



FREE
VOLUME 94

RE/MAX[®]

Truman Lake

660-885-2201

One Mile East of Clinton on Hwy 7

TrumanLakeProperties.com



Re/Max
Truman Lake
Celebrating
25 Years

of service to Henry & surrounding Counties!



*Thank you to all of our
past, current &
future clients!
We couldn't do it without
you!*



Kathy Shoemaker
660-885-2201



Kathyshoemaker@remax.net
trumanlakeproperties.com

44 Acres m/l



MLS#74715

\$489,500



Custom Built Home

Master Bedroom Suite, whirlpool tub. Chef's Kitchen, top of the line SS appliances, granite countertops. Wrap-around multi-level decking, covered porch, patio. 30x40 outbldg w/concrete floor & electricity. Some row crops, timber, dry creek, 2 ponds. And oh so much more!

Call Kathy for a complete list of amenities!



155 Acres m/l



NW 500 Rd

Owner will build a 10-15 acre lake on the 117 acres & a 3 acre lake on the 38 acres to be sold as one parcel.



Approx. 125 acres are in the WRP government program until 2018.

Native grass. Approx. 3/4 mile to Big Creek, Approx. 3/4 mile to Grand River.

Property will be ready to duck hunt, located perfectly between the hunting flyways.

MLS#73533 \$963,000

Kathyschoemaker@remax.net
trumanlakeproperties.com



Kathy Shoemaker
660-885-2201



MLS#76348

\$149,000



Beautiful Victorian home built in the early 1900s.

Updated with all new plumbing, electrical, AC/Heating, insulation, sheet rock, cabinets, built-in speakers, cable TV, hardwood flooring, pocket doors, carved woodwork, tiled front porch & much more are original. The attic has been wired & plumbed - Ready to Finish! There is so much more!!!

Call Kathy for complete information & your showing.



161 Acres m/l

NE 251 RD
Re-claimed
strip pit ground
now used
for cattle.
All fenced
with barb wire.
\$442,750
MLS#74840

NE 600 Rd
Pasture,
strip pits
some timber,
creek. Leased
for cattle use.
Excellent hunting
& fishing.
\$2,025,000
MLS#74843



810 Acres m/l



Kathy Shoemaker
660-885-2201



Kathys Shoemaker@remax.net
trumanlakeproperties.com



1300 S 7th St
3 Bdrm, 2 Bath
Living Rm/Family Rm
with dual Fireplace.

Great fenced
corner lot, patio,
garden spot,
close to schools.

\$119,900
MLS#75261



115 E Rogers
Nice Ranch Home
Handicap Accessible

3 Bdrm, 2 Bath
6x12 Storm Shelter
Close to Schools

\$107,000
MLS#70220



105 S Craig
Nice Ranch Home
Custom Kitchen
Cabinets

3 Bdrm, 2 Bath
Newer windows &
added insulation

\$95,000
MLS#70221



320 NW Hwy 7
Nice 3 Bdrm home
on the edge of
Clinton.

Also a nice
detached garage
with work area.

\$82,000
MLS#76464



Kathyshoemaker@remax.net
trumanlakeproperties.com



Kathy Shoemaker
660-885-2201



Investment Opportunities



Chapin Drive
\$1,600,000
MLS#65810



10 side-by-side Units.
Units can be sold separately.



100 N 2nd
\$225,000
MLS#48453

Great location for *your* business
or several specialty shops.



Commercial 6.21 Acres m/l
Tract #1 DZF Rd
\$465,750
MLS#60297



Excellent Commercial Location!
Corner of 52 Hwy & Vansant Rd
Only 1/4 mile to Hwy 7 & 13 ramps.
MLS#75124 \$420,000



Lot #24
Old Country Club Park
Prime Commercial Lot,
Great Location!
MLS#57838



Country Oaks Estates

7.8 Acres m/l

Secluded timbered
building site,
just outside of
town on
private paved
road.
Clinton Schools
\$39,500
MLS#72864



Winchester Landing

Out of town,
still close.
Several lots to
choose from.
Beautiful location
to *build your*
dream home!
Starting at \$37,500
MLS#57250

Re/Max Truman Lake



CELEBRATING
25
Years





Jack Wetzel
660-924-5471
Jackwetzel@hotmail.com



100+ Acre Horse Ranch in Clinton, MO!!

Includes a spacious 5 Bedroom, 4 Bath custom home.

Horse facilities include Morton horse barn, indoor riding arena, 21 permanent stalls, 13 automatic waterers, tack room, wash rack, storage room, living quarters. Heated Barn, with more amenities.

6 horse multi-speed hot walker. 3 ponds, 2 loafing sheds, outdoor riding arena, pastures have automatic waterers. Over 1 mile of vinyl fencing.

Truly this is one of the finest ranches to be offered for sale in this area.

Many more amenities are offered. Call for complete details.



\$945,000

MLS#74951



Jack Wetzel
660-924-5471
Jackwetzel@hotmail.com



Meadow Lake

MLS#75381

\$595,000

2000 S 8th

One of the finer homes in Clinton. This custom-built home, by Meadows Construction, is a true Mediterranean style property with concrete tile roof. The home features many updates throughout each of the over-sized rooms. 7 Bedrooms, 4.5 Baths. Room for your growing Family! Finished basement, great for entertaining, also a large patio overlooks the 18th green of Meadow Lake. Don't forget about the upstairs front balcony!! Must see to appreciate.



MLS#76530

\$429,900

Elegant home in Shadow Hills, perfect for your family. Features 5 Bedrooms, 4.5 Baths, elegant master suite w/fireplace, a chef's kitchen w/large pantry, finished basement. Many updates throughout this home. Views from the patio are incredible. The outdoor living space, tucked among the trees, features a stone fireplace and seating for enjoyment.





Jack Wetzel
660-924-5471
Jackwetzel@hotmail.com



239 NE 104 Rd
Custom built 4 BR, 3.5 Bath
Home at Clinton Country Club
on the 9th Hole.
Open Floor Plan, Finished Bsmt
w/wet bar.

Call Today for more Details &
to schedule your showing!

\$359,900

MLS#75575



3 Acres m/1

Tillman Farms

43 NW 354 Rd

Custom built home
surrounded by timber.
Open floor plan,
custom kitchen cabinetry.
Walkout basement
with 3 car garage
set up for boat
&/or vehicle storage.

\$339,900

MLS#74393





Jack Wetzel
660-924-5471
Jackwetzel@hotmail.com



Meadow Lake



Overlooks #5

1026 Trevino
 4 Bedroom, 4.5 Bath Home, Story & 1/2
 Totally Remodeled Townhome
 Custom Designed Kitchen, SS appliances,
 Granite Counters. Finished Basement.
MLS#74960 \$279,900



Meadow Lake



Overlooks #3

1030 Watson Parkway
 4 Bedroom, 3 Bath, Story & 1/2 Home
 Custom Cabinets by Parks Cabinets,
 New SS appliances,
 Granite Counters. Call for Details!
MLS#75466 \$209,900



New Construction



309 Jamestown Dr
 3 Bedroom, 2 Bath Built by Meadows Construction.
 Open Floor Plan, Custom Kitchen,
 Granite countertops.
MLS#75359 \$189,900



Great Starter Home



1714 S Center
 Very Well Maintained 3 BR Home, Full Basement
 All Appliances stay, including washer & dryer!
 Shop w/concrete floor in back. Roof approx 10 yrs old
MLS#75715 \$139,900





Jack Wetzel
660-924-5471
Jackwetzel@hotmail.com



MLS#72026 \$675,000

415 N Water
Prime space for new or existing business. Over 25,000 sq ft of storage or work space. Multiple buildings with loading docks. Office building at front of property. Call For Details!



MLS#75540 \$115,000

140 S Main
Own a corner of the Historical Downtown Square. 2 ground level store fronts, each 2,000 sq ft. Remodeled apartment upstairs. Building has been well maintained. Each store front has it's own vault.



MLS#71000 \$82,000

811 N 3rd St
Looking for an investment, have a business, need a good location???
Perfect for a Beauty Shop
It's ready to go!
Building is set up for 2 separate businesses. Call Jack For Details!

Commercial Lots Available at Old Country Club Park
Call Jack for information!

Lots Lots Lots !!!

Jordan Stream Subdivision Residential
Lots starting at \$17,500

Tillman Farms Subdivision Residential
Lots starting at \$30,000

Old Country Club Village Residential
Lots Available

Golden Valley Subdivision Residential
Lots starting at \$20,000



Large Enough to serve, small enough to care.



Bruns Agency (Cassie Bruns & Becky Bruns) - Agents
Sarah Shoemaker - Agent
Tracy Hilty - Agent
Josh McNelly - Agent
Jessica Eaton - CSR
Rachel Bryant - CSR

325 N Second St
Clinton, MO 64735

Phone: 660-885-4221 / Toll Free: 866-888-4221
Fax: 660-885-4669

Henrycountymutual.com





Realtor

Kathy Harrison

660-351-1188

kharrison@remax.net Kathy-harrison.com

Dedicated to Helping You With Your Real Estate Needs!



Sleigh Bells Ring, Are You Listening....

MLS#75210

\$450,000



7.5 ACRES M/L



30899 Hwy UU

NO DETAIL HAS BEEN MISSED. THE TRAVERTINE TILE WILL CATCH YOUR ATTENTION WHEN YOU WALK IN THE FRONT DOOR. ARCHED DOORWAYS & CEILINGS ARE VERY IMPRESSIVE. 5 BR, 4 1/2 BATHS, ROOM IN THE WALK-OUT BASEMENT TO ADD MORE. KITCHEN HAS ALDER WOOD CABINETS, GRANITE COUNTERTOPS, PULL OUT SPICE RACKS ON BOTH SIDES OF THE GAS COOK-TOP, DOUBLE OVENS, MICROWAVE/CONVECTION OVEN, ICE MAKER, POT FILLER, GREAT WALK-IN PANTRY WITH BUILT-IN CABINETS, SHELVES & A SINK! ADDITIONAL 30X50 DET GARAGE FOR ALL OF YOUR OUTSIDE TOYS. PROPANE TANK FOR THE GAS COOKTOP AND THE FIREPLACE IS UNDERGROUND.

MLS#69657 \$87,900



209 E OHIO

WELL KEPT - 3 BR, 2 BA HOME, PARTIAL BSMT, BACKYARD PRIVACY FENCE. FAMILY RM W/WOOD BURNING FP. LAUNDRY OFF KITCHEN. APPLIANCES STAY! YOU WILL BE IMPRESSED WITH THE ROOM IN THIS HOME.

MLS#76433 \$179,900



1704 S CENTER

GREAT NEIGHBORHOOD!! THIS IS A 3 BR, 3 BA HOME, FULL BASEMENT, COVERED DECK, PATIO, VERY NICE ABOVE GROUND POOL, LARGE SHED WITH ELECTRICITY, FENCED BACK YARD. ELECTRIC FIREPLACE IN THE LIVING ROOM, LARGE MASTER SUITE AND OFFICE.

MLS#76254 \$125,000



915 MEADOWBROOK DRIVE

3 BR, 1 1/2 BA HOME IN A GREAT LOCATION. NICELY UPDATED WITH VINYL SIDING, WINDOWS, GUTTERING AND ROOF, KITCHEN ALSO COMPLETELY REMODELED. FLOORING ALSO UPDATED. COVERED PATIO, FENCED BACKYARD, 2 UTILITY SHEDS. VERY CLOSE TO THE COMMUNITY CENTER AND KATY TRAIL.

MLS#75842 \$69,500



321 N MAIN

THIS NICELY UPDATED HOME WILL AMAZE YOU WITH ITS LOW TAXES AND LOW UTILITY BILLS. UPDATES: HEATING/COOLING, WINDOWS, ROOF, BATH, PLUMBING, BREAKER BOX, FLOORING, PAINT & MORE! STACKABLE WASHER/DRYER STAY. DEEP LOT WITH A CARPORT THAT DRIVES THROUGH TO 24 X 40 DET GARAGE.



Kathy Harrison

660-351-1188

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



Realtor

In the Meadow we can Build a Snowman...



MLS#75394

\$327,900



1705 NICKLAUS

GEORGIAN COLONIAL STYLE HOME WITH 4 BEDROOMS, 2 FULL BATHS AND 2 HALF BATHS. A 3RD FLOOR BONUS ROOM THAT COULD BE THE 5TH BEDROOM, WORKOUT ROOM OR PLAY ROOM. CUSTOM PAINTED CABINETS, GRANITE COUNTERTOPS IN THE OVER-SIZED KITCHEN WITH AN EAT-AT BAR. BREAKFAST ROOM AND A FORMAL DINING ROOM. THE SUNROOM IS 16 X 14 GIVING YOU GREAT VIEWS OF THE GOLF COURSE. 2 1/2 CAR GARAGE WITH ROOM FOR YOUR GOLF CART & DOUBLE DOORS OUT THE BACK TO PULL ONTO THE GOLF COURSE.! LOCATED CLOSE TO THE CLUB HOUSE AND AMENITIES.



MLS#75976

\$49,900

11315 NE 1101 Rd

This home has been so loved & well taken care of, it shows.

**A 2 Bedroom, 2 Bath home
bordering Corp ground, near Truman Lake.
1 car detached garage, 2 car carport & 2 storage sheds.
This home is nestled in the trees and would be a
great weekend retreat or your retirement home.**



MLS#76089

\$67,900

626 W Allen

**Nicely updated home, backs up to Artesian Park.
Large shade trees all around. Off the kitchen is an
unfinished 16X14 room that could easily be
finished into another bedroom or family room.
Partial basement for storage, a great storm shelter!**

Lots!! Lots!!! Lots!!!!

104 N Orchard

Nice deep lot to build your home.

MLS#69281 \$15,000

310 E Ohio

**Nice vacant building lot.
Additional land available. Survey on file.**

MLS#66070 \$30,000



Realtor

Kathy Harrison

660-351-1188

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



Walking in a Winter Wonderland...

154 ACRES M/L



694 NE 601 Rd

**NICE FARM WITH BLACKTOP AND GRAVEL ROAD FRONTAGE.
3 BEDROOM HOME WITH BASEMENT.
FENCED AND CROSS FENCED. 45 X 55 METAL BUILDING.
50 X 70 BARN. PART OF IT ROW CROPPED.
MLS#75248 \$449,500**



28987 Sky Village
Amazing view
of Truman Lake!
2 1/2 lots on a
Bluff.
Build your dream
home here!
\$42,900
MLS#71016



1.5 Acres m/l
Commercial Property
7 Hwy
Corner Lot
Great Location!
Across from
Schreiber Foods and
Tracker Marine
\$34,900
MLS#63041



406 E Grandriver
2 BR home
on deep lot with
alley access.
Full basement,
Fireplace,
2 car det garage &
add'l RV garage.
\$53,900
MLS#76290



206 S WATER
CHARMING HOME,
LOTS OF UPDATES.
KITCHEN,
DINING ROOM,
MASTER W/FULL BATH &
LAUNDRY AREA ON MAIN FLOOR.
UPSTAIRS: 2 BR &
A 1/2 BATH PLUS ANOTHER
ROOM THAT COULD
BE AN OFFICE OR 4TH BR.
MOVE IN AND CALL IT HOME.
\$59,900
MLS#71502



Emily Howerton
660-383-2479
www.EmilyHowerton.com



509 N Main - Urich

**3BR/2BA home. New roof in 2014. Spacious kitchen opens up to dining area.
Sunroom is perfect for entertaining or just relaxing & opens out to a large deck.
Plenty of storage in 4 car det garage.**

MLS#75108 \$89,900



519 E Ohio - Clinton

**Great location near the schools. All new on the inside! 3 BR/1 BA home
features brand new updates such as new flooring, paint & bath remodel.
New carpet in bedrooms, laminate in the rest. Great investment opportunity or
for someone looking for *Move-in Ready!***

MLS#75774 \$45,900



Selling Clinton Area
Real Estate Since 1982

Broker/Sales



“like” me on facebook www.facebook.com/janetlong70
for market updates & information

Janet Long

660-525-1948

janetlong@remax.net



Old Country Club Subdivision
1st Floor: Open Floor Plan Living/Dining/Kitchen,
Sunroom, 2 Bedrooms, 2 Baths, Office.
Basement: 2 Bedrooms with egress windows,
1 Bath, Family Room, Storage.
MLS#73198 Upper \$200s



South End of Town
Extra Large Living Room, Split Bedrooms with
Master on one end and 2 Bedrooms on the other.
Unfinished Basement, 2 Car Attached Garage
plus 16x32 Detached Garage
MLS#75638 Low \$190s



More info on Homes & Community on
Janetlong.com
janetlong@remax.net

Janet Long
660-525-1948

Selling Clinton Area
Real Estate Since 1982

Broker/Sales



“like” me on facebook www.facebook.com/janetlong70
for market updates & information



1103 E Green
Master Bedroom down,
2 Bedrooms up.
Living Room
with Fireplace
Quiet Neighborhood
Close to Shopping
Upper \$130s
MLS#76003



222 S 6th St
Lots of Updates in this 3 Bedroom Ranch
Corner Lot. Centrally located for
shopping, churches and schools.
MLS#76259 Upper \$90s



202 N Craig
East side of Clinton, convenient to shopping.
3 Bedrooms, 2 Baths Updated decor,
newer paint & flooring. Nice Deck.
MLS#74200 \$90s



901 Willow
4 Bedrooms, 2 Baths Lots of Updates
including high efficiency heat/air, roof,
soffits. Corner Lot! Close to Schools
MLS#74816 Upper \$70s



114 E Wilson
A step back in time but totally updated.
1 BR, 1 Bath Down /1 BR, 1 Bath Up
Basement is waterproofed & braced.
MLS#75975 Upper \$60s



Janet Long
660-525-1948

janetlong@remax.net

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for market updates & information

Selling Clinton Area
Real Estate Since 1982
Broker/Sales



Building Lots Available!

MLS#48361 Rustic Way \$18,900

Rustic Way 5 lots available \$84,500

MLS#70802 Pecan Grove Estates Lot#12 \$25,500

MLS#64564 Lot 6 & 7 Green Meadows, Deepwater \$20,000

Pecan Grove Estates

11 Remaining Lots - Call for Details

MLS#70801 \$299,900

Commercial Opportunities!!!



701 N 3rd St

Zoned C-3

\$60s

MLS#72866



203 N Washington

Zoned C-2H

\$30s

MLS#71044





**The Annual
Doughnut
Fund Raiser
for SIDS Awareness
was a success
again this year!
We thank the
Clinton Community
for their
continued support!**



MLS#72097 \$170s



Price Reduced!!

20 NE Hwy C

Well-built, spacious 4 BR, 3 BA, energy efficient steel constructed home with 8" walls, metal roof, walk-out basement & oversized 2 car garage. On a blacktop road, beautiful landscaping, 36x80 barn w/overhang, 15x35 garden shed, chicken house, potting shed/greenhouse, pond, fruit trees, grape vines, raspberry bushes.
Located close to many boat accesses.



Meadow Lake

1028 Trevino

Great all brick 3 BR, 3 BA home at Meadow Lake Country Club. Updated nicely with hardwood floors, crown molding, tile in the bathrooms, Silstone countertops, stainless steel appliances, etc. The warm colors make this home very inviting. Large family room, bedroom and bath in the basement. New HVAC, patio & newer roof.
Priced to sell, so don't wait.



MLS#76358 Lo\$200s



MLS#76428 \$140s



102 Friendship Drive

Great 3 BR, 2.5 bath home in nice neighborhood just across the street from the park. Vinyl siding, metal roof, tile floors in Kitchen and Baths, Stainless Steel appliances stay, Corian countertops. Fenced backyard with 2 outbuildings insulated with heating/cooling/electricity. Come take a look.



615 S 2nd St

Beautiful historic home located in the heart of Clinton, MO. This distinguished home boasts spacious rooms with lots of character. Living room has built-in bookcases, fireplace & lots of natural lighting. An all-appliance kitchen with custom built cabinetry, pantry & an adjoining sunroom for relaxation.



MLS#76653 \$80s



Call
Ruby
Huisman
Your Clinton
Connection



Broker/Sales
GRI / CRS

660-525-1438

Check Out All My Listings at:
www.rubyhuisman.com
rubyhuisman@remax.net





MLS#76501
\$80s



908 Cedar - Clinton
Excellent location, close to schools.
Timberline Roof - 2 yrs old.
New Thermopane Windows,
Extra Insulation in Crawlspace & Attic,
Fenced Backyard,
12x15 Storage Shed with Electricity,
Home Warranty provided by Seller.



Cul-de-Sac



MLS#73939
Lo \$100s

108 Marguerite - Clinton
This cute total electric ranch
3 BR, 2 BA with spacious
kitchen/dining area & living room.
Large, level shaded fenced yard
with 12x14 garden shed &
fire pit area.



304 E Elm - Clinton

Great raised ranch, newly updated kitchen & bath.
New laminate flooring in dining, living room,
master bedroom & hall. Fresh paint throughout
home. Stubbed for 2nd bath in bsmt. Spacious fenced
backyard with large storage shed, patio & fire pit
area. Peaceful setting in an established neighbor-
hood. A short distance from Katy Trail & shopping.



MLS#74988
\$80s



MLS#76578
\$60s



515 E Grandriver - Clinton

Updated ranch home with open floor concept.
This 2 BR, 1 BA home is in a well established
neighborhood. Features all appl. kitchen with
custom oak cabinetry, updated bath, newer light
fixtures, att. 1 car garage with attic storage. The
deep backyard has room for additional parking
& is alley accessible. Call for details.



MLS#76190
\$50s



318 Holmes Dr - Windsor

Nice 3 bdrm move-in ready home.
Features beautiful H/W floors, home is freshly
painted, eat-in kitchen, thermopane windows.
Nice shaded fenced backyard for the children & pets.
Sellers will allow a \$1000 appliance allowance at closing.
Call for details.



27607 Salmon Lane - Warsaw

Cute 2 Bedroom Lake Home
located close to many boat accesses.
Sited on a double shaded lot.
Call for details.
This property has a lot to offer.



MLS#76347
\$70s



7350 NE 1051 Rd - Lowry City

Come enjoy the great outdoors from the comfort of
your own spacious covered deck. Very nice
manufactured home, 2/1 bedroom split concept,
a nice spacious, all appl. kitchen, living & family rm
area, 2 car det. garage/shop with attic storage,
2 car carport, in ground storm shelter. Side deck
& patio area overlook the large fenced backyard.



MLS#76131
Lo \$90s



MLS#76435
Lo \$100s



64 SE 1020 Pvt Rd - Deepwater

Spacious 3 BR, 2 BA home on a nice shaded lot
with circle drive, nice back deck,
2 storage buildings,
24x24 det. garage/shop with heat & air,
carport for extra storage.
Close to its own private fishing pond.
Call for details.





Ruby Huisman

660-525-1438

rubyhuisman@remax.net

www.rubyhuisman.com



MLS#74906
\$70s



Deepwater

1.1 Acres m/l

62 SE 800 Rd

This property is in a great location!
3 Bedrooms, 2 Baths on blacktop road with access to pond in back. Walking distance to Corp ground and fishing.
Also a 24x27 outbuilding with lean-to.
Call for further details.



MLS#76651
\$20s



Racket

1268 SE Hwy 7

Great Weekend Getaway or Full-time Residence in County Line RV Park. Close to many Marinas & boat accesses. Many updates including a living room addition, 2 decks - one is covered, new replacement vinyl windows all around. Walk to a fishing pond with dock & picnic area.
\$250/mo. space rent plus utilities if full-time home or \$1000/yr. plus utilities if used as get-away home. (mobile home only for sale)



Windsor Crossing

1132 SE 30 Rd

Well Maintained 3 BR, 2.5 BA home.

This home boasts 6" walls, spacious rooms large walk-in closets, 6-panel doors, custom designed blinds on windows, crown molding throughout, wired for internet. Plus an oversized 2-car garage/shop, 10x12 storage bldg, fruit trees, pond. Close to Corp ground & Windsor Crossing.



MLS#71296
\$120s



MLS#76732
\$140s



Tightwad

1146 SE 300

A serene setting for this 3BR, 2.5 Bath ranch home. Walk-out basement w/summer kitchen. 3-season sunroom overlooks the shaded backyard, adjoining wrap around deck. 3 bay det garage-shop. Garden spot, asparagus bed. Fenced backyard. Close to many boat accesses on Truman Lake.



* Building Sites *



7 Acres m/l

MLS#73635
\$19,900

Winding Woods just off paved road. Property is wooded, close to Corp ground. A wet weather creek on property. Great building site. Conveniently located between Clinton & Warsaw.



1.4 Acres m/l

MLS#72786
\$18,000

SW 51 Rd Truman Estates Level building site, borders Corp ground minutes from Clinton. Rural water & electricity. Property has been surveyed.



36.5 Acres m/l

MLS#75343
\$90s

NE Hwy 00 Blacktop road frontage. Mostly pasture land, could be row cropped. Perimeter fenced. Access off of Hwy 00. Electricity & rural water nearby.



36.5 Acres m/l

MLS#75344
\$110s

NE 901 Rd Great hunting property. This property is perimeter fenced. Access off of NE 901 Rd. Partially wooded and open.

* Lots Lots *



MLS#74599
\$5,000

403 Forest - Windsor Large treed city lot with several walnut trees. Located on the edge of town. City utilities nearby. Call for details.



MLS#74903
\$7,000

405 High - Windsor 2 level city lots surveyed and ready to build on. All city utilities are on this property. Located at the edge of town & close to Katy Trail.

Get a low-rate home loan

Right Here In Town



Andy Engelhart



Brenda Harms



James Pudder



Corbin Cain

Whether you're buying a new home or refinancing the home you're in, getting the right loan, with the right rate, plus hometown service can make all the difference.

Hawthorn

BANK.

Clinton

Downtown Main Branch
102 N. 2nd Street 1400 E. Ohio Street
660-885-2241



NASDAQ: HWBK © 2015, Hawthorn Bank

www.HawthornBank.com



Allen Kidwiler 660-351-0313

allenkidwiler@remax.net



Beautiful home in the upscale neighborhood of Bent Tree Bluff. A wall of windows looks out to a tree studded lot. Enjoy your privacy from the wrap-around deck off the main level. Newer kitchen appliances include Thermador gas cooktop & grille w/vent system, Thermador double oven, Jenn Air built-in Refrigerator, gorgeous Granite counter tops and back splash. See-thru gas fireplace between the eat-in Kitchen & Living Room.

Beautifully Finished Lower Level will take your breath away with its 12.5' ceilings, Gas Fireplace, built-in Bar, Office with great storage closet could be a 5th Bedroom, Full Bath, add'l under stair storage & a cedar closet! The Master BR is more than spacious and a grand master bath with walk-in closet. BR#2 has full Bath, BRs# 3 & 4 share a Bath.

Bedrooms are all large and comfortable.

Trim is oak throughout with oak paneled doors. Security system. 3 Car garage with storage cabinets, workbench and a sink.

MLS#76676 \$379,900

1024 NW High Point Drive - Lee's Summit



1704 M & M Drive - Clinton
Fresh Paint, New Carpet, new flooring in dining room & kitchen, 3 bedrooms, 2 full baths, tub & shower in main bath, with walk out shower in Master, 2 car garage, covered patio, fenced back yard. No steps, the utility room is off the kitchen.

Great quiet neighborhood, close to shopping & restaurants.

MLS#76710 \$136,900





Allen Kidwiler 660-351-0313

allenkidwiler@remax.net



4.7 Acres m/1

704 California
 A beautiful home for sale for the 1st time since it was built in 1913!
 This home retains its original interior trim, tin ceilings & 3 fireplaces. 2 cast iron hitching posts of the era are located in their original location.
 New architectural shingles on the home & garage.
 Own a piece of History - Call Today!
 MLS#68777 \$109,900



133 SW Hwy K - Urich
 Country Home just West of Clinton. Davis R- 12 school district, Clinton High-school. 3 BR, 2 Full Baths, poured basement, on blacktop. 2 car det. gar w/workshop, electricity & concrete floor. Remodeled in 1980. Rural water & a cistern. Fruit Trees, huge garden spot, great shade trees.
 1/2 bath in basement.
 MLS#75899 \$99,900



2.5 Acres m/1



2206 N Gaines - Clinton
 Great neighborhood, 3 Bedroom 2.5 Baths, Full Basement, Needs some TLC, Fenced Backyard, Shaded Lot.
 MLS#75487 \$68,500



14521 NE State Rt D - Montrose
 Cute 1.5 Story, 3 BR bungalow. Remodeled bath & kitchen, wood floors, nice front porch, a large storage building, Large Lot - Lots of Trees. Ballard School District.
 MLS#76272 \$65,000



1.3 Acres m/1



Allen Kidwiler 660-351-0313

allenkidwiler@remax.net



10910 NE 1142 Pvt Rd - Deepwater
 A nice weekend getaway or a full time home in Fox Run subdivision.
 2 Bedrooms, 1 Bath
 2 car carport
 Truman Lake access at the subdivision.
 Large screened porch, lots of shade trees.
 MLS#76436 \$44,900



Seven Lakes - Lots Available
 Choice acreage on a stocked pit, deep clear water.
 Lot #1 ~ 5.28 Acres m/l ~ MLS# 72879 ~ \$39,900
 Lot #10 ~ 5.40 Acres m/l ~ MLS#61794 ~ \$39,900
 Water & Electricity Available.
 Approximately 1 mile from Clinton City limits.
 ~
 Other lots available Call Allen for Details!



Cedar Meadows - Clinton
 Build your new home on this lot located on a private road. Rural water and electricity,
 In a small subdivision at Tightwad.
 Cedar hedge row to the south provides privacy. Timbered to the east.
 Lake access at the end of SE 1151 Rd.
 A great location, priced to sell.
 MLS#76528 \$12,300



Green Meadows Estates
 Deepwater
 Lots #3 & 4
 City Water & sewer available.
 Call Allen for Details
 \$20,000
 MLS#73991





MOVEMENTMORTGAGE



Chris Sims

SR LOAN OFFICER | NMLS#: 224167
direct: 660.530.2629 | cell: 918.729.5093
movement.com/chris.sims
chris.sims@movement.com

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door.

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starts here.



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NMLS#423690

Dena Gray
OWNER/MANAGER

AAA Property Management

Residential & Commercial Property Rentals

P O Box 729

Clinton, MO 64735

660-890-0770 or 660-885-1204

denagrays@gmail.com

<https://www.facebook.com/AaaPropertyManagementLLC>

Henry County Abstract

Lynn - Rhonda - Amy

885-6168 101 N. Main

Mike Keith Insurance

North Side of Square

885-5581

Clinton Abstract & Title Co LLC

COMPLETE TITLE, CLOSING, & ESCROW SERVICES

ANDY & BRENDA FORD - OWNERS

660-885-7511

132 W JEFFERSON * CLINTON, MO * SOUTH SIDE OF SQUARE

660-885-4988 FAX

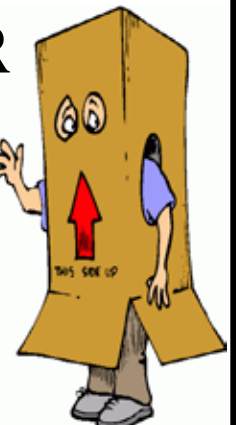


STORE-N-MOOR

for all your storage needs!

Call for details!

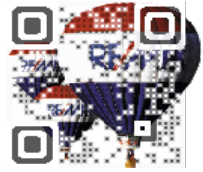
660-885-2201





E-mail James Today
@jlong@remax.net

James Long
816-718-7762



Commercial Opportunity!!!



1142 SE Hwy 7 - Tightwad

Perfectly located for Restaurant/Lounge or BBQ. Large rotisserie BBQ pit & walk-in cooler. Too many amenities to mention! Call James for the details!

MLS#74452 \$95,000

Investment Opportunity!!



400 Louise
2 Bedroom/1 Bath



917 E Cedar
3 Bedroom/1 Bath



906 S 3rd St
3 Bedroom/1 Bath

OPPORTUNITY KNOCKS!

3 HOMES OFFERED AS A RENTAL PACKAGE, BEING SOLD ALL OR NOTHING. ALL 3 ARE RENTED! 400 LOUISE HAS RECENTLY BEEN REMODELED. CALL TODAY!!

MLS#75878 \$199,000

Land



9 ACRES M/L

State Route VV
Pleasant Hill

Building Site on Blacktop
Excellent Estate Building Site,
Lots of trees, blacktop frontage
1.6 Miles to Pleasant Hill

MLS#59966 \$126,000

Lots



SE AA Hwy
Great building site for
Your new Home!
Minutes to Clinton.
On Blacktop!

\$10,000
MLS#72563

Lots



Lot 32 Saddle Rd
MLS#72374 \$19,500

Lots



Lot 31 Saddle Rd
MLS#72380 \$17,500

Wonderful Lake View!!
Great building lot in Oak Ridge Acres,
views of Lake of the Ozarks.
Located on the north side of the lake at MM 84.
Community water & sewer hook-up paid for on Lot 32,
Available on Lot 31.
Lake access, on blacktop road!

Look online at jlongtrumanlake.com **James Long** E-mail James Today [@jlong@remax.net](mailto:jlong@remax.net) **816-718-7762**



Residential Properties



611 Ulrich Rd - Clinton
 Small acreage, edge of town living. All the advantages of living in town but with room to play. Come see this charming 2 story home. Remodeled in 2015 keeping the charm of an old farm home while adding the modern conveniences. Fresh paint and flooring throughout. This home is move-in ready!
MLS#76293 \$140,000



28355 Panorama Rd Teal Bend
 One of a kind home!! Wonderful community nestled above Truman Lake. Interesting features include: 2 large living areas, 3 baths - one with a large Jacuzzi tub. Large sunroom, screened-in porch. Full landscaped lot, mostly rocked, so maintenance is minimal. Park-like setting, great winter views of the Lake. Perfect weekend or full time residence.
MLS#75186 \$99,000



370 Warsaw Rd Osceola
 3BR/2BA ranch home with lots of updates! 2 car garage on a shady, corner lot, screened-in porch, rock patio & large deck. Kitchen has updated appliances & fixtures, lots of cabinet space & two pantries! Large utility room w/add'l shelving. Open dining & living rm w/WBFP. Hardwood floors. Office could be 4th BR. Master BR has newer carpet, updated paint & fixtures. Tons of storage including, 2 linen cabinets, extra closet space, built-ins, attic space & storage shed. Backyard is chain-link fenced. Newer roof. Call for your Showing!
MLS#75872 \$98,500



519 S Carter - Clinton
 Charming 3BR, 2BA Home Lots of Extras!! Great Kitchen, living rm, upper level family rm, large utility rm. Appliances included, newer built-in dishwasher, Electric Heat Pump Newer metal roof. Det garage w/heat & AC offers ample storage & perfect place for workshop.
MLS#74912 \$78,000



602 E Bodine - Clinton
 Great 3 BR 1.5 BA home close to schools. Charming home boasts hardwood floors, newer dbl-pane windows, attached garage, full basement, fenced backyard. Great home for a full time residence or a weekend getaway. 10 Minutes to Truman Lake.
MLS#74293 \$70,000



400 Sunset Street Appleton City
 Opportunity Knocks! Come check out this 4 BR 2 Bath home on a Corner Lot. Fenced Backyard Covered Deck and a Shop. This is a Fannie Mae Homepath property. All offers submitted at www.homepath.com.
MLS#76316 \$49,900



420 E Franklin - Clinton
 Charming 2 BR 2 BA Home in the center of town. Large front porch, covered back porch, fenced backyard, pool. Large kitchen, 3 eating areas including a breakfast bar. Lots of storage in det garage/workshop plus a carport.
MLS#74758 \$39,900



208 N Washington Clinton
 Cute little 2 BR 1 BA Ranch Home just a block from the Clinton Square. Enjoy the original wood floors and the attached 1 car garage. The property has a small yard with a storage shed and a garden spot. Call for your private showing today.
MLS#75954 \$38,900



Chuck Gray

Broker/Officer/Sales
660-525-0393



Residential Properties



116 W Rogers
3 BR, 2 BA Ranch style home.
Fresh paint! Washer & Dryer included.
Big mature trees. Corner lot.
Well maintained home. Replacement windows. Newer Central air & furnace.
Great 1st time home buyer property.
Seller will also lease!
Call Chuck for details!
MLS#70272 \$69,999



704 S 5th St
3 BR, 2 Bath, outbuilding, fenced backyard, close to schools, large utility room, tile floors, updated kitchen & bathrooms, large rear deck, large walk in pantry, trees.
MLS#74108 \$69,900



Vacant Land



NE 251 Rd
COMPLETE WITH YOUR OWN HILLBILLY WATERFALL, SWIMMING HOLE, 8 STRIP PIT LAKES FULL OF FISH! PONDS, FOOD PLOTS, FENCED/X-FENCED. TIMBER, DEER, ABUNDANT WILDLIFE!
6 MILES FROM CLINTON
2 MILES AS THE CROW FLIES FROM BASS PRO'S HUNTING PARADISE!
CAN BE SOLD SEPARATELY
CALL FOR DETAILS!
MLS#75091 \$2,402,500



Commercial in Clinton



FOR SALE OR LEASE

801 N 3RD
5,100 SQ. FT. FREE SPAN BLDG, NEW ROOF 2015, LARGE ROLL UP DOORS IN STORAGE, CORNER LOT, PARKING IN REAR. POST AND BEAM CONSTRUCTION, METAL SIDED. PRICED AT \$26.47 SQ. FT. INCLUDES IMPROVEMENTS. ZONED GENERAL COMMERCIAL RETAIL.
LOCATED ON HIGH TRAFFIC VOLUME STREET.
CALL FOR FURTHER DETAILS MLS#74572 \$135,000



FOR SALE OR LEASE

726 E OHIO
2 COMMERCIAL BUILDINGS. BLDG #1: 4,030 SQ. FT. OFFICE & SHOWROOM AREA 1,550 SQ. FT., 3-OFFICES, 2-RESTROOMS, FULL KITCHEN, FULL HVAC. SHOP AREA: 2,480 SQ. FT. TWO 12.4X10.0 OVERHEAD DOORS AUTO OPENERS, 4- MAN DOORS, HEATED, LIT, CENTRAL VAC. TWO 200 AMP SERV BOXES. ALL STEEL CONSTRUCTION, WELL INSULATED. ZONED COMMERCIAL, RETAIL, AUTOMOTIVE, OFFICE, MEDICAL... BUILDING # 2: 3,332 SQ. FT. POST & BEAM CONSTRUCTION, METAL ROOF & SIDING, CONCRETE FLOOR, 16' FOOT CEILINGS, FULLY FINISHED INSIDE, LIT, SEWER, CENTRAL VACUUM SYSTEM, UPSTAIRS STORAGE AREA, TWO 16.6X14.4 TALL OVERHEAD DOORS W/AUTO OPENERS, ONE 12.4X12.6 TALL DOOR W/AUTO OPENER. 200 AMP SERVICE. ZONED COMMERCIAL, RETAIL, AUTOMOTIVE, OFFICE, MEDICAL.
CALL FOR FURTHER INFORMATION MLS#76550



Chuck Gray

Broker/Officer/Sales

660-525-0393



Commercial Properties



Bldg # 1: 3,888 sq. ft., office area, 15 ft ceiling, single phase electric, concrete floor & slab, forced gas heat.
 Bldg # 2: 3,200 sq. ft., office & retail area, 8-10 ft ceilings, concrete floor & slab, shop area forced air gas furnace heat, office area CA, single phase electric.
 Bldg # 3: Quonset hut style, 832 sq. ft., all metal, concrete floor & slab.

Mo Hwy 7 Frontage, 3 Acres m/l, Creighton, MO/Cass County between Harrisonville, MO and Clinton, MO.
 Zone C-1 Commercial / Light Industrial. Great for car dealership, repair shop, etc. Buildings are on Rural Water, propane tanks, sewer is private septic system.
 Call Chuck for complete Details
MLS#75685 \$295,000



Commercial / Industrial / Multi-Family land. 1,056 +/- frontage along Missouri Hwy 7. Missouri State Highway dept has approved ingress & egress from Hwy 7 to access property. Rural water is available. Property is 1.4 miles outside Clinton City Limits, No Zoning.
 High visibility from Hwy 7 both directions. Located directly across from John Deere Dealership & Morton Building sales office. Offered in 2-parcels.
 (1) 3 acres m/l parcel west,
 (2) 5 acre m/l parcel east.
 Can be sold separately contact Chuck for details.
MLS#74483 \$240,000



101 E Pulaski - Richland
RESIDENTIAL CARE FACILITY
 12 UNITS
\$360,000 ANNUAL GROSS INCOME.
BUILT IN 2010
OCCUPANCY 100%
PARKING FOR 11 - 30 CARS
CONTACT CHUCK FOR FURTHER DETAILS
MLS#74541 \$795,000



N Hwy 13
Owner Financing Available.
Commercial/Industrial/Multi-Family
land with 1,500 +/- frontage along
Missouri Hwy 13. Property is 1/4 mile
outside of Clinton City Limits.
Missouri Hwy Dept has approved
30 foot wide egress from Hwy 13
to access property.
Rural water available.
MLS#75137 \$125,000



E Russell Ave - Warrensburg
\$2.M appraisal. 25 acres with 1,000+ of
frontage along Hwy 50 & Russell Ave.
17 acres on the north side of
Russell Ave/south side of 50 Hwy.
8 acres on the south side of Russell Ave.
Zoned General Business. Hotel / Motel
allowed up to 2-stories conditional use
permit required above 2-stories.
However, request for such has always
been approved in the area.
MLS#76112 \$1,050,000



Kansas City North
Two commercial buildings
Asphalt parking lot
with 50 spaces +/-,
141' x 307' lot w/frontage
on Vivion Rd.
Plus single family tri-level home
at 5132 N Cypress Ave,
underlying ground is
zoned commercial.
MLS#70233 \$995,000



2112 W Quincy
Pittsburg, KS
12.6 Acres total,
113 lots and
24 park-owned homes,
various lot sizes,
asphalt roads,
city water.
\$495,000
MLS#75631



Kansas City
Well diversified Portfolio of
9 Single Family Homes
100% Occupancy
with waiting list.
Professional Management Available.
Tenants responsible for lawn care.
Call for Details.
\$435,000
MLS#76574



Pembroke Park
511 W Young
Warrensburg, MO
109 Lots
on 29 Acres m/l
\$1,495,000
MLS#68788



Seges Park
188 N Summit Dr
Holts Summit, MO
114 Lots
on 24 Acres
\$1,495,000
MLS#68785

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Truman Lake

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

660-525-6677



**3 BR Ranch Home in Great Condition. 2 Car Att Garage!
Partially Finished Basement w/Family Room & Office, Large
Backyard partially fenced w/Alley Access. Updates Include:
New Garage Door, Exterior Doors, Updated Heat/Air and Electrical
Box. Close to City Park. Come Take a Look!!**
MLS#75810 \$78,500

Lower Price!!



4.7 ACRES M/L

**Great Country Setting for this 3 Bedroom, 2.5 Bath Ranch Home,
Living Room w/Fireplace, Walkout Basement,
Family Room w/Fireplace, 2 Car Attached Garage.
A Quality Built Home Located Close to
Truman Lake and Just off Blacktop Rd.**
MLS#73942 \$144,900



5.6 ACRES M/L



**Great 3 Bedroom, 2 Bath Manufactured Home,
2 Car Attached Garage, Deck overlooks Large Fire-pit.
Great Location Between Clinton, Warrensburg,
and Whiteman Air Force Base**
MLS#76276 \$119,950



Lower Price!!



MLS#75319

\$255,000



**Outstanding Custom Built Home on the 9th Hole at Clinton Country Club. This home
features 3 Bedrooms, 2 Baths and Utility Room on the main level, Custom Kitchen with
Large Island, Stainless Steel Appliances, Hardwood Floors, Opens to the Living Room with
Vaulted Ceilings, Gas Fireplace. Dining Room Overlooks the Golf Course, Lower level
Family Room with Gas Stove, 4th bedroom (non-conforming), Full Bath, & storage room.
3 Car Attached Garage for all your storage needs.**



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1.3 ACRES M/L

3 Bedroom, 2 Bath Ranch Country Home, Full Unfinished Basement Just off Blacktop Hwy. Open Floor Plan with 14 Ft Ceilings in Living Rm & Kitchen, Hardwood, Tile and Vinyl Flooring, Oak Custom Cabinets, All Oak Trim, Large Office (could be Br. without closet), extra large utility room, 12x12 Deck in Back.
MLS#76487 \$179,950



Great 3 br, 2 bath Manufactured Home with Family Room and Pellet Stove, 2 car Attached Garage & Boat Shed on Several timbered Lots in the Truman Lake Area. Covered Front Porch and Back Deck, Partial Chain-linked Backyard.
MLS#76426 \$99,950



10 ACRES M/L

Great 2 or 3 Bedroom Ranch Home just off paved road! Clinton Schools. Nice Detached Garage with Carport. Updates include: Vinyl Siding, Thermo-pane Windows, Concrete Drive, Storm Cellar, Barn, Chicken Coop, Large Pond/Lake, Partly Fenced for Horses or Cows, Come Take Look!
MLS#75762 \$129,950



Great Ranch home on corner lot next to City Park. 3 Bedroom, 1 Bath, Large Family Room, Hardwood and Tile Floors, 2 car attached garage, Newer roof, updated Heat and Air.
MLS#72171 \$65,000



90 ACRES M/L

Hunting & Fishing Paradise!!!! Almost Totally Timber, borders Pomme De Terre River & Corp. Ground! Morton Garage/Shop Metal Building is 36x36 w/living quarters, 2nd Drive Thru Metal Building is 30x50, Older 3 BR Manf Home in good condition with Covered Decks on the Front & Back of Home! Outstanding Value, Perfect Sportsman's Weekend Getaway!! All this within 10 miles of Lucas Oil Race Track for your weekend enjoyment.
MLS#75032 \$145,900



5.4 Acres m/l

MLS#76149

\$279,900



Outstanding 4 BR, 3.5 Bath Ranch Home Bordering Stocked Strip Pit on Paved Rd Just Minutes From Town. Living Room with WFP, Custom Eat-in Kitchen, Dining Room, Master Bedroom with Large Walk-in Closet and Bath. Covered Front Porch, Large Covered Deck, Nice size Patio off Walkout Basement.





MLS#76505



\$199,500



Outstanding Truman Lake View 2 Bedroom 2 Bath Home!! Family Room could be 3rd Bedroom. Vaulted Ceilings in Living Room & Kitchen, 2 Stone Fireplaces, Fantastic Covered Deck & Patio with great lake view from front & back of home, Partially Finished Walkout basement, 2 Car Garage, Recent Updates include: New Roof, New Heatpump & Central Air, New well pump, Light fixtures, Sink, faucets and much more!
Come Take a Look!!



Two Bedroom, One Bath Ranch Home with single attached garage. Great Starter or Retirement Home.
MLS#66801 \$32,500



Great 2 Bedroom 2 Bath Ranch Home Corner Lot Location on Paved Hwy Close to School. 2 Car Detached Garage. Fixer Upper or Great Investment Property.
MLS#74717 \$27,900



Nice 3 Br 1 BA Ranch Home on Large Corner Lot. 2 car Att Garage, Large Screened Porch, Full Partly Finished Bsmt w/Family Room & 2nd Kitchen. Good Quality Home with Great Value for the Dollar.
MLS#71833 \$79,900



Two - 2 Bedroom Homes side by side! Live in one and rent the other or just own as rental property!! Close to downtown in Windsor.
MLS#66798 \$47,500



MLS#75574



Lower Price!
Over 200 ft of Water Frontage!!
Wonderful Ranch Home w/2 Car Att Garage on private lake very close to Lake of the Ozarks & Truman Lake. 4 BR, 3 BA, upper & lower level family rooms, Sunroom. Kitchen has skylight, lovely cabinets, Quartz Countertops, Beautiful HW Floors, Geo Thermal Ground Source Heatpump, AC & Hot Water Tank Heating System, Reverse Osmosis Water Filter System, 2 Pellet Stoves, Storm Safe Room, 24x30 Det Garage, Fenced Backyard, invisible dog fence, 12x12 Garden Shop, all on a well maintained lot with amazing landscaping.



\$224,900

1.3 Acres m/l



660-525-6677



MLS#71554



Lower Price!!



\$174,900



Great 3 BR, 2 BA Ranch Home bordering Corp on 2 sides. Open Floor Plan, Living Room has Wood burning Fireplace, Covered Front Porch, Large Back Deck, Patio & Screened in Gazebo, Winter Lake View of Truman, 30x50 Metal Bldg, separate hookups for RV. Close to Truman Lake Boat Access!



Price Reduced!!

Lake Home conveniently located close to the water & Long Shoal Marina. 2 BR, 2 Bath, open kitchen/living area, family room with fireplace. Covered front porch, nice deck, carport + attached garage. On 3 lots in Teal Bend.
MLS#72098 \$79,900



Rare ground in Henry County. Large tract of land that borders Corp Ground and Truman Lake. Easy access. Beautiful timbered land with creek. No close neighbors. Excellent Deer and Turkey hunting. Food plot ready for hunting season.
MLS#64354 \$213,200



Price Reduced!!

Great 3 BR, 2BA Manufactured home. Large screened in Porch and Covered Patio. Home in great condition, move in ready. 18x16 shop w/concrete floor and heat. Property borders Corp Land on 2 sides. Close to Truman Lake Boat Access.
MLS#74878 \$59,950



Great 2 BR Ranch Home, Corner Lot, 24x30 Metal Bldg w/Concrete Floor, Carport & Storage Shed! Home is in excellent condition! Updated Trane Heatpump & CA w/gas backup, RV Hookups, Vinyl Siding, Thermal-Pane Windows, New Storm Doors. Very close to Truman Lake Access!
MLS#75368 \$69,950



MLS#72296



Lower Price!!

24 Acres m/1



\$209,900



Wonderful 2 Bedroom 2 Bath Log Sided Ranch Home in Truman Lake Area built in 2013, Covered Front & Back Porch, Full Unfinished Walkout Basement with garage, Kitchen with Custom Cabinets, Ground Source Heat Pump, Pond with bridge, 30x60 metal Building w/concrete floor, 1 overhead door & 2 sliding doors, 20x30 part of the building is insulated.
Land is mostly open with great fencing.
Come Take a Look!



www.Johndhill.com



MLS#76597



\$199,000

Outstanding Restaurant Location on E. Ohio St/Bus 13 Hwy! Seating for 60, Paved Covered Parking, Equipment included in sale: Walk-in Cooler & Freezer, BBQ Smoker, Grill, 2 Stoves, 2 Refrigerators, Commercial Dishwasher, 2 Exhaust Hoods, Cash Register, TV, Alarm System, Tables and more. Extra Fenced Lot behind business. Great place for your new business or a great investment property! Call for more information!!



Popular Restaurant/Bar

Turn Key Restaurant building in Truman Lake Area, completely furnished kitchen, 24&6 ft bar, walk-in freezer, deep fryers, prep table, commercial dishwasher, deep SS wash sink, many other items included. Hook-ups behind the business for home.
MLS#68351 \$84,900



Office Building with 2 Large Offices & 1 Small Office, Kitchen, 1/2 Bath & Storage Room. Great Downtown Location Close to City Hall & Post Office. Perfect Location for your new Business!
MLS#69515 \$29,900



2.6 Acres with Hwy 7 Frontage!!
Metal Storage Units: 10 - 10x30 Units, 4 - 12x38 Units & 5 Small walk-in units. Plenty of room to expand the business. Great Location. Come take a Look!!!
MLS#75971 \$55,000



MLS#73220



\$119,950

Great Commercial Building, approx. 30,000. sq ft. Freight elevator, City Zoning is L-1, light manufacture, assembly, warehouse. Paved Parking Lot, RR service on E side, fire sprinkler throughout, also piping for & air compressor on main floor for pneumatic equip. Florescent & incandescent lighting through the bldg, several office areas w/computer terminals, 2 baths on main floor, 1 bath on 2nd floor.
Or Rent MLS#73221 \$2,800 a Month



660-525-6677

660-525-6677

5.5 Acres m/1



Wonderful Timbered Building Lot in Truman Lake Area Very Close to Boat Access!! Perfect place to build that weekend getaway!
Come Take a Look!
MLS#74449 \$24,950

MLS#72412



Back-O-Beyond Close to Truman Lake
8 wooded Acres m/1 with Some Restrictions.
\$34,900 Add'l 5 Acres m/1
w/No Restrictions Available \$59,500

LAND

52 Acres m/1



Bordering CORP on 2 sides, Close to Truman Lake Boat Access! Mostly Timbered with about 10 Acres of Pasture. Electric on the property. Great Hunting & Recreational Property!!
MLS#72173 \$130,000

.7 Acre m/1



4 Truman Lakeview Lots on paved Rd close to Truman State Park Marina. Lots Border Corp Ground on 2 sides, Lake View from Back & Front of Property. Great Building Site.
MLS#73969 \$33,750

LAND

12 Acres m/1



Wonderful Timbered Building Lot in Truman Lake Area Very Close to Truman Lake Boat Access!! Perfect place to build that weekend getaway!
Come Take a Look!
MLS#74448 \$49,950



19 timbered lots in great Truman Lake area very close to boat launch. Underground electric, perfect for travel trailer.
MLS#74387 \$24,750

LAND



Great Building Lot in Subdivision located close to Truman Lake, Corp ground, several Marinas and other boat launch areas to the lake.
MLS#71549 \$13,900



Outstanding Lake View from Bluff Overlooking Truman Lake, 2 Timbered Building Lots! Both have Electrical Serv & Rural Water at the road!
Close to Truman Lake
MLS#74668 \$45,000

LAND



Great Building lot with No Restrictions. Level & Rolling Timbered Acreage Close to Truman Lake and Corp Property.
MLS#72411 \$59,900

Call **JOHN HILL**

Personal Attention Proven Results



Truman Lake

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www.johndhill.com



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



Sky Village - Lake Lots

Great private Lakeview Building Lots, less than 1 mile to Truman Lake Boat Launch!
Owner Financing Available!
MLS#52956 \$10,900

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Kathy Shoemaker
660-885-2201



Janet Long
660-525-1948



Chuck Gray
660-525-0393



Kathy Harrison
660-351-1188



John Hill
660-525-6677



Allen Kidwiler
660-351-0313



Ruby Huisman
660-525-1438



Jack Wetzel
660-924-5471



Emily Howerton
660-383-2479



James Long
816-718-7762



Chris Michael
660-525-3707

All Agents are Licensed in the State of Missouri



CELEBRATING
25
Years

**Serving Henry County
& Surrounding Areas.**



51%

**Market Share for
Henry County Missouri
January 1, 2016
thru October 31, 2016**

17%

**Anstine
Realty
& Auction**

10%

**Coldwell
Banker
Townsend Real
Estate**

22%

**Other
Real Estate
Companies**

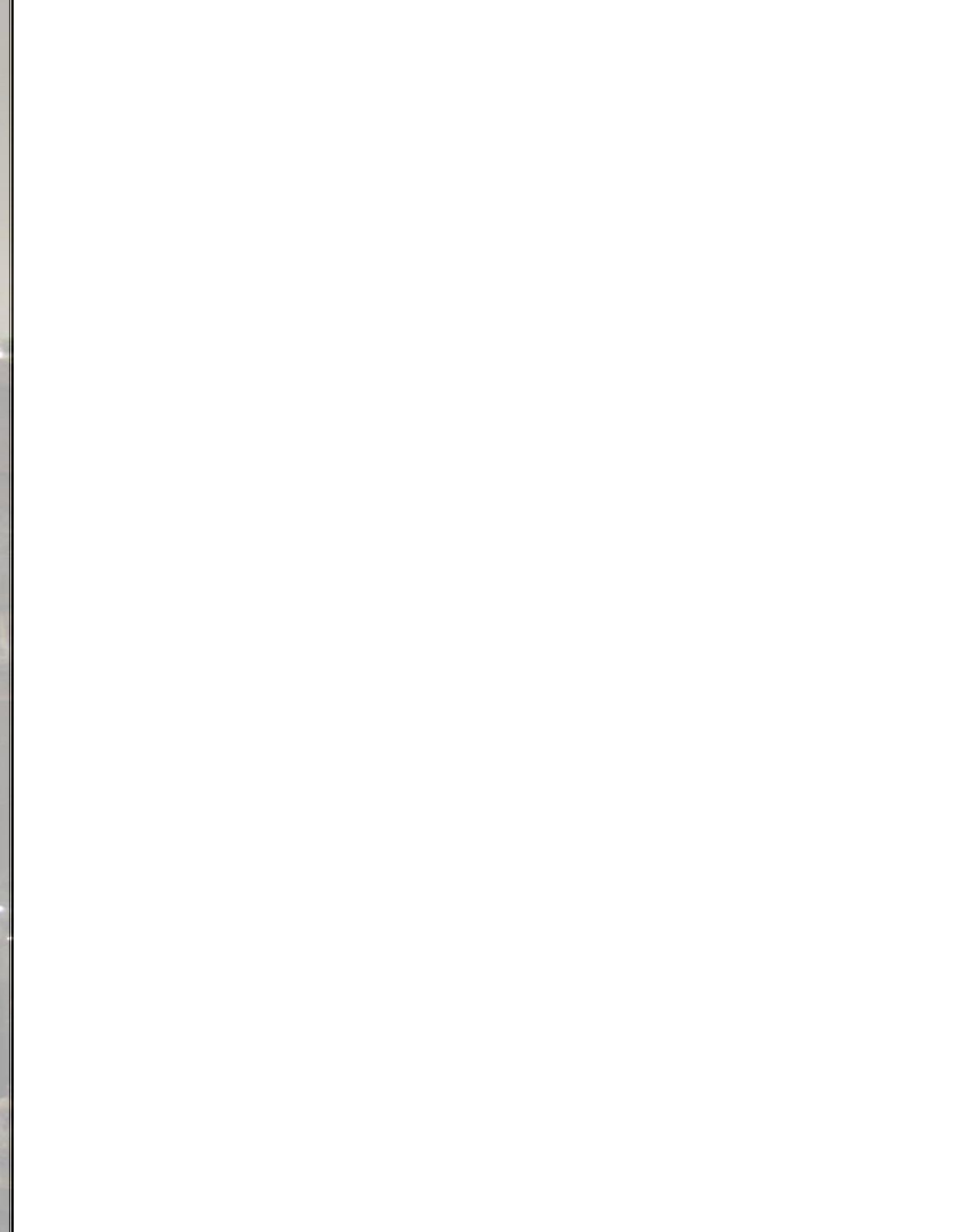
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Truman
Lake**



**Official Real Estate Partner
of the Kansas City Royals**



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 listings 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 West Central Association of Realtors Multiple Listing Service for the period January 1, 2016 thru October 31, 2016. 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.



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RE/MAX



Truman Lake

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

660-525-6677



**3 BR Ranch Home in Great Condition. 2 Car Att Garage!
Partially Finished Basement w/Family Room & Office, Large
Backyard partially fenced w/Alley Access. Updates Include:
New Garage Door, Exterior Doors, Updated Heat/Air and Electrical
Box. Close to City Park. Come Take a Look!!**
MLS#75810 \$78,500

Lower Price!!



4.7 ACRES M/L

**Great Country Setting for this 3 Bedroom, 2.5 Bath Ranch Home,
Living Room w/Fireplace, Walkout Basement,
Family Room w/Fireplace, 2 Car Attached Garage.
A Quality Built Home Located Close to
Truman Lake and Just off Blacktop Rd.**
MLS#73942 \$144,900



5.6 ACRES M/L



**Great 3 Bedroom, 2 Bath Manufactured Home,
2 Car Attached Garage, Deck overlooks Large Fire-pit.
Great Location Between Clinton, Warrensburg,
and Whiteman Air Force Base**
MLS#76276 \$119,950



Lower Price!!



MLS#75319



\$255,000

**Outstanding Custom Built Home on the 9th Hole at Clinton Country Club. This home
features 3 Bedrooms, 2 Baths and Utility Room on the main level, Custom Kitchen with
Large Island, Stainless Steel Appliances, Hardwood Floors, Opens to the Living Room with
Vaulted Ceilings, Gas Fireplace. Dining Room Overlooks the Golf Course, Lower level
Family Room with Gas Stove, 4th bedroom (non-conforming), Full Bath, & storage room.
3 Car Attached Garage for all your storage needs.**



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1.3 ACRES M/L



3 Bedroom, 2 Bath Ranch Country Home, Full Unfinished Basement Just off Blacktop Hwy. Open Floor Plan with 14 Ft Ceilings in Living Rm & Kitchen, Hardwood, Tile and Vinyl Flooring, Oak Custom Cabinets, All Oak Trim, Large Office (could be Br. without closet), extra large utility room, 12x12 Deck in Back.
MLS#76487 \$179,950



Great 3 br, 2 bath Manufactured Home with Family Room and Pellet Stove, 2 car Attached Garage & Boat Shed on Several timbered Lots in the Truman Lake Area. Covered Front Porch and Back Deck, Partial Chain-linked Backyard.
MLS#76426 \$99,950



10 ACRES M/L

Great 2 or 3 Bedroom Ranch Home just off paved road! Clinton Schools. Nice Detached Garage with Carport. Updates include: Vinyl Siding, Thermo-pane Windows, Concrete Drive, Storm Cellar, Barn, Chicken Coop, Large Pond/Lake, Partly Fenced for Horses or Cows, Come Take Look!
MLS#75762 \$129,950



Great Ranch home on corner lot next to City Park. 3 Bedroom, 1 Bath, Large Family Room, Hardwood and Tile Floors, 2 car attached garage, Newer roof, updated Heat and Air.
MLS#72171 \$65,000



90 ACRES M/L

Hunting & Fishing Paradise!!!! Almost Totally Timber, borders Pomme De Terre River & Corp. Ground! Morton Garage/Shop Metal Building is 36x36 w/living quarters, 2nd Drive Thru Metal Building is 30x50, Older 3 BR Manf Home in good condition with Covered Decks on the Front & Back of Home! Outstanding Value, Perfect Sportsman's Weekend Getaway!! All this within 10 miles of Lucas Oil Race Track for your weekend enjoyment.
MLS#75032 \$145,900



5.4 Acres m/l

MLS#76149



\$279,900



Outstanding 4 BR, 3.5 Bath Ranch Home Bordering Stocked Strip Pit on Paved Rd Just Minutes From Town. Living Room with WBFP, Custom Eat-in Kitchen, Dining Room, Master Bedroom with Large Walk-in Closet and Bath. Covered Front Porch, Large Covered Deck, Nice size Patio off Walkout Basement.

