and alley access.  
MLS#61224 \$24,900

## Close to Schools



Nice 3 bdrm, 1 bath Ranch home on shaded lot, full bsmt, sunroom, fenced backyard!  
MLS#61130 \$74,900

## Close to Downtown



This spacious updated 2 bdrm, 2 bath home is move in ready! Det. Garage, partial bsmt, & Shaded backyard.  
MLS#60879



## Commercial Property

Great Potential with this 2,000 Sq. Ft. business, includes a 30x40 metal building, all metal temp. controlled green house, all enclosed within chain-link fence. MLS#61433

## 190 Acres of Diversified Land



Includes outbldgs, all utilities, ponds, fenced / cross fenced. Adjoins hunting reserve property. Owner may subdivide.  
MLS#60540







# Chris Michael

Broker/Sales

## 660-525-3707

[www.clintonmohomes.com](http://www.clintonmohomes.com)

# RE/MAX OUTDOOR



**219 Acres**

Perfect mix of land, timber, strip pits, and row crops. Make money off this property! Secluded private pit stocked with fish. Full enclosed deer stands, corn & bean share with farmer.

Income w/great hunting!  
**DEER TURKEY DUCKS!!!!**

**MLS#61115 \$2,200 Per Acre**



**Even Had Water This Year!**

**153 ACRES of**

**Prime Time Duck Hunting! WRP**  
Ground fully managed for waterfowl! On the Grand River, electric pump, less than a mile to Settlers Ford CA easy access, great water structures. Available land to build a lodge or barn. Planted for this hunting season. **ITS READY TO HUNT.....ARE YOU?**  
**MLS#60874 \$454,000**



**This has it all for the hunter/fisherman**  
**142 Acres with easy access.**

3 bedroom lodge, 2 stocked ponds, food plots, rolling timber, trails cut throughout. Shed for keeping your equipment. Near Truman Lake.

Running Creek through property. It has been managed for big deer for years and has produced multiple 150+B and C.

**MLS#60430 \$365,000**



**80 ACRES!!**

**MDC Management Land! WTF Planning! Food plots, ponds, creek, 2 bdrm manufactured home with outbuildings. This has it all for the hunter / fisherman near Truman Lake!**  
**MLS#60934 \$174,950**



**135 Acres**

**Prime time duck hunting on the Grand River! More land could be developed.**

**Great deer population! Ready to hunt - Dognose Property!**

**MLS#61406**  
**\$472,500**

**100 Acres More or Less - To be surveyed! \$3,250 per acre. On Big Creek with big duck lake, timber & room for more development. Leased for 2011, maybe able to buy out lease. Easy Access!**  
**MLS#61577**





# Chris Michael Broker/Sales

**660-525-3707**

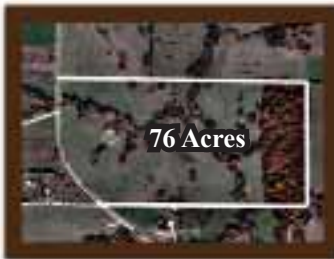
**www.clintonmohomes.com**



**Gorgeous all brick house with 2 driveways! Fenced backyard with courtyard and screened back porch. Has nice updates, 3 large bedrooms, full basement, and walk-in master closets!**  
**MLS#60803**



**MOTIVATED SELLER**  
**Good as New 4 bdrm, 3.5 baths, oak trimmed throughout. Located on Golf Course, huge back patio, 3 car garage, big master bath & closet.**  
**MLS#58460 \$234,950**  
**WHAT A BUY!!!**



**PRICE REDUCTION!!!**  
**Rolling Hills, trees & a running creek! Great spot to build your country estate. Small pond, fully fenced, on blacktop, Clinton Schools!**  
**MLS#61405**  
**\$209,950**

**One of the nicest homes you will ever find. Trimmed out to perfection, many extras, like heated floors, granite kitchen & bath, wet bar, central sound system, great entertainment potential, 5 bdrm, 3.5 baths, room for the whole family!**  
**MLS#61312 \$399,000**



**3 bdrm, 1 bath home with Lake View located on blacktop with Corp ground all around. New flooring, paint, roof, siding, deck, hot water heater, approx 60x60 barn on 2 acres. Fenced in corral for horse or a couple of cows. Clinton Schools.**  
**MLS#60242 \$89,950 More acreage available**



**Cute 4 bedroom. Starter home in Montrose. Located at the end of the street, quite setting. Detached garage/shop. New paint, windows, & roof. Priced to sell!**  
**MLS#60241**



**MLS#61403 \$164,900**

**5 bdrm, large open kitchen with custom cabinets. The bsmt is mostly finished with 2 bedrooms, a bath, family room and enough space unfinished for storage! On the main level you'll find the other 3 bdrms, including the master which has his/her closets and its own private bath. Mud room off the 2 car garage, fenced yard, deck, playhouse, swing set and more! Built in 2000 and it's all electric!**

## Lots - Lots - Lots

**You Found It! 1.58 Acre**  
**The perfect location to build! Clinton schools, close to the lake & town. Country living at its finest! Rural water. More land available.**  
**MLS#53044 \$22,500**

**4 Acres just North of Clinton on a 20 acre lake. Beautiful building site. Some timber.**  
**MLS#60981**  
**\$34,900**

## Commercial

**Turn Key, all steel Bldg, showroom, shop, 5 offices, Hwy 7 frontage, 7,000 Sq. Ft., located on 4.8 Acres! \$450,000 or call for Lease Details.**  
**MLS#61114**



**Great multi use building. Just off the square the building provides a great retail front with ample shop room with three overhead doors. Lots of updates to the building. Just under a full acre lot. 40x24 lean-to and a plant covered gazebo. Call to take a look today.**  
**For sale or Lease**  
**MLS#61402 \$189,950**





# Ruth Harper

660-525-0688

ruthharper@remax.net

ruthharper.net

Your Resident Truman Lake Agent



## Clinton Area Homes



Artesian Park Area  
3 bdrm, 2 bath, lots of  
character, bsmt, det.  
Garage w/upper level  
storage. A Great Buy at  
\$69,900 MLS#60196



Clinton Schools  
2 bdrm could be 3  
w/finished upstairs, several  
updates, porch, patio,  
several outbldgs on 2.9  
acres. MLS#61702 \$64,900



Corner Lot  
2 bdrm, 1 bath, unfinished  
upper level, bsmt, full front  
porch, garage. Close to new  
High School.  
MLS#61599 \$94,900

## Truman Properties



Teal Bend  
Lg corner lot close to Long  
Shoal, 2 bdrm, great room,  
det. garage w/lots of storage.  
MLS#61510 \$60,000



New - Never Lived In  
3 bdrm, 2 bath home, 2 large decks,  
carport and located on 2 acres. Will  
sell home on maintenance provided  
lot. Call for pricing. MLS#61593



Commodor Home  
Custom built with double payne  
windows, 2 bdrm, 2 bath, lg garage  
w/bath & storage  
w/blacktop frontage  
MLS#61180 \$69,950



Secluded 3 bdrm, 2 bath, 3,000  
Sq. Ft. home, fireplace, recreation  
room, det. Garage, 60 x 100 horse  
barn located on 3 acres that  
borders Corp.  
MLS#61595 \$88,900



Sunset View Over Truman Lake can  
be enjoyed from this 3 bdrm, 2 bath  
home with lots of remodeling  
completed, located in Sky Village.  
MLS#61179 \$74,900



Sky Village Area  
4 bdrm, 2 bath, 2,000 Sq. Ft. home  
with log siding. Great room with  
fireplace, large back deck, close to  
boat ramp. MLS#61651 \$129,900



**THIS BEAUTIFUL HOME  
IS PRICED BELOW  
BUILD COST!!!**

**Check out this property with**

**4,000 Sq. Ft. 5 bedroom, 2.5 bath, 10 room home! Includes large sunroom, WBFP, full basement, 3 heat pumps for zone heating and cooling, tankless water heater, all Energy Efficient! Large shed with concrete floor, 2+ Acre stocked lake, all sitting on 3 Acres M/L. Need more Land??? There are 44 additional acres available that borders Corp with lake views and great timber. Call today for your showing and for more information    **MLS#61596       \$374,900****



**HALFWAY!!  
Between Clinton, Warrensburg  
& WAFB, 4 bdrm, 3 bath,  
2,400 Sq. Ft. home, full  
walkout bsmt, brick & vinyl,  
1 owner, located on 3 acres M/L.  
Price to Sell!  
**MLS#61728   \$199,900****







# Ruth Harper

## 660-525-0688

ruthharper@remax.net

ruthharper.net

Your Resident Truman Lake Agent



## Check Out These REO & INVESTMENT Properties!



2 Bed / 2 Bath  
606 E Franklin  
MLS#60925 \$37,700



2 Bed / 1 Bath  
522 E Grandriver  
MLS#61601 \$35,000



3 Bed / 1 Bath  
611 E Franklin  
MLS#61602 \$55,000



3 Bed / 1 Bath  
600 E Grandriver  
MLS#61600 \$65,000



2 Bed / 1 Bath  
604 E Franklin  
MLS#61604 \$45,000



3 Bed / 1 Bath  
607 E Franklin  
MLS#61603 \$65,000



2 Bed / 1 Bath  
415 Flora  
MLS#61605 \$54,900



2 Bed / 1 Bath  
107 S Orchard  
MLS#61632 \$27,200



2 Bed / 1 Bath  
135 5th St. Osceola  
MLS#60956 \$16,000

### LAND & LOTS

MLS#50721 28+ Acres close to Bucksaw \$70,500

MLS#52060 Double Lot in Cedar Glade with sewer system \$29,000

MLS#48354 3.5 Wooded lot in Winding Woods \$16,900

MLS#50132 Tri-Orchard Lake Subdivision - Call for size and price





# Allen Kidwiler - 660-351-0313

[allenkidwiler@remax.net](mailto:allenkidwiler@remax.net)



**3 Bedroom**

MLS#61324  
Country Living  
\$89,900



**4 Bedroom**

MLS#61705  
Full Basement  
\$99,900



**3 Bedroom**

MLS#61326  
Acreage in the Country  
\$149,900



**2 Bedroom**

MLS#61303  
New Home 3 Acres M/L  
\$153,700



**3 Bedroom**

MLS#61334  
Close to Truman Lake  
\$155,000



**2 Bedroom**

MLS#61707  
40 Acres near Urich  
\$156,500



**3 Bedroom**

MLS#61516  
5 Acres on Edge of Clinton  
\$189,000



**5.4 Acres M/L**

MLS#61794  
Wooded lot, stocked pit.  
\$45,000



**28 Acres M/L**

**3 Bedroom**

MLS#60911  
Log Home - Windsor Crossing  
\$215,000



**63 Acres**

**2 Bedroom & 20 Acre Lake**

MLS#61277  
5,400 Sq. Ft. Earth Contact  
\$335,000

**RENTAL PROPERTIES FOR SALE  
POSSIBLE OWNER FINANCING  
CALL FOR DETAILS  
660-351-0313**



# Kathy Harrison

## 660-351-1188

**kharrison@remax.net Kathy-harrison.com**  
**Dedicated to Helping You With Your Real Estate Needs!**

Realtor



## North of Clinton



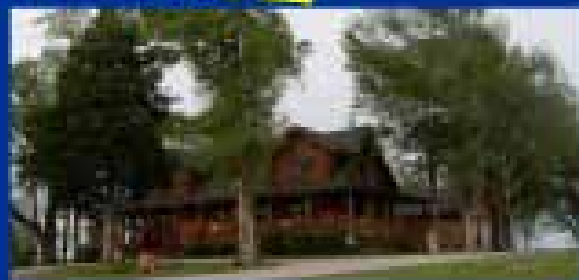
### 7 Lakes Subdivision

**Beautiful Custom Built Home with lots of WOW!**

**5.13 Acres on a strip pit. Waterview from every window. 4 bedroom, 3.5 bath, handcrafted staircase of Eastern White Pine.**

**MLS#60892**

**\$329,900**



### Kuhn's Brother Custom Log Home

**This is the Log Home that people dream of, with a 2 story stone fireplace, loft area, walk-out finished bsmt & beautiful views from the wrap around porches. Sits on a hill on 15.4 Acres.**

**MLS#60326**

**\$379,500**



### 7 Lakes Subdivision

**This is a gorgeous 5 bdrm home, with full walk-out bsmt. Master bdrm has a beautiful master bath that you are sure to love. Views of the water from every room.**

**MLS#59360**

**\$236,950**



### 825 NE Hwy 52

**76 Acres fenced with road on 2 sides of property. Natural spring, 2 ponds and a hand dug well. 3 bdrm home with a partial bsmt & several outbuildings.**

**MLS#59940**

**\$189,000**

## Surrounding Towns

### Sedalia



**Large beautiful shaded yard. 1.28 acres inside the city limits, watch deer in the backyard. Large multi-level home, would be great for a growing family. 3 bdrm, 2 bath with possibilities for more.**

**MLS#61579**

**\$159,000**

### Urich



**This well maintained, 3 bdrm, 2 bath home sits on 7 lots with a cement slab to park your RV, a 24 ft. above ground pool and 3 storage sheds.**

**Completely updated in 2008 & 2009.**

**MLS#61374**

**\$85,000**



# Kathy Harrison

## 660-351-1188

**kharrison@remax.net Kathy-Harrison.com**  
**Dedicated to Helping You With Your Real Estate Needs!**



## Truman Lake Properties



**Large Ranch Home on 6.3 Acres,**



**finished walk-out bsmt, det. garage, above ground pool, dog pen and playset. This is a very well built home and has lots of room to entertain and enjoy your family.**

**MLS#61607 \$249,900**

**Immaculate 3 bedroom home on 4 Acres. Covered front porch & screened in back porch to enjoy this park like setting! 24 x 36 Morton Building. Pride of ownership shows in every detail.**  
**MLS#60955 \$197,500**



**Start a business next door to your home. Close to Bucksaw turn-off, on almost 1 acre.**

**Used to be "The Coal Bin"**  
**MLS#57836 \$89,900**



**20 Acres of prime hunting land. Partially built cabin, deer stands, seasonal creek & food plot areas.**  
**MLS#61517 \$24,000**



**2 lots at Tanglewood Shores, 2 lots together equal 1 acre. Close to Windsor Crossing - in the Leesville Area.**  
**MLS#54678 \$4,500**





# Kathy Harrison

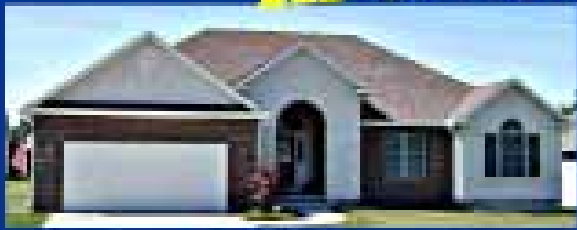
## 660-351-1188

**kharrison@remax.net Kathy-harrison.com**  
**Dedicated to Helping You With Your Real Estate Needs!**

Realtor



## In Town Clinton



### Quality, Quality

**Beautiful 3 bdrm Ranch with possible 4th bdrm downstairs. Crown molding, silent floors, some hardwood & tile flooring, plantation blinds, finished bsmt and the list goes on!**

**MLS#61640      \$234,900**



### Nicely Updated

**3 bdrm, 2.5 bath home with 2 fireplaces. Edge of town. Newer siding, roof, paint, insulation, laminate flooring and more. Ready to move into.**

**MLS#61779      \$119,000**



### Great Location

**Large Ranch Home on .71 Acres with detached workshop/garage**

**MLS#60049      \$186,900**



### 112 E Clinton

**Own a piece of History!! Beautiful hardwood floors, leaded glass and original trim. 4 bdrm, 2 bath, 3 stories.**

**MLS#60938      \$109,900**



**Across from West Point entrance.**

**3 bdrm, 1.5 bath, full bsmt.**

**MLS#60941      \$88,500**

**Commercial Lot - Across from the New Dollar General.**

**Great Visibility.**

**MLS#48234      \$65,000**

**Building Lot - Large Level Lot**

**MLS#61329      \$15,000**

**Lincoln**

# 265 Acres

## Beautiful Hilltop Setting - Valley View

**3 Ponds, 2 Creeks & 90 Acres M/L of Timber - Fenced & Cross fenced**



**MLS#57974**

**PRICE REDUCED**

**\$1808/Acre**



# Jack Wetzel

## 660-924-5471

### Jackwetzel@hotmail.com



This 3 bdrm, 2 bath home is priced right for a small family. The home is structurally sound, just needs some updating.

MLS#61496 \$99,500



Located in Old Country Club Village It is a Dover Floor plan with many upgrades! Custom cabinets made out of Alder wood. Hardwood throughout kitchen. Its a must see!!! MLS#59559



Wonderful 22 Acres with 4 stocked ponds, very private & secluded with 3 Bedroom, 2 Bath Manufactured Home in Great Condition! Detached Garage with Screened Porch, Great Back Deck and a Storm Cellar! MLS#60717 \$165,000



#### 51 NW 241 RD - West Point

This is a great home for a family! 3 bedroom & 3.5 baths located in one of Clinton's finer subdivisions. This home has lots of extras with an unfinished basement with lots of possibilities. MLS#60733 \$199,000



This is a great townhouse for the money! It is in great shape with lots of features. Both bedrooms have walk-in closets. It is a must see!!!

MLS#60978 \$134,900



#### Clinton Corners

Great Investment Opportunity. Prime Location right on Ohio Street / 18 Hwy Call today for more details! MLS#51444



## OLD COUNTRY CLUB VILLAGE

### PHASE 4 NOW OPEN

## CALL FOR DETAILS! LOTS ARE LIMITED SO CALL TODAY!



**Call**  
**JOHN**  
**HILL**

**Personal Attention**  
**Proven Results**



**Broker / Sales**  
**Cell: (660)525-6677**  
**johnndhill@remax.net**  
**www.johndhill.com**

**RE/MAX**



**Truman Lake**

**1 Mile East of**  
**Clinton on Hwy 7**  
**Clinton, MO 64735**  
**Office: 660-885-2201**

**660-525-6677**

**Price Reduced**



**Great 3 bdrm, 2 bath raised Ranch Home with finished family room in the walk-out basement, deck, patio, & vinyl fence.**

**MLS#54737 \$114,950**

**Price Reduced**



**Ranch Home with 3 bdrms & large bath! 2 car detached garage, carport & storage Shed. Heat pump & central air & replacement windows!**

**MLS#58677 \$69,900**

**New Listing!**



**Nice 2 Bedroom Ranch with full unfinished basement!! Great Neighborhood close to schools. Vinyl Siding, Deck, Main Floor Utility Room, Storage Shed, Extra Wide Lot to add a garage! Great Value**

**MLS#61588 \$58,500**

**New Listing!**



**Charming 2 Bedroom Bungalow! Wonderful Screened Porch & Patio with Private Backyard. Woodburning Fireplace in Living Room! New Furnace Nov. 2010.**

**Come Take a Look!**

**MLS#61404 \$69,900**

**Price Reduced**



**This home is located in Clinton and its on 7.4 acres M/L. Has new metal roof. Central heat and air, bsmt & large eat in kitchen.**

**MLS#57975 \$56,300**

**2 Story Home with Outstanding Country Setting on 23 Acres! 5 Bdrms, 4 1/2 Baths, 18 x 40 inground pool, barn w/3 stalls. stocked pond, timber & creek and many more quality features. MLS#58195 \$425,000**



**Great 1.5 Story home, 4 bdrms, 2 baths, 3 car gar, gas fireplace, hdwd floors, nice patio, brick & vinyl exterior. Home in wonderful subdivision at the edge of town. MLS#58376 \$174,950**



**Price Reduced**

**www.Johndhill.com**



**Price Reduced**



Wonderful All Brick Ranch Home with finished walk-out bsmt on 39 Acres! 60x30 Metal building with concrete floor. Beautiful stocked lake with dock! 48 x 9 covered deck overlooks lake! MLS#59110 \$364,950



**513 E Jefferson**  
Wonderful Queen Anne Victorian Home. Totally Updated, original woodwork, pocket Doors & hardwood floors! Extra large screened porch on back of home. Great kitchen/hearth room with granite countertops. Must See!  
MLS#60284 \$239,900



1.5 Story Home, 3 bdrm, 1.5 bath, totally updated kit & Bath, new carpet, ceramic tile, & Interior paint! Metal siding, 1 car det gar and deep lot. Great Value.  
MLS#59319 \$65,000

Outstanding Quality Ranch Home! Great Room w/fireplace, Custom Cabinets w granite countertop in Kitchen, Large Master Bedroom & Bath w/Jet-Tub, Finished Family Room and Finished Rec. Room in basement, Covered Deck and Fenced Backyard. Quality Home come take a look!!  
MLS#61327 \$174,500



**New Listing!**

**Price Reduced**



Wonderful 1 1/2 Story 4 Bedroom, 2 1/2 Bath Home at the edge of town! Great Room has 13 Ft. Ceilings & a Fireplace, New Hardwood Floors in Kitchen, Full Unfinished Basement that is stubbed for a Bath. Home is in perfect condition, move in ready!  
MLS#60942 \$224,900



Nice 3 Bedroom Ranch Home in excellent condition! Many Updates: New Vinyl Siding, New Thermal-Pane Windows, New Roof, New Garage Door and New Front Door & Porch Railing. Home has several shade trees! Move-In Ready!  
MLS#61107 \$84,950



**MLS#61216**

Wonderful custom built 4 bdrm, 2.5 bath, 2-story home at the edge of Clinton. Large kit., with custom cabinets & great tile! Must see to truly appreciate.



**Price Reduced**



**\$324,500**



**660-525-6677**





**Spectacular View of Lake in Old Rock Quarry Private & Seclude Timbered Acres!!**  
5 Bdrm, 3 Bath Ranch Home w/walkout basement on 28 Private & Secluded Timbered Acres!! . Huge Covered Porches on the front & back of home. Great Stone Fireplace. 30 x 40 Metal Insulated Building. MLS#60128 \$249,950



**Gorgeous Lake View!**  
3 bdrm, 2 bath Two-Story Home on Truman Lake Bluff! 2 car det. garage. Granite countertops, hardwood floors, huge deck, woodburning fireplace. MLS#58900 \$197,500



**Custom Built Log Home Overlooking Stocked Pond on 18 Acres!** Wrap around cover porches, 30x40 metal building. Quality home, come take a look! MLS#59775 \$349,000



**5 Acres with Great Location Close to Clinton on Blacktop!** 3 bdrm, 2 bath Manufactured home, 2 car att. Garage, stocked pond. Very Close to Truman Lake Access! MLS#60560 \$137,500



**Price Reduced**  
**Great Log Home on 3.3 Acres of timber in Truman Lake Area!** 3 bdrm, 2.5 bath, open floor plan, woodburning fireplace, large master bdrm & bath. Wonderful covered porch. MLS#59779 \$222,500



**Nice 3 Bedroom, 2 Bath Manufactured Home on 5.6 Acres!!** 2 Car Attached Garage, Large Deck w/above ground Pool! New Hardwood Floors and Tile just installed. Great Country Setting! MLS#60931 \$119,950



**Price Reduced**  
**Wonderful 4 Bdrm, 3 Bath Home with Great Lakeview that borders Corp ground.** Large deck & patio, Very Private & Secluded, & only 1/2 miles to boat launch! MLS#58090 \$114,950



**3 Bedroom Ranch Home on 40 Acres.** Home has not been lived in for several years. Barn, Acreage is pasture. Great Secluded lake behind home! MLS#60588 \$150,000



**Price Reduced**  
**Great 1.5 Story Home on 20 Acres on blacktop!** 3 bdrms, fireplace in FR, vinyl siding, 2 car det. garage, several other outbuildings. MLS#59410 \$114,500



**Beautiful 19.1 Acres with Large Stocked Lake that borders corp ground!** Property has Two Manufactured Homes, Main Home is in like new condition with 4 Bdrms & 2 Baths the other is older with 3 Bdrms & 2 Baths. 3 Car Detached Garage, Nice 66 x 26 Insulated Metal Shop Building w/wood heat & concrete floor, 40 x 40 Metal Building and Large Storm Cellar. MLS#60713 \$235,000



**Large Victorian Home on 18.6 Acres.** 6 bdrms, 3 full baths. Totally remodeled, new windows, 2 new heat pumps, new outside wood stove, beautiful kit. and entertainment room with wet bar. 2 ponds, white vinyl fencing. MLS#54391 \$299,000



**Great Weekend Lake Home!** Open Floor Plan w/extra large Family Room & Kitchen combination area 29 x 23. Bedroom Area is in the corner of the room next to the Bath. Timbered Lake Lot just 2 1/2 miles to Talley Bend Boat Ramp! Home is furnished, everything stays for one price! MLS#59402 \$38,900



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**Truman Lake**

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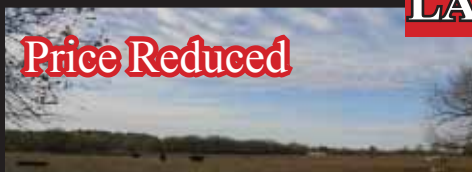


**100 timbered acres great for hunting!  
Very private & secluded, two small ponds.  
Close to Truman Lake Access!  
MLS#57855 \$125,000**



**Wonderful & Secluded 24 Acres w/Large Strip  
Pit entirely on this acreage! 3/4 Timber 1/4 pasture,  
Great Fishing & Hunting!! Look Now will not last  
long!! MLS#61158 \$69,950**

**LAND**



**Price Reduced**

**35 Acres just minutes northeast of Clinton!! Great  
pasture, Fenced and Cross-Fenced, Two Ponds.  
Perfect for Cattle or Horses! Come take a look!!  
MLS#61809 \$77,000**



**Great Hunting on this 80 Acres of Timber & Pasture!  
Several Deer Stands and food plots. Property has a 2 1/2  
acre stocked lake with a 12 x 20 building with living  
quarters & 8 x 20 covered patio, has two RV hookups.  
Wonderful Hunting & Fishing Getaway in the Lake of the  
Ozark Area! MLS#61250 \$120,000**

**LAND**



**13 Acres with Old Style Barn and  
Pasture! Great Building Site with  
mature trees! MLS#61579 \$32,500**



**Outstanding Lakeview from Bluff Overlooking  
Truman Lake, Two Building Lots!!! Lots are  
Timbered and have Electrical Service & Rural  
Water at the road! Close to Truman Lake Boat  
Launch! MLS#59146 \$45,000**

**Winding Woods Estates**

**Located on East 7 Hwy, on the  
Henry/Benton County Line. Close  
to Lake & Boat Access! Small  
Acreages starting at \$13,500.**

**MLS#48411**

**Owner Financing Available**



**Commercial bldg, near town square.  
Off street parking with locking gate. Lots of  
offices & conference room. Kitchen &  
3 restrooms. Building all brick. Owner will  
carry some of financing. New heat & air.  
MLS#60998 \$99,500**



**27 Acres M/L Excellent Commercial  
Location at the Corner of Hwy 52 and  
N Vansant! Just 1/4 Mile To Hwy 13 &  
7 ramps! Property is vacant ground.  
MLS#57440 \$540,000**



**Clean 4 unit apartment building. Fully  
rented. Off street parking. Large lot.  
Let the rent pay off the mortgage.  
MLS#58093 \$67,000**

**www.Johndhill.com**





**Danny Bailey - Sales**  
**660-351-0307**  
**www.dannybailey.net**



**Sky Village, lake living at its best! 3 bdrm home close to Corp and boat launches. Scenic view of private lake, several outbldgs, det garage, carport, large garden located on 5 lots. MLS#60312**



**This 3 bedroom, clean Ranch Home is on a corner lot with two car garage. Could be yours. Give Danny a call Today! MLS#55113 \$51,000**



**Under Contract!**

**This 3 bedroom home located close to Clinton Schools is "Immaculate." Has large fenced backyard, gas fireplace, large formal dining room, and many extras. MLS#61645 \$139,900**



**This 3 bdrm home located on large corner lot is ready to call home. Privacy fenced backyard, 2 Storage sheds, carport, garden area. Close to Windsor High School. MLS#61073 \$74,900**



**3 bdrm home in nice Country Setting! Parks custom built kitchen cabinets. 2 car 24x30 det. garage with concrete floor. 3 boat ramps close. MLS#59907 \$74,900**



**45 Acres of Great Pasture! Ideal for building site, cattle ground, or hunting! Fenced, pond, some timber. Located West of Clinton near Delmar Store. More land available. MLS#54563 \$83,250**

**If You or Someone You know is Looking to Buy or Sell...  
Give Me a Call Today!  
Looking Forward to Hearing from You!  
DANNY BAILEY  
660-351-0307**





# Danny Bailey - Sales

**660-351-0307**  
**www.dannybailey.net**



**Very Secluded 43.3  
Acres M/L. All Timber,  
lots of wildlife.  
Excellent  
Hunting Ground.  
Priced to Sell!  
MLS#58062 \$49,000**



**Great Deal! Recently remodeled Lake Home  
on 3 acres M/L. 4 bdrm, 2 sheds.  
Priced to sell! Call Danny Today!  
MLS#60243 \$45,000**



**Lowry City one stop grocery  
store with custom butcher  
shop. This long time family  
business is priced to sell and  
has great income producing  
capability. MLS#60767**



**This 2 bdrm, 2 bath Condo  
located at Meadow Lake is  
close to pool and clubhouse.  
Has view of golf course and sits  
on a full bsmt. Priced to Sell at  
only \$89,900 MLS#61724**

**2 lake lots in Twin Oak  
Harbor with 3 campers on  
these 2 lots. 35 foot  
Innsbruck travel trailer  
with 32x8 deck, 26 foot  
travel trailer with screened  
porch and an Eldorado  
camper, unit ages unknown.  
Includes a storage  
building and  
community well. Gated  
community, lots of Corp.  
ground and boat ramp  
close by. (Truman Lake)  
MLS#60413 \$20,000**



**Truman Lake Home! This 4 bdrm  
home is on a full bsmt, 24x30 det.  
garage, and sunroom! Located  
within walking distance of Corp  
Ground & Windsor Crossing boat  
ramp. ML#60052 \$89,900**



**This 3 bdrm possibly 2 more  
in basement home is on a full  
basement with concrete storm  
shelter and fenced yard.  
MLS#61775 \$115,000**



**PRICE REDUCED!**

**4 Bdrm Country Home.  
Fireplace, laminate flooring,  
located near great hunting  
and fishing. Tightwad Area.  
MLS#59728**



# Chuck Gray

Broker/Sales

660-525-0393

Email: [cgremax@yahoo.com](mailto:cgremax@yahoo.com)



## INVESTMENT OPPORTUNITIES



**2 Car Washes located in Warsaw, Missouri!  
Sold as a package. Less than 5 years old.**

**Great condition**

**MLS#59154**

**\$778,000**



**Bank owned 5-bay Car Wash in Versailles, MO. Built in 2005,  
2 automatic, 2 hand bays, 1 truck & RV bay with cut walks.  
Bill valuator on all bays, vacs & Vends. 10 position switches,  
on demand hot water, 1.4 acres, all concrete.**

**MLS#60552**

**\$397,000**



**Bank Owned, 5,000 Sq. Ft. fully equipped, turn key  
opportunity, hard corner, signaled intersection at  
Highways 7, 13, & 18 in Clinton, MO! Stand alone,  
great location for any business.**

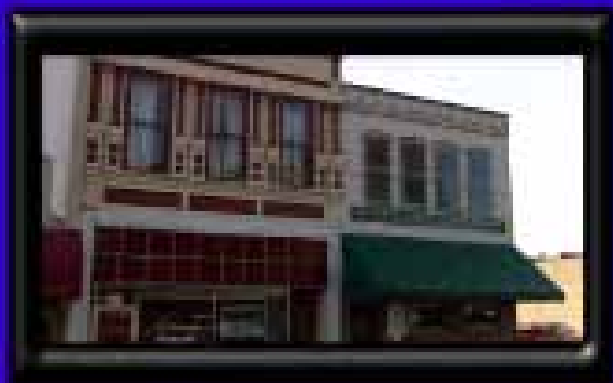
**MLS#59850**

**\$675,000**



**Investment Opportunity!!  
Harrisonville, Missouri Car Wash!  
Less then 2 years old. Great Cash Flow!**

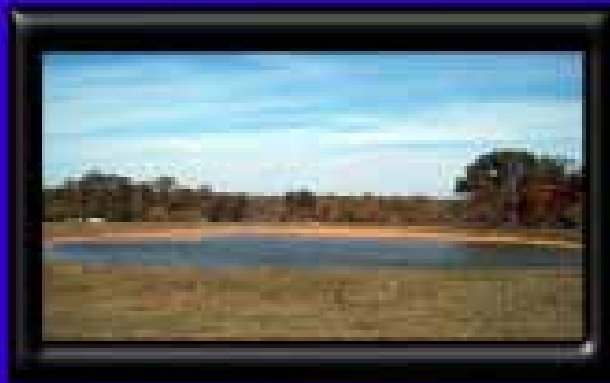
**MLS#59549 \$1,229,000**



**5,500 Sq. Ft. on Clinton Square,  
all finished office space inside.**

**MLS#61452**

**\$45,000**



**250 Acre Farm borders Corp land on 3 sides,  
blacktop frontage, ponds, well, tillable, will  
divide. Seller will lease back. Great hunting!**

**MLS#61747 \$489,000**





# Chuck Gray

Broker/Sales

660-525-0393

Email: [cgremax@yahoo.com](mailto:cgremax@yahoo.com)



**MLS#61059**



**\$315,000**



## 85 Acres M/L Country Home

Spacious 4 bdrm, 3 bath Home with 2800 Sq. Ft. of living area! Clinton Schools, beautiful setting, lake with dock, 2 ponds, shop, fenced, join Corp ground. Close to Truman Lake!

MLS#61059 \$315,000 Would sell house and 40 acres for \$229,000



Big Estate Lots in the country. 7 to 15 acre tracts starting at \$25,000.

Bordering Army Corp of Engineers Land. 8 miles from Clinton off Hwy 7 South. Deed restrictions apply.

636-CG



Lake Home, Horse Ranch!

Fish, hunt, 1/2 mile to Corp land, 1 mile to boat ramp. Includes 10 Acres, 3 bed, 3 bath, 2 outbldgs, all fenced, totally remodeled, custom cabinets.

MLS#60835

\$99,900



Fully furnished lake home. 2 acres, big timber, 30x50 shop with electricity. Must see this home! 1 mile to boat ramp, 3 bed, 2 full baths, washer/dryer, fire pit, deck, super clean, call for more details.

MLS#60915

\$59,950



182 Acres, 3 bed, 2 bath, 25x55 barn, all fenced, located in Osceola Area, Hwy T frontage. Must see to appreciate!

MLS#61071

\$250,000

Will sell house & 5 Acres for \$60,000

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4 bed, 3 bath, full bsmt, large timbered lot, 2 car garage with extra parking for boat/RV. Covered back porch, fireplace, storage shed, ready to move-in. MLS#60876 \$129,900



**Kathy  
Shoemaker**



**Janet Long**



**Bob Ragan**



**Chuck Gray**



**Ruth Harper**



**Kathy  
Harrison**



**John Hill**



**Ruby  
Huisman**



**Allen Kidwiler**



**Chris  
Michael**



**Jack Wetzel**



**Danny Bailey**

All Agents are Licensed in the State of Missouri

**61%**

**RE/MAX<sup>®</sup>**

**Truman Lake**

**Market Share for Clinton,  
Missouri and surrounding  
Area from January 1st, 2011  
thru October 31st, 2011**



**15%**

**Coldwell  
Banker**

**13%**

**All Others**

**11%**

**Anstine Realty  
& Auction**

**RE/MAX  
Truman Lake**

- This bar graph combines the "Sold" listing "(all properties)" in dollar volume of all office locations and independent offices of each multi-office or franchise organization identified, which listing were sold by such organization itself, or with the aid of a cooperating broker, according to publications of the Local Board or the Multiple Listing Service in the geographic area and time period indicated.
- NOTE: This representation is based in whole or in part on data supplied by the Sedalia Warsaw Board of REALTORS Multiple Listing Service for the period January 1st, 2011 thru October 31st, 2011. Neither the Board or its MLS guarantees or is in any way responsible for its accuracy. Data maintained by the Board or its MLS may not reflect all real estate activity in the market.
- These figures were based on sold properties in Henry County obtained from the West Central MLS