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VOLUME 78**



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Watch for Upcoming Events Celebrating RE/MAX Truman Lake's 20th Anniversary!



Whether buying or selling RE/MAX Truman Lake has been your leader in Real Estate for the past 20 years. Our full time Real Estate Professionals have built a proud reputation of service and commitment.

We want to Thank You for your continued support and look forward to the next 20 years!

RE/MAX Truman Lake Receives 1st Place Award for Average Transactions Per Associate!



Krispy Kreme SIDS Awareness
Alzheimer Walk
Golf Tournament
Heart Walk
Diabetes Walk
Scholarships



Chamber Business After Hours
Olde Glory Days
Golfball Drop Fundraiser
KDKD Country Showdown
Open House Tours



Customer Appreciation
Christmas Parade
Christmas Lighting Sponsor
Christmas Display
KDKD Homeshow

RE/MAX Truman Lake Stays Involved All Year Long!
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Kathy Shoemaker

RE/MAX
Truman Lake

660-885-2201

RE/MAX Truman Lake
20 Year Anniversary
KathyShoemaker@remax.net



\$295,000



MLS#58894



GREAT HOME IN A GREAT NEIGHBORHOOD

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#59337



\$212,000

Pecan Grove Subdivision

Spacious floor plan, beautiful decor thru-out, 3 bedroom, 2 Bath, large eat-in kitchen, full basement. Make appointment to view!



Shadow Hills

Spacious 4 bdrm, 3.5 bath home. Spectacular cabinetry, full finished Bsmt. A MUST SEE! Shown by appt. only. Call for more details.



MLS#56698



\$329,900



4 bdrm home on over an acre lot. Spacious Floor Plan, superb landscaping
423-KS
\$375,000

Prairie View Estates!



REDUCED!

Great Building Lots for Sale!

A great building lot in Kimzey Addition. Backs up to Corp. ground. **MLS#57590 \$29,000**

Corner of Green & Water St. Large lot with trees. **MLS#57802 \$35,000**

Building Lot in Shadow Hills Subdivision **MLS#49015 \$40,000**

180 Acres M/L Premier Deer & Turkey Hunting Property! Timber with food plots, great location! Call for more details. **MLS#58211**



Kathy Shoemaker

RE/MAX

Truman Lake

660-885-2201

RE/MAX Truman Lake

20 Year Anniversary

KathyShoemaker@remax.net



812 Hudson
Perfect Home!
Move In Ready!
3 bdrm, 2 bath, full
basement, chain link
fence, close to city park
and pool!
MLS#59452
\$122,000



**Priced below
Market Value!
CHANGES HAVE
BEEN MADE
Priced right to
SELL!
MLS#54770
\$119,500**



**Priced Under
Market Value!!**
Townhome at Meadow
Lake Country Club.
2 bdrm, 2 bath, Open
Floor plan. Don't let
this pass by.
MLS#58096 \$99,500



**100 N 2nd
Commercial
Building**
Great location,
Easy access,
High Visibility.
MLS#48453
\$475,000

Hunters Paradise
80 Acres
Excellent Deer &
Turkey hunting
located North of
Clinton on
blacktop.
MLS#59196



**Local Business
Opportunity!**
Located off the
Historical Clinton
Square.
MLS#54413
\$140,000



Winchester Landing Subdivision!
Out of town but close to town. Several lots to
choose from. Beautiful location to build your
home! MLS#57250 starting at \$37,500



TURN KEY OPPORTUNITY
Equipment Included in Sale! 5,000 square feet,
signaled intersection 7, 13 & 18 Highways.
MLS#59850 \$750,000



Janet Long

Broker/ Officer

660-525-1948

Email: Janetlong@remax.net



ROOM TO ROAM!



319 NW 51
Totally Remodeled! Walk-out Bsmt!
North Edge of Town.
MLS#58447 \$140's



402 Booth Rd
Inside City Limits! 5 Acres
MLS#59715 \$150's



127 NW 251 Rd
Lots of Sq. Ft. Country Subdivision
MLS#53322 \$140's



O Hwy just off North Hwy 7
Large Barn, 4 AC M/L
Blacktop Road
MLS#50077 Mid \$100's



Coal Area
34 Acres M/L Fenced & Cross fenced,
2 homes. MLS#59529 Mid \$100's



1901 S 2nd
Close to Lake, Large Barn, 1.2
Acres. MLS#56545 \$150's



www.janetlong.com -more info on Homes & Community



Janet Long

30 Years Experience

660-525-1948



In Town DEALS!



1503 E Highland
Home Business Potential
MLS#53206 \$130's



1103 Country Club Drive
Seller will allow \$2,000 for updates!
MLS#56544 \$140's



417 S 2nd
Extra Large Rooms, updated condition
MLS#54633 \$119,900



102 E Calvird
Steel Construction - Sunroom on back!
MLS#55055 \$120's



1705 E Franklin
Sunken Living Room w/fireplace
MLS#58850 \$120's



300 E Elm
Duplex in Clinton
MLS#59525 \$90's

CHEAPER THAN RENT!



605 S Carter
MLS#59036 \$50's



508 Flora
MLS#56356 \$30's



315 W Green
MLS#59523 \$30's



817 Augusta
MLS#59305 \$50's

www.janetlong.com - more info on Homes & Community

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



Secluded Country Setting -
 9 Acres Large wrap porch welcomes friends to the spacious & openness of this 4 bdrm, 3 bath home with walk-out bsmt. FR has FP, with ceiling that soars to balcony loft. MLS#58326



Wildlife In Your Own Backyard!



Pure Natural Beauty surrounds this great 4 bdrm, 4.5 bath home with 2 large master suites. Open and inviting kit/dining & living room area. 3 bay garage, wrap around porch, stocked Strip Pit, ATV trails & abundant wildlife. MLS#58777



Fishing in your own backyard within walking distance from this spacious 3 bdrm, 2.5 bath Ranch, walk-out bsmt. Includes 30x30 det. garage/shop, dock, pond & Just moments from Clinton. MLS#58474



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



Come see this spacious 4 bdrm, 3 bath home located on the edge of town! Open kit./dining area, pantry, nice covered patio/deck area, full bsmt, and beautiful landscaping! **MLS#59596 \$179,000**

Old Time Roominess, warm inviting kitchen, built-in cabinets & window seats. Located on a corner lot & close to school. Call Ruby for details. **MLS#57845**



807 S 3rd - MOTIVATED SELLER
New New Low Price on this spacious well built 3 bdrm, 2 bath Ranch Home. In a great neighborhood. **MLS#55733**



Edge of Town

Located on the edge of town, this spacious 2 bdrm split level home. All applianced, sits on large shaded lot, storage shed! Circle Drive, large FR, Rec room, LR, 2 fireplaces. **MLS#58694**



Nice 3 bdrm, 1 bath Ranch Home all appliances stay, fenced backyard, shed, close to schools. **MLS#59654**



Cute as a Button
Spacious 2 bdrm, 1 bath Ranch Home. Just walking distance to downtown. Has large FR, patio area, and bsmt. **MLS#59840**



Charm, Dignity, & Character describes this updated 2 bdrm, 1 bath home. Walking distance to downtown. Includes shed. **MLS#59611**



Close to Bucksaw

Country Setting this 2 bdrm, 1 bath updated home with 2 carports, outbldgs, fruit trees, and garden spot. Move In Ready! **MLS#59592**



Lake Property

Immaculate 3 BR, 2 Full bath Home on 1 lot with eat-in kitchen with island, vaulted ceilings, all electric, nice covered deck. Close to many boat accessess. Would make a wonderful full time home or weekender. **MLS#59692**



Windsor Crossing

Nearly new 2 bdrm, 2 bath all applianced ranch with open floor plan, move in ready, located on blacktop & close to boat access. **MLS#58943 \$87,000**





Ruby Huisman

660-525-1438

www.rubyhuisman.com



NEW LISTING



Quiet Neighborhood

Spacious, updated 3 bdrm, 2 bath Raised Ranch!
Large family room, fireplace, sits on 5 Acres M/L
MLS#59834

NEW LISTING



Small Acreage

This cozy and comfy all electric home is move-in ready. Comes with all appliances! New carpet, open floor plan, blacktop road. MLS#59832

LAND



Owner Financing

17 acres of open/partially wooded acreage joins Corp. 1 acre lake, electricity and rural water available. Located on blacktop road only minutes from Clinton. MLS#56596

LAND



30 ACRES

Great wooded hunting property with plenty of wildlife, small pond, electricity available, easement to property. MLS#48651

LAND



Borders Duck Refuge

38 Acres M/L of great wooded hunting property! Abundant wildlife, creek, barn, well, & electric. MLS#48801



Drastically Reduced

Prime Hunting Ground!
40 Acres all timbered, blacktop road frontage. Plenty of Wildlife!!
MLS#58926



Located in Clinton

Vacant lot already zoned for duplexes!
MLS#56784 \$27,000



Secluded acreage, no restrictions, electric available, wooded lot, borders Corp ground, close to boat access. MLS#52625



Janet Long

30 Years Experience

660-525-1948



Thinking of Building Your DREAM HOME?



Booth Road
4 Acres, City Utilities
MLS#58016 \$17,500



Rustic Way
1.30 Acres M/L
MLS#48361 \$18,900



Deepwater
Blacktop, City Utilities
MLS#54514 \$15,000



South of Deepwater
30 Acres
MLS#55798 \$79,900



Commercial
Lot
On 52 Hwy
Deepwater
MLS#54514
\$20,000

Great
Commercial
Location. 3.7
Acres
7 Hwy
Low \$100's



PROPERTY

FARM

HOME

AUTO

BOAT

Over
100
Years



Established
in
1891

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Sarah Shoemaker

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Bob Ragan

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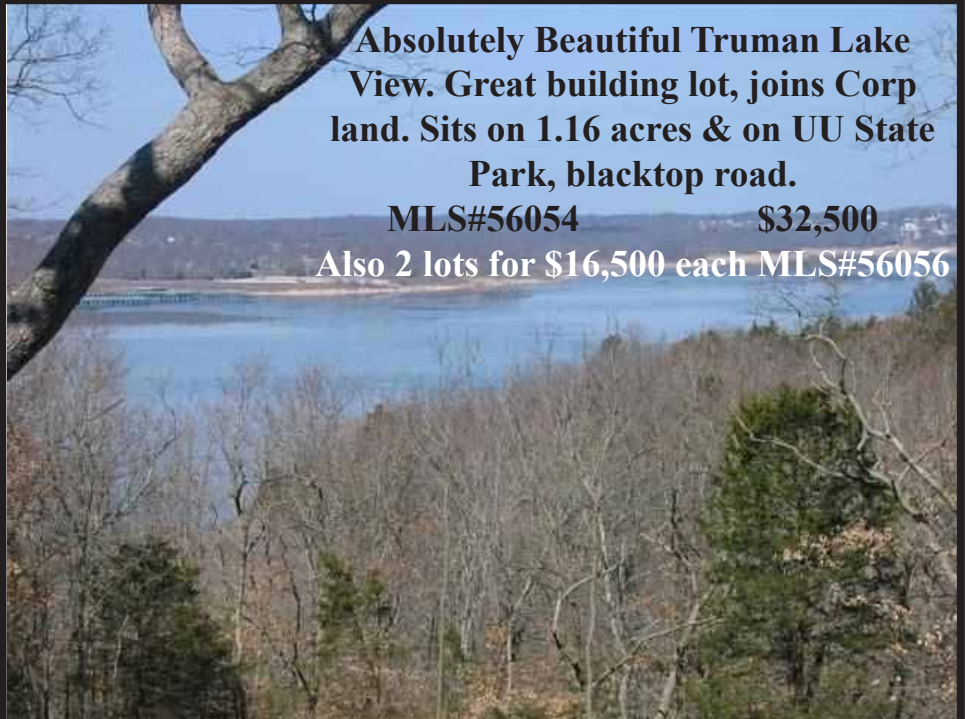
660-885-1502 - Cell



UU Hwy - Warsaw
Extremely nice Truman Lake A-frame style with tremendous lake view and joins corp land on 3 sides. Very unique property with a beautiful path that leads you to a huge bluff view that will take your breath away. Property also has a small cedar log cabin
MLS#59177 \$79,900



Truman Lake Cottage- located in Red Bud South near Long Shoal Marina & Corp of Engineers boat launch. Truman Lake view & joins Corp. Walk to the water. All hard surface roads. 2 Bdrm, 2 bath with 1 car garage. MLS#51495 \$125,000



Absolutely Beautiful Truman Lake View. Great building lot, joins Corp land. Sits on 1.16 acres & on UU State Park, blacktop road.
MLS#56054 \$32,500
Also 2 lots for \$16,500 each MLS#56056

Call Me Today To Schedule a Showing!
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660-885-1502 Cell
If Your Looking to Buy or Sell I Can Be Your Professional Real Estate Agent!



Bob Ragan



www.bobragan.net

Broker / Sales - GRI

Email: bobragan@hotmail.com 660-885-1502 - Cell



Waterfowl, Deer & Turkey Haven!

Hunters Dream 141 Acres - Don't miss your chance to own a one of a kind nature haven property with 1 1/4 miles of creek frontage. This scenic beauty has it all including 4 wheeler trails, float fishing, duck, deer and turkey hunting. Several small fields with woods between make excellent wildlife habitat! Large marketable timber stands in many areas. An historic abandoned railroad grade runs through the property for 3/4 mile and provides a great hiking or biking trail! Private end or road location just off 54 Hwy near Eldorado Springs, MO!

ONLY \$1375 per acre! ID#622-BR



Kathy Harrison

660-351-1188

kharrison@remax.net Kathy-harrison.com

Dedicated to Helping You With Your Real Estate Needs!

Realtor



**NEW
ON
MARKET**

10.4 Acres - Strip Pit Land

This is a gorgeous 5 bedroom home, with full Walk-out basement. Master bedroom has a beautiful Master bath you will love. Views of the water from all rooms.

MLS#59360 \$287,900



**NEW
ON
MARKET**

Great Neighborhood!

Very nice 3 bedroom Ranch Home. Large rooms and wide hallways. Great kitchen to entertain in.

Priced to Sell.

MLS#59333 \$169,500



LOCATION LOCATION LOCATION

5 bdrm Ranch, ready to move into, fireplace, and full finished bsmt with wet bar in family room.

MLS#57088 \$178,000



Kuhns Brothers Custom Log Home
2 Story stone fireplace, loft area, walk-out finished basement & Beautiful views from the wrap around porches. 15.4 Acres

MLS#48468 \$379,500

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

Realtor



Kathy Harrison

660-351-1188

kharrison@remax.net Kathy-Harrison.com

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New Listing



3 Bedroom Ranch
Nicely remodeled home,
ready to move into.

MLS#59685 \$93,900

5.6 Acres



PEACE & QUIET

Main House - Native stone fireplace and beautiful sunroom. Guest House - So cute with great front porch

MLS#59286 \$174,900

Reduced



NEWER RANCH

Very Nice 3 bedroom Ranch, large backyard with shed and dog pen!

MLS#57025 \$79,900

New Listing



Possible Owner Financing
Cute 2 bedroom home, all appliances stay, even washer & dryer.

MLS#58872 \$29,900



Rockville

1 Mile from Osage River. Completely remodeled on 1.06 acres looks like new.

MLS#57316 \$129,900



107 E Leona

Great location for this 2 bedroom Ranch home. New carpet & neat as a pin.

MLS#57965 \$54,900



COUNTRY SETTING

3 bdrms, large living room with fireplace and partial basement.

MLS#57834 \$84,900

Lowry City



2 Bedroom Bungalow! Needs a little TLC, but priced to sell!

MLS#56686 \$22,900

14.3 Acres



AA Hwy

Great location, 2 large outbuildings, stocked pond and creek.

Country living - close to town.

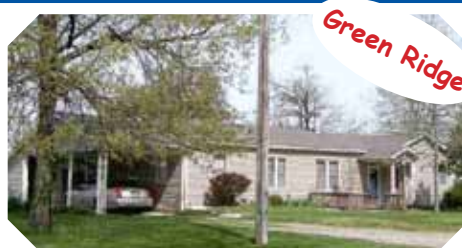
MLS#56853 \$110,000

Commercial Lots

MLS#48234 Lot #9
Olde Glory Addition
\$65,000

MLS#48376 1.5 Acres
7&13 Bypass \$134,900
Across from Schreibers

Green Ridge



26 Acres

Joins Katy Trail. 4 bdrm, 2 bath Ranch. Well maintained, 30x48 barn & 2 ponds.

MLS#50015 \$169,900

Tightwad



NEW CONSTRUCTION

3 bdrm, 2 bath Ranch on 1 acre lot.
MLS#54990 \$112,500



Kathy Harrison

660-351-1188

kharrison@remax.net Kathy-harrison.com

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Realtor



NEW LISTING

3 bedrooms, 3 baths, 2 fireplaces, nicely decorated & Ready to move into. Large fenced backyard with shed & dog pen. This house has it all.
MLS#59797 \$112,900



NEW LISTING

Great Commercial Property
Do you want to be a small business owner? Here is a building for you! 7 bays ready for your customers.
MLS#59810 \$64,900

MLS#55288
1+ Acre Lots
Tightwad Area - \$10,200

MLS#48232 4.5 Acres
Paved Road,
Clinton Schools
\$25,000

MLS#54678 1 Acre Lot
Close to Windsor
Crossing
\$4,500



Chris Michael Broker/Sales

660-525-3707

www.clintonmohomes.com



1.5 Story, 4 bdrm, 4 full bath & 2 half baths. 2 car attached garage, plus det. garage, 4,313 sq. ft. Lots of updates.
MLS#56455

BRING YOUR OFFER
SELLER IS READY TO SELL!
WAS: \$299,550 NOW: \$274,950
You save over \$24,000,



MOTIVATED
SELLER
1 year old home!
4 bedroom, 3.5
baths, oak trimmed
throughout. Located
on Golf Course,
huge back patio, 3
car garage, big
master bath &
closet. SNOW REMOVAL INCLUDED IN
HOA Dues
MLS#58460

Chris Michael Broker/Sales

660-525-3707

www.clintonmohomes.com



Beautiful 3 bdrm, 2 bath Lake Home in the timber. Borders Corp, 30 x 37 shop with concrete floors, heat and air. Front porch and 2 car det. garage. MLS#57512 \$169,500



New 2 bdrm, 2.5 bath Gastineau Log home on a peaceful wooded lot. Wildlife abounds and only 3/4 mile to public boat launch. Beautiful home and property. MLS#51767 \$249,900

36 Acres



Peace & quiet with abundant wildlife. Beautiful with 2 stocked ponds, food plots, & covered with dense timber. Surrounded by Corp land makes this a great hunting and fishing property. Also includes 30x40 shop w/concrete floor & electric MLS#59580

High Visibility!!
Lots of Potential!
15,542 Sq. Ft.
5 Acres
Call for more details!
MLS#54772

Motivated Sellers!

Located on 4 Lane Hwy



Great Investment!!

Great Location!!



New Gastineau Log Home with 3 bdrms, 2.5 baths, many extras including wood burning fireplace, large rooms, wooded setting. You will love this home and the location. MLS#56365

Gas station, tackle shop, storage buildings. A great investment and Truman Lake business for sale! 4 bedroom, 2 bath living quarters on property. MLS#54167



You Found It! The perfect location to build! Clinton schools, close to the lake & town. Country living at its finest! Rural water. More land available. MLS#53042 \$22,500



Perfect Building Lot Clinton Schools Borders CORP Minutes from town Rural water & elect. 1.65 AC MLS#53103

Otter Creek Subdivision Lots Available

Perfect Building Lots! Timbered Tracks with electricity located near boat ramp easy access!

1 Acre - \$14,950 4 Acres - \$39,990

Other Lots available also!

MLS#56870

MLS#56867

Millwalk Mall

Commercial Lots Available

RE/MAX Truman Lake

Chris Michael
660-525-3707

I HAVE THE BUYERS...NOW I NEED THE LAND! LET ME TAKE THOSE EXTRA ACRES OFF YOUR HANDS! CALL ME TODAY!!!

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JOHN HILL

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Proven Results**



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johnndhill@remax.net
www.johndhill.com



Truman Lake

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

660-525-6677



Outstanding 4 bdrm, 3.5 bath, 1.5 Story Home. Corner lot open floor plan, fireplace, granite countertops & Amish custom cabinets. Oversized 2-car garage, covered front & back porches. Come take a look!!!
MLS#59755 \$269,400



NEW Listing

Price Reduced



Great 3 bdrm Ranch, vinyl siding, front and back decks, woodburning fireplace and carport.
MLS#58245 \$59,900



Great Ranch Home with 3 bdrms & large bath! 2 car detached garage, carport & storage Shed. Heat pump & central air & replacement windows!
MLS#58677 \$79,900



Updated 3 bdrm Ranch!
Totally new kitchen, new cabinets & tile floor, remodeled bathroom and great hardwood floors in living room.
MLS#57759 \$72,500



Price Reduced

(2) Two bedroom homes side by side! Live in one and rent the other or just own as rental property. Close to downtown Windsor.
MLS#57477 \$47,500

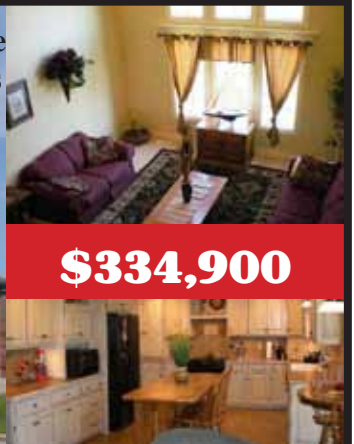


MLS#54436

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 appreciate.



Price Reduced



\$334,900

www.Johndhill.com



MLS#59110

Great Country Setting



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!



\$369,950



Price Reduced



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

NEW Listing



1.5 Story home close to Downtown Clinton! LR, DR, located on corner lot, vinyl siding, updated heat & air, also wiring & breaker box. Includes Storage Shed. MLS#59407 \$64,950

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



NEW Listing

Wonderful Country Setting! 4 Bdrm, 3 Bath Ranch Home on 5 acres! Finished Walkout Basement, 30 x 48 Metal Building! Great Family Home! MLS#57946 \$199,950



MLS#58195

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.



\$425,000



Price Reduced



Wonderful 3 bdrm, 2 bath home bordering Corp land on 2 sides. 18x16 shop. 1 mile to Truman Lake boat launch.
MLS#54819 \$89,900



3 Bdrm, 2 bath Manufactured Home w/ 2 car att. gar on 3.5 AC in the Truman Lake Area! 32 x 48 metal building w/concrete floor & nice guest house.
MLS#58684 \$118,500

Price Reduced



Wonderful 4 Bdrm, 3 Bath Home with Great Lakeview that borders crop ground. Large deck & patio, Very Private & Secluded, & only 1/2 miles to boat launch!
MLS#58090 \$119,950

New Listing



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

New Listing



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 \$224,950

Price Reduced



Lodge style Lakeview home on timbered acreage with guest cabin. 50 x 43 metal building, horse barn & borders Corp land. **MLS#55896 \$245,000**

Very well maintained 3 bdrm, 2 bath Manufactured Home located in a great country setting on 3.9 acres M/L. Log sided garage, shed/shop.
MLS#58127 \$69,950



Price Reduced

New Listing



77 Acres 3/4 timber, 1/4 pasture with 2 bdrm Ranch home! Borders Corp Ground. 24 x 24 metal garage with concrete floor, 50 x 20 metal barn open on one side and storage shed.
MLS#59223 \$224,900

New Listing



30 Acres on Blacktop with 2 story home that needs work! Great 30x40 garage with concrete floor and several other outbuildings. **MLS#59409 \$110,000**

New Listing



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 \$117,500

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Call **JOHN HILL**

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Broker / Sales

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johnndhill@remax.net

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RE/MAX



Truman Lake

1 Mile East of

Clinton on Hwy 7

Clinton, MO 64735

Office: 660-885-2201



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



200 Timbered Acres m/l bordering corp ground! Blacktop Frontage, Excellent Development Potential! Great for Hunting!! Very close to Truman Lake Boat Launch MLS#58925 \$495,000

LAND



200 Acres with 22 Acre Strip Pit totally located on this property!! Great Fishing and Unbelievable Duck & Goose Hunting! Most of Land is in Grass, but land is tillable!
MLS#59075 \$560,000



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



TRUMAN Estates II
SUBDIVISION

1.5+ ACRE LOTS

John Hill

RE/MAX 660-885-2201
truman lake 660-525-6677

Just 3 Miles Outside of Clinton! 1.5 acre lots or larger starting at \$16,000! Rural water & Owner financing available. Just minutes from Truman Lake! MLS#50121

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

Price Reduced



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



Great Commercial or Retail Location. Just under 9,000 Sq. ft., 1 dock high & 3 drive in overhead doors, paved parking.
MLS#57201 \$399,000



Wonderful Retail or Office Location for Lease on East Ohio in Clinton!! Great Visibility!! Lease for Only \$1,250 per month MLS#56130

www.Johndhill.com



RE/MAX 

STEVE SNOOK

Truman Lake
660-885-2201

Broker / Sales

www.stevesnook.com **660-525-8888**



Clean 3 bdrm farm house on 64 Acres M/L. Half timbered & half open. Also Has Nice 2 bdrm mobile home. 3 stocked ponds. Fenced & cross fenced. 60x70 building with elect., 2 - 24x30 3 car garages. 2 wells. MLS#59208



Looking for a large shop to work out of? 33 x 60 fully insulated, heat & air, office, living quarters, bathroom & shower, 200 amps, electric water heater. 2nd building here also. 3 lots. MLS#59167 \$47,000



Beautiful 1.5 story home with country setting. 3 bdrms, 2.5 baths. Full bsmt, nice landscaping with patio/deck are in back. 5 minutes from town and 2 Truman Lake boat ramps. MLS#59129 \$189,900



One of Clintons nicest subdivisions. 1.5 Story, 4 bdrms, 2.5 baths, 3 car att. Garage. Open floor plan with high ceilings. All electric, alarm system. Range & refrig. stay. Can install fencing if you choose. Like New condition. MLS#59604 \$175,000



Large Ranch Home 3 bdrm, 2.5 baths, big family room with fireplace, updated electric, Garage has work area & storage. Nice yard with lots of shade trees. Excellent neighborhood. MLS#51553 \$117,500



Owners Motivated! 5 bdrm, 2 bath Ranch Home on 9.7 Acres not far from town. Full bsmt, 2 car detached garage and several other outbuildings. Property is fenced and has a fantastic view. MLS#57686 \$169,900



3 unit apt building close to schools and town square. There are two 1 bdrm apts and one 2 bdrm apt. Good shape and stays fully rented. 3 car att. Garage in back. MLS#59284 \$83,900



3 bdrm, 2.5 bath Ranch Home on 20 acres M/L. 2 fireplaces, 2 car det. garage, 50 x 66 building and a greenhouse. Full walk-out bsmt. Formal dining room. Home needs a lot of TLC. All offers must be bank approved. MLS#55654 \$135,000



29 Site Mobile Home Park and a 3 bdrm house for owners to live in with outbdg. Located in town of Clinton. Each mobile has an individual water meter. MLS#57112 \$330,000

IF YOU HAVE QUESTIONS?

660-525-8888

I HAVE THE ANSWERS!

- * Financing
- * The Buying Process
- * The Selling Process
- * How to Make Your Home Sell Faster
- * What Your Home Could Sell For in this Market
- * How to Get the Most for Your Money



This park has 9 mobile homes now and several RV sites. Lots of room for expansion. Boat storage barn. MLS#57588 \$159,000



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



REDUCED!!

Why Pay Rent? 3 bdrm Ranch Home on corner lot. 2 car att. garage. Large family room. Craft room, clean home with lots of updating. MLS#55113 \$54,500



Multi level home with 4 bdrm, 2.5 baths. Located in very nice part of Clinton. Kit. has custom cabinets. Newly painted, deck in back. All electric home. MUST SEE, Owner motivated. MLS#56429 \$145,000



REDUCED!!

Can buy up to 80 Acres of mostly open ground. Some timber, pond, lots of wildlife, good fencing, Excellent Cattle Ground. MLS#54563 \$1,850 / Acre



REDUCED!!

Totally Remodeled Ranch Home on 8 timbered acres. All electric, new windows, custom cabinets, carpet, paint and more. Heat pump & wood stove. 24x36 metal building with concrete floor. MLS#58770



REDUCED!!

705 S 3rd
Great Location, clean Ranch Style Home with hardwood floors, fireplace, full bsmt, large back yard. Won't Last Long!!! MLS#58094 \$79,900



4 bdrm, 3 full baths. Home on 27.9 acres. Jacuzzi tub in master bath. Island in kit. living room + family room. 40 x 60 metal building with concrete floor. Corp ground & year-round creek. Lots of Deer & Turkey. MLS#58843 \$119,000 All offers subject to short sale approval.



This business located on high traffic corner in Clinton. Now used for a auto detailing and used car sales. Owner will train or can be used for many types of businesses. Call for more info. MLS#57687 \$169,900



RE/MAX 

STEVE SNOOK

Truman Lake

Broker / Sales

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Single wide mobile very clean. Excellent lake home. Borders Corp ground. Large stocked pond. 30x30 metal building. Large covered deck to view wildlife. Close to Talley Bend Boat Ramp.
MLS#59372 \$61,900



Remodeled and nice. New windows, doors, paint, carpet, and more. Updated kit., 4 stall carport in back. Alley access, deck, basement.
MLS#57305 \$59,900



3 bdrm, 1.5 bath Ranch with full bsmt & Attached garage. Wood burning fireplace on main floor and bsmt. Updated kit. & Baths. Appliances stay. Privacy fence around backyard. Clean home. Owner can be out quickly. MLS#59527 \$109,500



Metal sided and metal roof home. Open floor plan. All electric. Screened in porch on 2 sides of home. Large att. garage. 5 acres with big fully stocked pond. Blacktop road frontage, close to boat ramp on Truman Lake. MLS#58835 \$99,000



Beautiful Water Front 5 acre lots, close to town. Perfect for building your new home. Several on blacktop. Lots of Deer & Turkey and great fishing. Owner motivated.
MLS#57381



2 bdrm Ranch Home. New metal roof. Central Air, basement, located in town of Clinton on 7.4 Acre M/L.
MLS#57975 \$59,900



Perfect 1st time home buyer, totally remodeled, really cute home on double lot, big porch.
MLS#57610 \$59,500



3 bdrm Ranch on corner lot with lots of big shade trees. Kit. & bathroom are updated. Kitchen has tiled floor. Large deck on back of home. Det. Garage thats insulated with concrete floor.
MLS#59281 \$59,900



Deer Hunters Paradise!
43 Acres of hardwood timber, priced to sell at only \$57,000.
BIG BUCK. MLS#58062



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



Take a look at this one!
Beautiful newer
Truman Lake home,
located on
60 acres of timber &
Open. Stocked pond,
year round lakeview!
3 bdrm, 2 bath, large
40 x 50 shed.
OUTDOORSMAN
SPECTACULAR!!!!
\$225,900
MLS#58424



Custom home with Truman
Lake view. Many extras, 40x50
shop, cedar ceilings, granite
countertops, short walk
to great hunting.
MLS#57808 \$294,900



Great Buy! 2 bdrm home,
fenced backyard!
Only \$29,900
Located in Deepwater.
MLS#59092



2 bdrm home, big
lot, storage shed,
price to SELL.
MLS#59294



Hunters take a look.
5 acres, electric, well, storage
shed, timber and open to put
cabin. Adjoins corp ground. Near
boat ramp, Tightwad area.
MLS#58587
\$25,900



Horse Owners Dream
3 bdrm, 2 bath manufactured
home on permanent
foundation. Large horse
barn on 10 fenced acres.
MLS#59514



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



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



2 bdrm, 1.5 bath, Ranch style. Big lot, great location at

**411 E Washington. Partial owner or lease to own financing available.
MLS#49890 \$65,000**

Price Reduced Ready to sell, great location. Current



**rental income \$350. Tenant wants to stay! 1bdrm, 1 bath, det. garage. hardwood floors.
MLS#58547 \$29,750**

**Hwy 52 frontage in Coal Camp with over 13,000 Sq. Ft. under roof. Great manufacturing opportunity. 2,000 Sq. Ft. of office space on 2 acres M/L. Only \$8 a Sq. Ft.
MLS#58630 \$114,000**



**Priced to Sell Two buildings on South side of Clinton Downtown Square. Over 6,000 Sq. Ft. of office space. Has current tenant.
MLS#58678 \$75,000 That's less then \$12 a Sq. Ft. Possible Owner Financing**



**80 Acres Home & Barn, steel corral, head gate, blacktop frontage. Located in Leeton, MO
MLS#59792 \$176,000**



Chuck Gray

Broker / Sales

660-525-0393

www.chuckgray.com



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

Great condition

MLS#59154 \$778,000



7.6 Acres M/L, 60x140 building with concrete floor, office, restrooms, 4,400 finished with carpet and vinyl flooring, finished sidewalls, suspended ceilings, forced air, heat & cooling. 3,200 Sq. Ft. shop with overhead heat, concrete pads & Sidewalks, 800 Sq. Ft. storage area, 2 septic systems. Rural water, 2003 28x80 Patriot South Ridge Mfg. home on property, 4 bdrm, 2.5 baths, wbp.
MLS#53655 \$295,000



**Shovel Ready Lots
in Peculiar,
Missouri!
Setters Pointe!
ONLY \$11,500 Each
Bank Owned!
MLS#59795**



**INVESTMENT OPPORTUNITY!!
Harrisonville, Missouri Car Wash!
Less than 2 years old. Great Cash Flow!
MLS#59549 \$1,229,000**

“NOTICE”

I have several bank owned and short sale approved Multi-family, Commercial, and Residential properties all over the state of Missouri. Plenty of opportunity to capitalize on this market.



Your Resident
Truman Lake
Agent

Ruth
Harper

Sales Associate

660-525-0688

Email:
ruthharper@
remax.net

Ruthharper.com

MOTIVATED SELLER



Wonderful Lake Home - Fox Run Area
1 BR, 1 BA, 1088 Sq. Ft. Home With
additional 2 BR, 1 BA Mobile Home
attached on nice corner lot. Close to
some of the best fishing on Truman.
MLS#59216 \$79,900



Truman Lake Investment Property
Business building with over 1400 Sq. Ft.
Open boat storage, single wide mobile
home, outbuilding & Storage shed on 2.6
Acres. Located on Hwy frontage. Seller
Motivated MLS#59114 \$67,900



Fixer Upper
Corner of M Hwy & N Hwy
3 BR, 1 BA Home on 115 x 170 Lot.
MLS#59059 \$20,000



MISTY WOODS
2 BR, 2 BA Home, open
living/kitchen, 2 car detached garage,
storage shed, on 3.4 Acres.
MLS#59584 \$62,500

CHECK OUT THESE REO AND INVESTMENT PROPERTIES



601 S Main - Lowry City

Historic 3-4 BR, 2 BA Home on large
corner lot. Original woodwork with
crown molding large detached with
office area. MLS#59582 \$54,000



501 N Main - Leeton

3-4 BR, 2 BA home on large corner
lot, partial basement. Needs TLC!
MLS#59411 \$29,900



816 SE 100 Rd - Clinton

2 BR, 2 BA 1708 Sq. Ft. home with
office, DR, LR, w/wbfp & kit with
breakfast area on 200 x 205 lot.
MLS#59594 \$40,000

Others Coming Soon in the
Clinton, Warsaw, &
Truman Lake Area!

Call Me With Your Name
and Information and I Will
Keep You Updated with New
Listings!

MUST SEE!



PRICE LOWERED!



SURPRISE SURPRISE

You are in store for all kinds of surprises this spring with this secluded home on 4.5 Acres, close to Windsor Crossing Boat Ramp & Swimming beach. The home has 1875 Sq. Ft. of living space, + more room in the full walk-out bsmt. 1 car att. Garage + 2 car carports, screened in porch + sitting area off the living room w/fireplace.

MLS#59532 \$161,500

Your Resident
Truman Lake
Agent

**Ruth
Harper**

Sales Associate

660-525-0688

Email:
ruthharper@
remax.net

ruthharper.com



ON SHADY LANE

A Great Buy in Windsor! Fresh paint inside and out, new kitchen, carpet & more. 3 BR 1.5 BA with partial basement, attached garage on large lot.

MLS#58299 NEW LOWER PRICE \$79,900

LAND & LOTS

MLS#57044 35 Acres timber and open \$57,500

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#59451 3.27 Acre waterfront lot on Lake of the Ozarks \$24,900

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





Jack Wetzel

660-924-5471

Jackwetzel@hotmail.com



This is a great 3 bdrm, 2 bath home perfect for a young family. Located in a safe neighborhood. It has many updates throughout the home, with a huge backyard. MLS#59024 \$165,000



3 bdrm, 2 bath home with 2 car att. garage, unfinished basement, lots of extras. MLS#57833 \$185,000



This is a great buy for the money! All brick with great views of the golf course, a large master suite, nice size bedrooms with lots of living space. 4 bdrm, 4 bath, 3 car attached garage. COME SEE!! MLS#59536



4 BR, 4.5 Baths, all brick, beautiful home with 5800 Sq. Ft.. Mother-in-law suite upstairs with full kitchen. MLS#59022



OLD COUNTRY CLUB VILLAGE PHASE 4 NOW OPEN

CALL FOR DETAILS! LOTS ARE LIMITED SO CALL TODAY!

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Mike Keith Insurance

North Side of Square

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Important Phone Numbers

Emergency Dial 911
Hwy. Patrol Emergency 1-800-525-5555
24 Hr Emergency Towing 660-885-7500


Courthouse 885-7200
City Clerk 885-6121
Aquatic Center 885-2193
Park & Recreation 885-2181

Community Center 885-2181
Chamber of Commerce 885-8166
Library 885-2612
Post Office 885-5221

License Office 885-8929
University of Missouri 885-5556
Senior Center 885-3482

Clinton High School 885-2247
Davis School 885-2629
Henry Elementary 885-5585
Jefferson Park Elementary 885-2641
Middle School 885-3353
Vocational School 885-6101
Shawnee School 885-3620
Clinton Christian Academy 890-2111

Non-Emergency
Police 885-2679
Sheriff 885-5587
MO Road Conditions 1-800-222-6400

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Steve Snook



Chris Michael



Jack Wetzel



Danny Bailey

All Agents are Licensed in the State of Missouri

53%

RE/MAX[®]

Truman Lake



Market Share for Clinton, Missouri and surrounding Area from January 1st, 2010 to December 31st, 2010

22%

14%

10%

1%

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Truman Lake**

**Coldwell
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Anstine

All Others

**Reece
Nichols**

- 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, 2010 thru December, 31st 2010. 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 Sedalia Warsaw MLS