

**FREE  
VOLUME 90**



**RE/MAX<sup>®</sup>**

**Truman Lake**

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

**660-885-2201**

**TrumanLakeProperties.com**



**Kathy Shoemaker**  
**660-885-2201**



Kathyschoemaker@remax.net  
 trumanlakeproperties.com

# BLACK DOG FARM

Trophy Waterfowl & Hunting Property - Blairstown, Missouri  
 MLS#71960      \$2,490,000



**www.BlackDogHuntingLodge.com**

## Investment Opportunities



**Chapin Drive**  
**\$1,895,000**  
**MLS#65810**

10 Units side-by-side  
 2 sides per unit. Unit  
 can be sold separately.  
 \$189,500 per unit.



**100 N 2nd**  
**395,000**  
**MLS#48453**



Great location for *your*  
 business or several  
 speciality shops.  
 Call for details!

**LAND**

**LAND**

**LAND**

**LAND**

**LAND**



**Old Country Club Park**  
**Lot 24**  
**Vacant Commercial Lot,**  
**Great Location!**  
**\$292,080**  
**MLS#57838**



**Commercial**  
**6.21 Acres**  
**Tract #1 DZF Rd**  
**MLS#60297**



**Kathy Shoemaker**  
**660-885-2201**



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 trumanlakeproperties.com



**705 N Ridgeview Lane**  
**4 Bdrm, 4 Bath, + 2 Half Baths**  
**Gourmet Kitchen, "Arizona" room**



**MLS#70526**

**\$695,000**



**MLS#72463**



**\$525,000**



**81.6 Acres m/l**

**910 NE Hwy 52**  
**Country Estate \* 5 Bdrm, 3.5 Bath**  
**Full Finished Walk-Out Bsmt,**  
**Safe Room, Pvt Guest Quarters**



**103 S Tracy**  
**4 Bdrm, 3.5 Bath**  
**Finished WO Bsmt.**  
**\$235,000**  
**MLS#69253**



**206 NW 131 Rd**  
**4 Bdrm, 2 Bath**  
**5.7 Timbered**  
**Acres m/l**



**\$223,500**  
**MLS#71225**



**Kathy Shoemaker**  
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**329 NE 51 Rd**  
**4 Bdrm, 2 Bath**  
**19.6 Acres m/l**  
**\$230,000**  
**MLS#71468**



**1200 N Vasant**  
**5 Bdrm, 4 Bath**  
**+ 1 car det. garage**  
**3.7 Acres m/l**  
**\$219,900**  
**MLS#70611**



**55 NW 247 Rd**  
**3 Bdrm, 3.5 Bath**  
**Granite counter tops**  
**\$189,000**  
**MLS#70615**



**6.52 Acres m/l**

**26728 Oakwood Ln**  
**2 Bdrm, 2 Bath**  
**Close to Truman Lake**  
**\$175,000**  
**MLS#72103**



**807 S Utah Place**  
**3 Bdrm, 2 Bath**  
**Covered Back Porch**  
**\$168,000**  
**MLS#71987**



**711 S 3rd St**  
**3 Bdrm, 3 Bath**  
**Corner Lot**  
**\$129,900**  
**MLS#69996**



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**1032 Hogan Place**  
**2 Bdrm, 2 Bath**  
**Meadow Lake**  
**\$99,500**  
**MLS#70219**



**523 E Jefferson**  
**2 Bdrm, 1.5 Bath**  
**Corner Lot**  
**\$97,500**  
**MLS#72460**



**607 SE 803 Rd**  
**3 Bdrm, 2 Bath**  
**Close to**  
**Bucksaw Marina**  
**\$89,900**  
**MLS#71634**



**901 E Green**  
**2 Bdrm, 1 Bath**  
**Several Outbldgs**  
**\$59,500**  
**MLS#72311**



**7.9 Acres m/l.**  
**Barn,**  
**new fencing,**  
**rural water.**  
**NE of Clinton**  
**\$32,000**  
**MLS#71484**



**Winchester Landing Subdivision**



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





Selling Clinton Area Real Estate Since 1982

# Janet Long

More info on Homes & Community on

[Janetlong.com](http://Janetlong.com)

Broker/Sales

## 660-525-1948

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



“like” me on facebook [www.facebook.com/janetlong70](http://www.facebook.com/janetlong70)  
for market updates & information



### 2312 N Antioch

### MLS#72521

### \$324,900



**1.5 Story Home in Brookwood Estates. 4 Bedroom, 4 Bath, Formal Living & Dining Rooms, Nice Master Suite Area, with Jet Tub, Walk-in Shower, Double Sink, Large Walk-in Closet, Door to Deck. Floor Safe in basement stays. 3 Car Garage, Utility Room next to garage door. Foyer is 8' x 7'.**

### 28821 Sky Village

### MLS#71304

### \$139,900



**Nice home for full time resident or weekender. 2 ponds across the road. With-in 1 mile of boat ramp. Extras include-heated tile floor in full bath, sun room, cedar siding, fire pit, great deck on back overlooking Truman Lake. Detached Garage 21.6 x 22.**

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### Building Lots Available!

**MLS#70198 403 Louise \$6,000**

**MLS#48361 Rustic Way \$18,900**

**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#70108 \$299,900**

### Why Pay Rent!!!

**Looking to Buy that new Home??**

**Need down payment assistance????**

**“Give Me a Call Today”**

**for information on a new Grant Program.**



**106 N 6th St  
Basement,  
Fenced Yard  
\$99,500  
MLS#71430**



**516 E Ohio  
\$72,500  
MLS#71808**



**Closing Costs Possible**

**417 Flora  
\$57,000  
MLS#68436**



**604 S Orchard  
\$47,000  
MLS#72225**



**416 W Allen  
\$22,900  
MLS#67885**



E-mail James Today  
@jlong@remax.net

**James Long**  
**816-718-7762**

Look online at  
[jlongtrumanlake.com](http://jlongtrumanlake.com)



**MLS#71232**

**\$485,000**



**1416 NW 1200 Rd Blairstown, MO**  
150 Acres m/l with a historic 1880's farm house,  
recently remodeled. Includes, guest home and a  
40' x 96' garage/shop/warehouse with concrete floor.  
96 acres are currently being tilled. 3 ponds (one is 3 acres)  
and a creek running through the south side of the property.  
Great for crops or cattle as well as hunting and fishing.



## **Otter Creek Estates**



**Gastineau Oak Log Home! Truman Lake View!**  
3 Bdrm, 3.5 Bath! 1/4 mile to Corp land.  
MLS#62874 \$349,900

**Metal span shop with living quarters,**  
2 Bdrm great for weekenders!  
MLS#62904 \$149,950

Call to inquire about purchasing the entire subdivision – 3 homes and 75 Acres M/L adjoins  
CORP land and views of Truman Lake. See more info at: [www.OtterCreekEstates.com](http://www.OtterCreekEstates.com)



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



**Country Setting**

**370 SE 500 Rd - Clinton**  
 Great all brick ranch home, on 3.5 acre m/l.  
 3 Bdrm 3.5 Bath, large family room w/wet bar,  
 large det. garage. Close to corps ground,  
 Truman Lake boat launch & just 2 miles off blacktop.  
**MLS#71551 \$179,900**



**102 E Calvird Dr - Clinton**  
 Edge of town living. 3 Bdrm, 2 Bath, built to last with  
**all-steel construction. Nice open floor plan, large rooms.**  
 Family room, utility room, 2 car garage in basement.  
 Minutes to Truman Lake!  
**MLS#70753 \$125,000**



**New Listing**

**906 N Washington - Clinton**  
 Newly remodeled 3 Bdrm, 3 Bath Home  
 with a large yard. Fresh paint, newer fixtures,  
 open floor plan and a very private backyard  
 perfect for family fun or entertaining.  
 Come see this one before it is gone!  
**MLS#72135 \$92,500**



**Great Location!**

**501 S 3rd St - Clinton**  
 2 Bdrm, 2 Bath home with huge garage. Spacious rooms with  
 detailed wood trim and tons of character!! High ceilings and open  
 rooms provide plenty of room for entertaining. Large deck, large  
 laundry room and roomy master bath are just a few of the features  
 you will want to see for yourself. Priced to sell fast.  
**MLS#70640 \$99,000**



**Half mile to Truman Lake**

Pamper yourself with this recently remodeled  
 3 Bdrm, 2 Bath home just south of Tightwad.  
 Peaceful wooded 6 acre m/l setting.  
 Sunroom with in-floor hot-tub and sauna.  
**MLS#64019 \$165,000**



**Lake View!**

**28595 LakeLoop - Lincoln**  
 3 Bdrm, 2 Bath Home on Lake of the Ozarks,  
 220 ft of water frontage with breathtaking views.  
 Above ground pool, so much more!  
**MLS#70921 \$109,900**



**17 Acres m/l**

**28199 Newman Lane - Lincoln**  
 2 Bdrm, 2.5 Bath Home, 2 car det. garage.  
 1 acre pond. Located near Sagrada Beach  
 on Lake of the Ozarks.  
**MLS#71195 \$99,900**



**867 NW Hwy O - Blairstown**  
 On O hwy between Clinton & Urich. 1994 Double Wide in  
 Excellent Condition. Lots of cabinets, updated carpet & tile,  
 2 skylights, det. gar., 10x12 storage shed w/elec.  
**MLS#68444 \$115,000**



**Fishing Cabin**

**11850 NE 881 Pvt Rd - Deepwater**  
 Great little 2 Bdrm, 2 Bath place at Ninnescah Park  
 with views of Truman Lake. This home is being sold with the  
 furnishings and is turn key for someone who wants to enjoy a  
 hunting and fishing lifestyle on Truman Lake.  
**MLS#70841 \$75,000**



**31909 Caristina - Warsaw**  
 Renovated in 2014. 2 Bdrm, 1 Bath, full walkout  
 bsmt, main flr utility area, covered porch. Close to town,  
 Truman Lake & Lake of the Ozarks.  
**MLS#70440 \$62,500**



**10345 NE 1387 Pvt Rd - Osceola**  
 Remodeled single-wide manf home on 3 Acres m/l. Close to  
 Truman Lake & Corp Ground at Buffalo Rock off ZZ Hwy.  
 Tidy 3 Bdrm, 2 Bath great for weekends or full-time.  
**MLS#69697 \$38,000**



**308 W Ohio - Clinton**  
 Lots of opportunity! 2 Bdrm, 1 Bath Home.  
 Office could be 3rd Bdrm. Carport + 1 car det. garage/barn  
 w/finished area that was an art studio.  
 Inspections welcome, but selling as is.  
**MLS#70593 \$50,000**



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**MLS#72338**

**421 E Main - Warsaw**  
Commercial opportunity! This free standing building is just off the Warsaw downtown district, easy access to 65 Hwy. A well established location, close to Truman Lake & Lake of the Ozarks.  
1 Acre of land for future expansion.  
Many possibilities here!  
**Call James!**  
**\$125,000**

**LAND LAND LAND**

- MLS#62873 Lot 21 Otter Creek 1.3 Acres \$14,950
- MLS#62875 Lot 17 Otter Creek 2.5 Acres \$19,950
- MLS#62872 2 Lots Otter Creek 6 Acres \$59,950
- MLS#72380 Lot 31 Saddle Rd, Warsaw \$20,000
- MLS#72374 Lot 32 Saddle Rd, Warsaw \$21,000
- MLS#69784 SE Henry County 10 Acres m/l \$24,000
- MLS#67543 3 Lake Lots Antler Dr. 14.4 Acres m/l \$28,000
- MLS#70478 Deepwater 39.7 Acres m/l \$120,000
- MLS#59944 & 59966 Pleasant Hill 14 Acres \$196,000



**MLS#66751**

**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!**  
**\$95,000**



**MLS#70797 \$141,500**

**515 S McLane**  
Very clean, move-in ready! Great for an extended family. Living quarters upstairs & downstairs both with 2 BR, open kitchen/dining/living area, laundry. Enjoy the backyard from the covered deck or the walk-out bsmt.



**511 E Clinton St**  
3BR/2BA Deep Lot, Walk to School!  
**MLS#71800 \$72,500**



**5 Acres m/l**

**18 Miles North of Town**  
3BR/2BA 30x30 Shop, on Blacktop  
**MLS#71767 \$195,000**



**109 S 4th St**  
Lots of Room inside & out!  
**MLS#69836 \$59,900**



**MLS#71044 \$58,000**

**203 N Washington**  
Just off the Clinton Square, currently housing a church, but much potential for business with its separate rooms including a kitchen area. Corner lot with private off-street parking area.  
**Call Janet for Details!**

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# Jack Wetzel

## 660-924-5471

### Jackwetzel@hotmail.com



**811 N 3rd St**

**Looking for an investment, have a business, need a good location???**

**Perfect for a Beauty Shop - ready to go!**

**Building is set up for 2 separate businesses.**

**Call Jack For Details!**

**MLS#71000     \$82,000**



**938 N 4th**

**Storage facility for RENT near industrial park.**

**Easy access for big trucks.**

**8000 sq ft of storage. 2 loading doors.**

**Parking for 10 cars.**

**Monthly Rent \$2,350     MLS#71317**



**616 S 2nd St**

**Great investment property! Eight 1 Bedroom,**

**1 Bath units in a quiet neighborhood. Each unit has its own newer furnace & most have**

**new water heaters & window AC units.**

**Call Jack for more information.**

**MLS#71491     \$199,000**



**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#72026     \$725,000**

**Commercial Lots Available at TOWN CREEK  
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**



# Jack Wetzel

## 660-924-5471

### Jackwetzel@hotmail.com



### Meadow Lake

**1026 Watson Parkway**  
3 Bedroom, 3 Bath Town Home  
Great views of the golf course,  
very well taken care of.  
Call for more details.  
**MLS#69944    \$139,900**



### Meadow Lake

**1018 Palmer**  
3 Bedroom, 3 Bath Town Home  
Newly finished basement w/wet bar and  
full bath. New appliances, new deck,  
too many extras to mention!  
**MLS#70718    \$159,900**



### Price Reduced



### Meadow Lake

**1030 Watson Parkway**  
Great 4 Bedroom, 3 Bath Town Home  
with Golf Course Views  
Priced to Sell!!  
Schedule your showing today!!  
**MLS#70727    \$142,500**



### Meadow Lake

**1801 Nicklaus Drive**  
5 Bedroom, 4.5 Bath Home  
Great Views of the Golf Course!  
Finished basement,  
screened-in deck.  
Call Today!  
**MLS#70790    \$299,500**



### Lake Home

**11941 Crooked Arrow Place**  
Perfect Setting on 2 Acres within  
1 mile of the Lake. 3 Bedroom  
custom built home w/many extras!!  
Finished bsmt, views of the lake  
all around. Call for more details.  
**MLS#70197    \$169,900**



### Lake Home

**18380 Walker Drive**  
2 Bedroom, 2 Bath Home  
in Sterett Creek Village.  
Over-sized garage,  
big fenced-in backyard,  
adjoining lot comes with property!!  
**MLS#71085    \$235,000**





# Jack Wetzel

## 660-924-5471

### Jackwetzel@hotmail.com



### Shadow Hills

#### 612 Shadow Hill Rd

5 Bedroom Home has much to offer, High-end Kitchen, plenty of Counter Space, updated Master Bathroom, Walk-out Basement. Att. 4 Car Garage w/separate Heating/Cooling with Bonus Room! On a wonderful treed lot!

**MLS#71167 \$425,000**



### Tillman Farms

#### 43 NW 354 Rd

This custom built home sits on 3+ Acres m/l & is surrounded by timber. The home features an open floor plan, custom cabinetry in the kitchen. Basement has walk-out & is set up for boat & vehicle storage. This is a must see!

**MLS#72262 \$345,000**



### Clinton Country Club

#### 246 NE 104 Rd

This 3 Bedroom, 2 Bath Home sits at the end of a Cul-de-sac with a nice view of the golf course. Great open floor plan, attention to detail. Gorgeous landscaping & covered deck. Golf Course living at its best! !

**MLS#72123 \$219,900**



### Stately Elegance

#### 1103 Country Club Drive

3 Bedroom, 4.5 Bath Home with great curb appeal, nicely landscaped yard, enjoy the finished basement with plenty of storage space.

Call for your Showing!

**MLS#71618 \$179,900**



### Secluded Retreat

#### Blairstown

3 Bedroom, 2 Bath Home sits on over 2 Acres. Access to the strip pit across the road, great views of the timber around the property. Nice breezeway to enjoy nature.

Call to schedule a showing.

**MLS#72136 \$134,900**



### Perfect Starter Home

#### 611 E Jefferson

This 2 Bedroom Home is in perfect condition. Nice wood trim, newer carpet, fenced backyard w/great deck. 24x30 metal bldg w/concrete floor, wired for 220 service.

Call for Your Showing Today!

**MLS#72009 \$64,900**





# Allen Kidwiler 660-351-0313

## allenkidwiler@remax.net



**Montrose**  
 Beautiful home in its original state, situated on 4.7 acres. The home was built in 1913 by the Clark Family. Original tin ceilings, 3 brick fireplaces, two cast iron hitching posts, plus much more. Call for more details. MLS#68777



**36.8 Acres m/l**

**898 SE Hwy Z - Deepwater**  
 Down the road from Snyder's Corner 3 Bedroom, 1.5 Bath, thermo-pane windows, walk-out basement. Hard to find improved pasture, fenced, 55x70 machine shed plus other outbldgs. MLS#72024 \$169,900



**New Listing!**



**New Listing!**

**109 Margueritte Dr - Clinton**  
 3 BR, 3 BA well maintained split level with beautiful hardwood flooring, on a quiet cul-de-sac, close to shopping & highway access. Priced to Sell! MLS#72210 \$139,900



**New Listing!**

**1001 Trevino - Clinton**  
 Located on #17 hole at Meadow Lake Country Club. Pride in ownership can be seen throughout this 3 BR, 3.5 BA Home. Gorgeous hickory wood floors, newer appliances including heating & AC. Finished Lower Level w/kitchen! MLS#72433 \$229,900



**Commercial Property**

**212 S Main - Clinton**  
 Just off the Historic Clinton Square. Brick, thermo-pane windows, full bsmt, 2nd floor apartment is rented. Many possible uses for this bldg! Don't miss this opportunity! Call Today! MLS#72108 \$134,900



**New Listing!**



# Allen Kidwiler 660-351-0313

## allenkidwiler@remax.net



**Price Reduced!**

**30756 Nomad Drive  
Warsaw**

Enjoy the views of Truman Lake in this 3 Bedroom, 2.5 Bath Home, backyard gently slopes to a cove. Open floor plan, walkout bsmt, +2 car det. garage.

MLS#70367      \$227,400



**106 E Rogers**

4 Bedroom, 3 Bath well maintained Home with walk-out basement close to Clinton High School. Newer roof, vinyl siding. Lots of Charm, Great Value!

MLS#71383      \$78,500



**Price Reduced!**



**Price Reduced!**

**10180 Whippoorwill Dr**  
3 Bedroom, 1 Bath, newer siding & roof, pellet stove, 2 car detached garage, large shaded yard, lots of storage space in outbuildings. Access to private boat ramp at Truman Lake.

MLS#68255      \$110,000



**20 Acres m/l**

**7435 NE 575 Rd - Lowry City**  
Remodeled 3 Br, 2 Bath Home on 20 Acres m/l. 2 decks overlook wooded area with abundant wildlife. Property is fenced & cross fenced. Just minutes from Truman Lake. This is move-in ready, come take a look, you will be impressed!

MLS#69682      \$107,500



**Price Reduced!**



**Lot 10 Seven Lakes  
Just North of Clinton  
on Hwy 13**

5.4 Acres m/l secluded wooded lot, on a stocked strip pit, rural water & electricity available.

MLS#61794      \$39,900





# Kathy Harrison

## 660-351-1188

Realtor



kharrison@remax.net Kathy-harrison.com

Dedicated to Helping You With Your Real Estate Needs!

### Show your colors in Your New Home!



12.1 Acres m/l South of Urich  
Hobby farm on paved road.  
Lots of outbuildings & great fences.  
House built in 2003.  
MLS#71132 \$137,500



908 S 3rd St  
Great open, airy feel in this  
3 Bdrm, 2 Bath home.  
Wonderful kitchen, large laundry,  
wrap around covered deck.  
MLS#71159 \$114,900



4.3 Acres m/l

Beautiful home, stunning view!  
Sits at the edge of a 12 Acre lake.  
Tiled floors that look like wood,  
granite, cherry cabinets & a master  
suite you will fall in love with.  
MLS# 69700 \$259,900



104 Cherokee  
True ranch home on a  
quiet street, 3 Bdrm, 2 Bath.  
Wood burning fireplace  
w/gas starter and built-ins.  
MLS#69212 \$95,500



2209 Swisher  
Gorgeous Setting for this one of a kind 1.5 story  
home, 4 BR, 2.5 Bath Home on 4.5 Acres m/l,  
in City Limits. 3 floors of living area!  
MLS#70494 \$269,900



### Truman Lake Home

Furnished and ready for you to  
come to the lake & enjoy!  
Newer roof & siding.  
Enjoy the views from the deck.  
MLS#69615 \$45,500



New Roof  
Park like setting & close to fishing on  
Truman Lake. 3 Bdrm, 2 Bath,  
fireplace w/pellet insert, open floor  
plan and huge screened in porch.  
MLS#67816 \$59,900



Well kept 3 Bdrm, 2 Bath home  
w/partial basement,  
2 living areas, one has fireplace.  
Nice floor plan.  
Newer roof & gutters.  
MLS#69657 \$94,900



Realtor



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## 660-351-1188

kharrison@remax.net Kathy-harrison.com

Dedicated to Helping You With Your Real Estate Needs!



### Stars are Shining on Your New Property!

#### Price Reduced



Charming home with plenty of room.  
3+ Bedrooms, 1.5 Bath, full Basement  
& detached garage.  
MLS#71502 \$62,900



Great weekend get-away.  
2 BR, 1 Bath, partially furnished  
1/2 mile to boat launch at Truman Lake.  
MLS#71853 \$27,500



Charm & Character make this home  
a must see! Beautiful pillars, fireplace  
& original pocket doors!  
MLS#66616 \$45,000



**903 N 2nd St    MLS#71974    \$249,900**

40 X 105 bldg in a great location.

May be divided into 3 separate businesses with separate gas, electric & water meters, an office & bathroom for each, if separated. Each have water spigot & each bay has floor drain. Total of 6 garage doors, all 12 ft tall. Pre-plumbed for air hoses & each bay w/20 Amp elec serv.

Cement floors are 5" thick w/3 ft. footings & the lifts have piers poured for extra support. 14 ft sidewalls. Bldg is very well insulated, North wall is commercial fire wall, built to city code.



Lowry City  
Adorable bungalow  
nice updates & 26x24 Detached garage.  
MLS#65012 \$39,995

### LAND - LAND - LAND



28987 Sky Village Ave - Beautiful Lake View  
Build your dream home here!  
MLS#71016 \$42,900



SE 902 Pvt Rd  
25 Acres m/l  
off Z Hwy  
joins Corp on 2 sides  
\$52,000  
MLS#71379



### LOTS-LOTS-LOTS



Building Lot  
310 E Ohio  
\$30,000  
MLS#66070

Building Lot  
104 N Orchard  
\$15,000  
MLS#69281

11460 NE 1141 Pvt Rd  
Leisure Time Subdivision  
2 Acres m/l with 4 outbuildings, all fenced  
MLS#71301 \$24,000



Building Lot  
903 N 3rd St  
\$14,900  
MLS#71334



# Kathy Harrison

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Dedicated to Helping You With Your Real Estate Needs!



### Celebrate in Your New Home!



**50 NW 247 Rd**

Open floor plan w/beautiful pillars. Large kitchen island. 5 BR, 3.5 Bath, 3 car gar. plus utility, walk-out bsmt w/garage, lots of storage.

MLS#69045     \$210,000



**122 S Hwy 7**

Neat as a pin! 4 BR, 2 Bath Home, 4 acres m/l. Walk-out Bsmt. Detached garage/workshop.

MLS#70391     \$159,900



**809 N Booth**

All brick Ranch home. 4 BR, 3.5 Bath, finished bsmt. Fenced backyard, nice det. garage/workshop.

MLS#67962     \$129,900



**Large Backyard**

**500 Montrey**

Great location! 3 BR, 2 BA Home with Walk-out Bsmt, w/possible 4th BR, Fam Rm, Office. Newer tilt-in windows.

MLS#72039     \$129,900



**106 N Gail**

At the end of a cul-de-sac on a large shaded lot, 4 BR, possibly 5, & 5 Baths. Large kitchen area & DR with lots of cabinets and counter space. Fireplace on main floor & bsmt. Deck, Patio, Shed in fenced yard.

MLS#72373     \$209,000



## Attention Investors!!



**938 N 3rd St**

85x139 Lot Zoned Commercial  
MLS#72279     \$23,000



**801 E Jefferson**

1.5 Story, 2 BR, 1 Bath  
MLS#72008     \$15,000



**721 E Jefferson**

2 BR, 1 BA, Handicap Ramp  
MLS#68026     \$16,000



### 40 Acre Mini Farm

Updated, totally remodeled 3BR, 2 BA Story & half home on a picturesque gently rolling pasture land, 2 stocked ponds, numerous pecan trees, fenced/x-fenced. Over-sized 2 car det. garage w/workshop & an additional carport area, unfinished area at the rear of the garage could be an add'l living area. Utility shed w/water & electricity. Just 2 miles from Truman Lake  
MLS#71906 \$230,000



Well-built, spacious 4 BR, 3 BA, energy efficient steel constructed home with 8" walls, metal roof, walk-out bsmt & oversized 2 car garage, on blacktop with beautiful landscaping, 36x80 barn w/overhang, 15x35 garden shed, chicken house, potting shed/greenhouse, pond, many raised garden beds, fruit trees. Close to many boat accesses.  
MLS#72097 \$200s



### Minutes from Clinton

Well-kept home just a short distance from Clinton, minutes from Sparrowfoot Boat Access & walking distance to Corp ground. 3 BR, 2.5 BA on 1.5 acres with mature trees & landscaping, large garden spot, blackberries, & storage shed. Enjoy the view on the covered front or back porch or relax in the over-sized living rm with large bay window. Kitchen features custom oak cabinets, pantry & eat-up bar. A mud/utility rm with adjoining 1/2 bath located just off the garage/kitchen area. Partially finished walk-out bsmt has bedroom/family rm, full bath, large storage rm, & safe rm.  
MLS#71993 \$160s



### Large Fenced Yard



Well built, well maintained 3 Bdrm, 2 Bath home in nice neighborhood, situated on a corner lot. Fenced backyard includes a nice storage building, garden spot, many flowering trees & shrubs. Come take a look.  
MLS#71553 \$139,900

Call

**Ruby**

**Huisman**

Your Clinton  
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)





# Ruby Huisman

## 660-525-1438



[rubyhuisman@remax.net](mailto:rubyhuisman@remax.net) [www.rubyhuisman.com](http://www.rubyhuisman.com)

### \*\*\*\*\* IN TOWN LISTINGS \*\*\*\*\*

**MLS#72230**

**\$130s**



**Like New!**

Completely remodeled rambling ranch with open floor concept. New h/w floors & carpet throughout, new paint, all new stainless steel appliances & counters in kitchen. You will be impressed with the improvements & details of this nearly new home. Plus it is located in a nice neighborhood!



**So Much for the \$\$\$**



**MLS#71179**

**\$80s**

Well built ranch home in quiet neighborhood, nice wooden deck expands the length of the house overlooking a nice shaded backyard, full partially finished basement.



**Close to Schools**

Spacious home on large lot, open floor design with nice big rooms, all applianced kitchen, WO basement, carport, storage shed. Walking distance to schools.



**MLS#70717**

**\$110s**

**MLS#72509**

**\$60s**



**Large Shaded Lot**

Remodeled all-electric ranch home with a 2/1 split floor concept. Situated on a large shaded lot. 10 x 12 storage shed. Call for details.



### Investment Opportunities!



Nice 2 BR, 1 Bath Bungalow, new Roof!  
Great personal home or rental property.  
Possible owner financing available.  
MLS#68137 \$29,900



Cute Bungalow, freshly painted.  
refinished hardwood floors,  
outside/inside access to basement.  
MLS#71982 \$16,000

\*\*\*\*\*

# Lake Homes

\*\*\*\*\*



**10 Acres m/l  
Bordering Corp.**

Secluded acreage, pond,  
partial Truman Lake view.  
Close to several boat access areas.  
3 storage buildings.  
MLS#71088 \$50s



**4.8 Acres m/l**

Wooded, secluded acreage 2 BR, 2 Bath  
updated mobile home, roomy screened-in  
porch, attached carport, stocked pond,  
2 25x30 outbuildings. Close to boat access.  
MLS#70496 \$40s



Neat & Clean 3 BR, home nestled on a  
shaded lot on almost an acre. 2 storage  
sheds & 2 car carport. 2 decks, newer A/C.  
Lots of wildlife and access a private lake.  
Close to Truman Lake  
MLS#71368 \$50s



**10 Acres m/l**



MLS#71296

Well maintained 3 BR, 2 Bath home.  
Spacious rooms, crown molding,  
large closets. Oversized 2 car garage,  
10x12 storage bldg, garden spot,  
fruit trees, pond. Close to  
Corp ground & Windsor Crossing.  
\$130s



MLS#70179



**4.5 Acres m/l**

All electric 3 BR, 2.5 Bath home on  
partially timbered secluded acreage  
1.5 miles from Windsor Crossing &  
Truman Lake. Large rooms, full  
WO basement. Thermopane windows.  
Large deck & screened-in porch.  
Great for family or lake home get-away!  
\$130s



MLS#72263



**Your Getaway Retreat**

Nice well-maintained bungalow on the  
edge of town, bordering Corp Ground.  
2 garden sheds, metal bldg w/concrete  
floor & electricity. Comes with all the  
furnishings. Sold "as is".  
\$30s



**Edge of Town**

Clean & updated manufactured home,  
oversized garage, on a nice level lot.  
Home is energy efficient with 6"walls!  
New kitchen counters & back splash  
& appliances. Nice big backyard,  
close to several boat accesses.  
\$60s



MLS#69927



\*\*\*\*\*

# Investment Opportunity

\*\*\*\*\*



707 - 709 Kansas Ave  
& 105 - 107 W 8th St - Montrose  
Great income property.  
Neat & clean 2 Bedroom, 1.5 Bath Duplexes  
includes: Kitchen appliances, washer/dryer.  
1 car attached garage, 8x10 deck off Dining area.  
Call Ruby for Details!  
\$200s  
MLS#71385



# Emily Howerton

## 660-383-2479



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



**New Listing**

7475 SE 51 RD  
Osceola  
\$495,000  
MLS#72444

Outdoorsman's Paradise! 121 Acres full of wildlife!  
3 BR/2 BA Home, custom cabinets w/roll-outs, walk-in closets,  
safe rm, mud rm, plenty of storage for all your hunting gear.  
30x50 Barn, concrete floor w/20x15 lean-to. This is a must see!

29 NW 1144 Rd  
Leeton  
\$209,900  
MLS#70933



**3 Acres m/l**

1 owner Home in excellent condition,  
Great location between Clinton & Warrensburg or WAFB.  
4 Bdrm, 3 Bath, Family room in bsmt.  
Storage shed. This is a must see!



303 SE 963 Pvt Rd  
Clinton  
\$137,000  
MLS#71562

\* 3br/2b, master w/on suite, open floor plan, fenced back yard,  
large closets, full basement w/2car garage, appliances, central air,  
shade trees, 2 decks, garden area, private entrance. \*

342 NE Hwy 52  
Calhoun  
\$163,900  
MLS#71230



**15 Acres m/l**

Located NE of Clinton on paved road! 4 Bdrm, 2 Bath,  
Det. Garage w/space for workbench & extended storage.  
Gazebo in backyard to watch wildlife.  
1500 sq ft pole barn, property is fenced.



906 Monrovia  
Clinton  
\$140,900  
MLS#71382

4 Bdrm, 3 Bath Brick Ranch in a quiet neighborhood  
w/2nd vacant lot on corner. WB fireplace in LR.  
Charming spiral staircase leads to bsmt which  
has gas fireplace, full bath and fam/rec room.

4540 NW 176 Rd  
Osceola  
\$119,900  
MLS#72312



**41.2 Acres m/l**

Hunters Paradise! 35 acres m/l in timber, 2 stocked ponds,  
a creek runs thru the property. 20x40 det garage/shop.  
3 Bdrm, possibly 4, 1 Bath Home is being remodeled.  
Close to Monegaw Springs & Truman Lake.



107 Pawnee  
Clinton  
\$81,000  
MLS#72268

3 Bdrm, 1.5 Bath Home conveniently located close to  
shopping. Hardwood floors in bedrooms. 2 car garage.  
Newer roof, garage doors. Carport in back as well as  
possible RV parking. Property sold as-is.

307 E Washington  
Windsor  
\$79,000  
MLS#70433



**Price Reduced**

Beautiful Bungalow loaded with Charm! Located within walking  
distance of Windsor Elementary School. Original hardwood floors,  
gorgeous deck, patio & fire pit. Too many amenities to Mention!  
Call to Schedule Your Showing Today!



# Emily Howerton

## 660-383-2479

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



View of property from Truman Lake



### Breathtaking Views!

This beautiful 2 BR/1.5 BA, well-maintained lake home has lake views from all 3 levels. Enjoy your summer weekends from the deck overlooking Truman Lake or take the boat out via the private, community boat ramp. The property is partially furnished plus a hot tub hook-up off the deck. Det. garage is perfect for boat parking & wired for 220. Stay warm with the WBFP. This property is a must see!

MLS#72573 \$144,500



3 Levels of lake view



210 W Florence  
Windsor  
\$35,000  
MLS#72474

2 BR/ 1 BA home on corner lot with original hardwood floors. 1 car detached garage. Great starter home or investment property. Call for your showing today!

11891 NE 885 Rd  
Deepwater  
\$69,500  
MLS#71691



### Ninnescah Park

Secluded Lake Living! Enjoy time at Truman Lake in this 1 Bdrm, possibly 2 more, 2 Bath home with 2 Decks & private ramp access. Most furniture stays - move-in ready! Storage shed & cov'd parking. Property sold as-is. Call Today!

**Clinton Area  
Investment Opportunities  
Call Emily for more  
information!**



308 S 5th  
2 BR / 1 Bath  
\$13,000  
MLS#71048



506 E Grandriver  
2 BR / 1 Bath, Det. Garage  
\$15,000  
MLS#71047



312 S 5th  
1 BR / 1 Bath, Det Garage  
\$21,000  
MLS#71050



212 S 5th  
3 BR / 1 Bath  
\$36,000  
MLS#71040



500 E Grandriver  
3 BR / 3 Bath, Det Garage  
\$45,900  
MLS#71046

Call  
**JOHN HILL**

**Personal Attention  
Proven Results**



**Broker / Sales**

**Cell: (660)525-6677  
johndhill@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**



Ranch home on 20 Acres m/l a combination of Pasture & Timber. 3 BR, 2 BA, Living Rm, Dining Rm, Main Flr Fam Rm w/Wood Burning Stove, New Heat Pump installed in 2014, 46x48 Garage w/Loft, Wood Stove & separate electric. 13 ft deep pond & addl smal pond for animals. Close to KC, still in Henry Co.  
**MLS#71896 \$249,900**



Outstanding 3 BR, 3 BA Ranch Home on 6.3 Acres in the Truman Lake Area on a paved road! LR has Vaulted Ceilings with WBFP, New Insert. Extra Large Kitchen & Dining Area w/Bay Window & Tile Floor; Great Mstr BR w/Built-in Cabinets, Large Closet & Master Bath, WO Bsmt w/Family Room & Custom Bar Area, Main Floor has New Carpet & has been Totally Repainted. New Heatpump & CA in 2014, Roof is 4 years old, 25 X 30 Metal Building w/Concrete Floor & Electricity. Wonderful Home in excellent condition!  
**MLS#71885 \$289,900**



Wonderful 2 Story Earth Contact Home on 2.6 Timbered Acres m/l on paved road! 3 BR, 2 BA, Great Room w/Stone FP & French Doors, Mstr BR w/2 walk in closets & Pvt. Bath, Eat in Kitchen w/extra large pantry, Large Family Room, Det 3 Car Garage w/shop area, nice landscaping & a creek. If you want a quiet and secluded setting, come take a look!  
**MLS#70405 \$177,900**



**MLS#71757**



**\$275,000**



Outstanding Custom Built Home on the 9th Hole of Clinton Country Club. 3 BR, 2 Baths & Utility Room on main level, Custom Kitchen w/Large Island, Stainless Steel Appliances, Hardwood Floors, Open to the LR w/Vaulted Ceilings, Gas FP & Dining Rm Overlooking the Golf Course, Lower level has Family Room with Gas Stove, 4th BR (non-conforming), Full Bath, & storage rm. 3 Car Att Garage for all your storage needs.



**www.Johndhill.com**



## Price Reduced



Great 3 Bdrm, 2 Bath Ranch Home with 2 Car Att. Garage and 1 Car Det. Garage. Large Kit/Din Combination which opens to Extra Large partially covered patio. Full Unfinished Bsmt stubbed for a bath, Corner Lot with Nice Landscaping.  
MLS#68209      \$167,500

## Price Reduced



Wonderful 2 Bedroom, 2 Bath Ranch Home on 5.9 Acres on a Paved Rd. Lrg Living Rm & Dining Rm/Kitchen both open to 32x12 Screened Porch. Beautiful Hardwood Floors, Finished Walkout Bsmt, Extra Large Patio, Storage Shed. Great Country Setting, yet Close to Town.  
MLS#69221      \$160,000

## 3 Acres m/l



Wonderful 2 BR, 2 BA Ranch Home w/full bsmt on paved road. Open floor plan, Great Rm w/Gas Stone Fireplace, Dining Rm & Kitchen open to each other. Main Floor Mstr Bdrm w/Fireplace, Storm Shelter, Central Vac, Alarm Sys., Fenced Backyard. Home is in Excellent Condition, Move-in Ready!!  
MLS#70542      \$180,000

## New Listing



Wonderful 2 BR, 2 BA Log Sided Ranch Home on 24 Acres in Truman Lake Area built in 2013, Covered Front & Back Porch, Full Unfinished WO Bsmt w/Garage, Kitchen w/Custom Cabinets, Ground Source Heat Pump, Pond w/Bridge, 30 x 60 Metal Bldg w/concrete floor, 1 overhead door & 2 sliding doors, 20 x 30 part of the bldg is insulated. Land is mostly open with great fencing.  
MLS#72296      \$239,900

## Price Reduced



Great 2 Story 4 Bdrm, 2.5 Bath Home! Many Updates including, Heatpump & CA, Kitchen & Baths. Wonderful Main Floor Master Bedroom & Bath w/French Door to Patio. Vinyl Siding, Partial Bsmt w/inside & outside access. Extra Deep Lot w/Storage Shed. Perfect Family Home! Come take a Look!  
MLS#70201      \$134,950



Great 3 BR, 3 Bath 1 1/2 Story Home on 2.3 Acres at the end of a cul-de-sac in the City Limits! 4 Car Att Garage, One Garage is set up to drive thru with boat. Open Floor Plan with Living Room, Family Room & Dining Room open to one another, Sunroom with Wet Bar & Hot Tub, Full Unfinished Basement with fireplace. Inside & outside entrances basement. Wonderful Family Home with lots of space! Come Take a Look!!  
MLS#71161      \$199,950

## Price Reduced



Wonderful 4 BR, 3 Bath Home on 3.84 Acres in the Truman Lake Area, in excellent condition, Large Living Room, Main Floor Master Bedroom & Bath, Office, Covered Deck, Finished Family Room in Walkout Basement, Storage/Shop Area with overhead door in basement, 30 x 40 Metal Building w/electric. Great Secluded Setting just minutes from Truman Lake boat access! Come Take a Look!!  
MLS#70295      \$223,500

## Price Reduced



Great 2 Bedroom, 2 Bath Manufactured Home with a Two Car Garage Attached and a Two Detached Garage! Double Corner Lot with Circle Drive! Extra Large Living Room Addition (26 x 20) Very Close to Truman lake Boat Access at the edge of town! Perfect Weekend Getaway or Fulltime Home! Home is in great condition!  
MLS#71397      \$79,900



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Price Reduced



Nice 3 Br, 1 Bath Ranch Home located between Clinton Elementary & High Schools. Hardwood, Laminate, & Tile Floors, Recent upgrades: New Dbl-Pane Windows, E-HW heater, Ext. Siding, Floors in Fam Rm and Utility Rm have Heated Tile. This Home is Move-in Ready!

MLS#71330 \$69,900

Nice 2 Story Home on Large Lot, 3 Bdrm, 2 Bath, Updated Heat & CA, 2 year old Roof, Vinyl Siding, Heated Detached Garage & 3 Car Insulated Metal Bldg w/Heat & CA. Close to Historic Clinton Square.

Come Take a Look!!  
MLS#70918 \$59,900



Great Ranch home on corner lot next to City Park. 3 BR, 1 BA, Large Family Room, Hardwood & Tile Floors, newer roof, updated Heat and Air,  
MLS#72171 \$68,000



1 owner home is a Great Starter Home, Close to Schools. 2 BR, 1 BA, Custom Cabinets in Dining Room & Kitchen, nice center Island, Living Room with Built in Bookcase, Fenced Back Yard, Brick Patio, Deep Lot, Att. Garage, Hardwood Floors under carpet. Make This Your New Home!  
MLS#71909 \$67,900



Great 3 BR 2 Bath Manufactured home w/large screened in Porch & Covered Patio. Home in great condition, move in ready. 18x16 shop with concrete floor and heat. Property borders Corp Land on 2 sides, Close to Truman Lake Boat Access.  
MLS#71783 \$68,000



2 BR, 1 BA Ranch Home on Large Corner Lot. Formal Living & Dining Rm, Fireplace in Living & Family Rm, Det. Garage/Storage Shed. Wonderful Shaded Backyard with Partially Covered Patio. Mature Shade Trees, Circle Drive. New Roof, Soffit & Guttering Feb 2015. Come Take a Look!!!  
MLS#70121 \$69,900



New Listing

Charming Truman Lake Cabin located in Teal Bend, Borders Corp, easy walk to the lake. 1 BR, 1 BA, Living/Dining Combo w/Murphy Bed, Galley Kitchen w/appliances, New Electric Furnace and CA, New Roof & Dbl Pane Windows, Living Room floor is carpet with Walnut Wood around the base. Excellent Price & Location for weekend getaway.  
MLS#72549 \$59,900



Updated Bungalow on end of street, 3BR, 1 Bath home with vinyl siding & replacement windows, updated HVAC. Priced for a quick sale.  
MLS#72269 \$35,000



Price Reduced

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



Price Reduced

Wonderful 3 Bdrm, 2 Bath Ranch Home on a large corner lot close to schools! Heat Pump & Central Air recently updated, new windows and roof, large fenced backyard with screened porch.  
MLS#71005 \$124,950

## 660-525-6677

# 660-525-6677

## 5.3 Timbered Acres m/l



4 BR, 3.5 BA Ranch Home w/finished WO Bsmt on Paved Road. Metal Bldg, Concrete Flr. Living Rm opens to Sunroom, Mstr Bdrm, huge walk-in closet, private bath. Fam Rm in Bsmt w/Bar & an entire wall of built-in cabinets. 2 decks for enjoying the outdoors. Close to Truman Lake Boat Access!  
MLS#70865 278,500

## 2.7 Timbered Acres m/l



Great 3 BR, 2 BA Ranch Home bordering Corp on 2 sides. Open Floor Plan, Living Rm has Wood burning Fireplace, Covered Front Porch, Large Back Deck, Patio & Screened in Gazebo, Winter Lake View of Truman, 30 x 50 Metal Bldg, separate hookups for RV. Close to Truman Lake Boat Access!  
MLS#71554 \$189,900

## 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#68948 \$84,900



## Waterfront Property!

Great Lake Cabin on 3 Timbered Lots in Keithleys Beach. 1 BR, 1 BA Large Living Rm Overlooks the Lake, 2 Level Deck, Private Well, Concrete Area at Waters Edge Ready For Your New Dock.  
MLS#71545 \$69,900

## 3.1 Timbered Acres



Great 2 Bedroom, 1 Bath Ranch Home in the Truman Lake Area. Living/Kitchen Open Floor Plan, Deck, 2 car Det. Garage, Circle Drive. Great Home for the Price!  
Come Take a Look!  
MLS#71527 \$69,950



Nice 2 Bdrm, 1.5 Bath Mobile Home on a double lot. 30x24 insulated Det. Gar. w/wood stove & concrete floor. Open Floor Plan w/connecting Liv. Rm & Kitchen. Close to Hunting & Fishing in Truman Lake area. Great Weekend Get-Away or Full-time Home.  
MLS#70612 \$37,950



2 Bdrm, 2 Bath Ranch Home in Truman Lake Area bordering Corp ground! Updates: Heatpump & CA, New Kitchen, Thermal-Pane Windows, Screened Porch & Large Deck! Det. Gar & 2 Car Carport. 2 Storage Sheds. Wonderful Weekend Getaway or Retirement Home.  
MLS#71072 \$59,900



Great Weekend Home, close to Berry Bend & Truman Lake. 2 Bdrm, 1 Bath on large corner lot. Move-in Ready!  
MLS#70346 \$59,900



## 3.55 Acres m/l

Absolutely Gorgeous Home close to Berry Bend, 2 separate living levels. Upper level has impressive hardwood & tile floors, 9ft ceilings, LR w/gas FP, atrium doors to covered deck. Custom kitchen cabinets w/island, granite counters, top of the line stainless steel appliances, utility room with 1/2 bath. Master BR w/bath & jetted tub, lg walk-in closet. Lower level FR w/gas FP, atrium doors to covered patio, kitchen w/island & stainless steel appliances, utility room with 1/2 bath, office, BR w/full bath & walk in closet, fitness room, storm shelter, att. garage. Plus a generator, add'l det. gar., carport & 35 ft deep pond.  
MLS#71754 \$295,000



## Gorgeous Lake View!

1 1/2 Story 3 BR, 3 1/2 Bath Home on 10.5 Acres bordering Corp. Outstanding Truman Lake View!! Large Covered Front Porch wraps around to Huge Covered Deck, Finished WO Basement with Family Room, 2nd Kitchen & Patio. 2 Fireplaces w/inserts, 2nd Story Loft w/deck, New Culligan Water Softener System, Insulated Metal Building w/Full Bath and attached carport, 2 Storage Sheds. Very Rare Property Come Look Now!!  
MLS#69951 \$279,950

# www.Johndhill.com



**MLS#72000**



**\$1,250,000**



25 Unit Apartment Complex. 2 Story Building, Concrete & Steel Construction. 24 1200 Sq Ft 2 BR 1 Bath Units, plus 1 2400 Sq Ft, 3-4 Bedroom 3 Bath Unit. Each Unit has its own Heat & Air (approx 7 Yrs old). Rubber Roof. Lower units have Patio, Upper Units have Balcony. All Units have Separate Utility Meters. Excellent Investment Opportunity!!



## Ideal Country Inn

4 1BR Units completed with another 4-5 units to be completed, laundry facilities on site, each unit has its own breaker box w/meter, 2 picnic shelter facilities. Also 1-30x30 bldg w/concrete floor, heat & AC. 1-30x30 building with overhead doors, concrete floor. Close to several Truman Lake Marinas and Warsaw for Shopping & Dining.  
MLS#70340 \$265,000



## Garden City

Office Bldg with 2 Large Offices and 1 Small Office, Kitchen, 1/2 Bath & Storage Room! Great Downtown Location close to City Hall & Post Office. The Perfect Location for YOUR new Business!  
MLS#69515 \$39,000



## Price Reduced!

6.5 Acres just outside of Clinton w/Hwy frontage! 18,000 Sq Ft Metal Insulated Bldg w/2 dock high overhead doors & a drive-in overhead door. 28 ft eave height, overhead heaters. Bldg is in like-new condition, perfect location for your business!  
MLS#71256 \$495,000



## Popular Restaurant/Bar

In the Truman Lake Area. On 2.5 Acres m/l. Furnished kitchen, 24 ft eating bar, 2 dining areas, large open air deck. Utilities in back for your home.  
MLS# 68351 \$129,900



## Mobile Home Park

27 Acres on Paved Rd close to Lake of the Ozarks. On a 2 Acre Private Lake, 10 Mobile Home Sites, 8 RV Sites & Lots of room for expansion. Call for more Details.  
MLS#71160 \$149,900



## 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



## Price Reduced!



20 Acres just outside of Clinton w/ Highway Frontage! 3 Metal Buildings with over 25,000 Sq. Feet. 18,000 Sq Ft Building w/28 Ft. eaves, 6,000 Sq Ft Bldg with overhead doors on each end. 2250 Sq Feet Building used for storage. Great Highway Frontage for your business!  
MLS#71255 \$625,000



# 660-525-6677

# Call JOHN HILL

## Personal Attention Proven Results



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

**Truman Lake**



**Tanglewood Shores**  
Close to Windsor Crossing on Truman Lake.  
6 Lots totaling 2.02 Acres m/l.  
No Restrictions.  
MLS#71332 \$6,995



**MLS#69354**

**Back-O-Beyond Close to Truman Lake**  
8 wooded Acres m/l with Some Restrictions.  
\$35,900 Add 1/5 Acres m/l  
w/No Restrictions Available \$59,500

**LAND**



**52 Acres Bordering CORP on 2 sides and 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



**SE 600 Rd**  
Nice lot for building.  
Electric is available at the road  
MLS#69880 \$6,000

**LAND**



**12 Ac. m/l bordering CORP on north side. 30x50 Metal bldg w/15 ft overhang on south side. Timber & Pasture with Pond. Fenced on 3 sides. Very Close to Truman Lake!**  
Great Lake Building Site!  
MLS#68303 \$63,000



**Great Building Lot!**  
Close to several Truman Lake Marinas and Boat Rmaps. Timbered acreage overlooking the valley below.  
MLS#71836 \$49,900

**LAND**



**114 Acres, 95 Acres are tillable, the remaining acres are either waterways, ponds, or timber.**  
Great farming ground!  
MLS#67977 \$394,900



**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#70939 \$45,000

**LAND**



**Large tract 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



### **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

# www.Johndhill.com



**Chuck Gray** Broker/Officer/Sales  
**660-525-0393**



**ATTENTION INVESTORS!!!**



**Elm Hills  
 Sedalia, MO**

**51 Lots on 8.46 Acres m/1  
 MLS#71699 \$535,000**



**Pembroke Park  
 Warrensburg, MO**

**109 Lots on 29 Acres m/1  
 MLS#68788 \$1,695,000**



**Seges Park  
 Holts Summit, MO**

**114 Lots on 24 Acres  
 MLS#68785 \$1,695,000**



**Resort & Marina  
 located on Truman  
 Lake. RV Park,  
 Cabins, Marina, Lodge,  
 Boat Slips and more.  
 \$2,500,000  
 MLS#68662**



**201 Rives Rd - Clinton  
 Motel complex at Hwy 7 & Rives  
 Rd. 12.20 Acres of Land.  
 Zoned C-3 General Commercial.  
 60,011 sq ft 2-story bldg.  
 Call for Details.  
 MLS#70715 \$549,000**





**Chuck Gray** Broker/Officer/Sales  
**660-525-0393**



**RESIDENTIAL PROPERTIES**



**3 Acres m/1**

**173 S Hwy 7**  
**3 BR, 2 Bath**  
**MLS#72488 \$106,000**



**Lake Get-Away**

**12665 Homestead Dr**  
**4 BR, 2 Bath**  
**MLS#72516 \$207,000**



**205 N 8th St**  
**1 BR, 1 Bath**  
**MLS#71124 \$39,900**

**FARM LAND**



**104 Acres m/l. 75 +/- crop land, 29 +/- grass & timber**  
**Hwy frontage. Working corral, pipe construction,**  
**cross sectioned, swinging gates. Drilled well,**  
**water at corral. Property fenced.**  
**MLS#71854 \$327,600**



**80 Acres m/l. 30 +/- tillable, creeks, huge walnut**  
**trees, fenced, Hwy V blacktop frontage , pond, 60x40**  
**barn, power to barn, grain bin, 10 ac +/- of timber.**  
**Deer, turkey, other wildlife.**  
**MLS#72329 \$228,000**

**COMMERCIAL**



**13,760 sq ft bldg. Landlord responsible for foundations,**  
**floors, stripping, landscaping/mowing, snow removal, roof**  
**& exterior walls. Most HVAC's less than 5 years old.**  
**Concrete parking lot, metal roof.**  
**MLS#70249 \$750,000**



**Two commercial buildings (5,520 sq ft each totaling of 11,040 sq ft).**  
**Asphalt parking lot with 50 spaces +/- 141' x 307' lot w/frontage**  
**on Vivion Rd. Plus single family tri-level home (1800 sq ft) at**  
**5132 N Cypress Ave, 4 BR, 2 BA, 111' x 115' lot, underlying ground**  
**is zoned commercial.**  
**MLS#70233 \$1,159,000**

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Andy Engelhart



Brenda Harms



James Pudder



Corbin Cain

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## **Reasons to List Exclusively with RE/MAX TRUMAN LAKE**

1. RE/MAX is the leader in listing and selling homes in your market area.
2. We have more high producers than any other company in the area.
3. Your exclusive listing will be entered into the Multiple Listing Service, which will expose your property to all buyers working with cooperating member Brokers.
4. Our many satisfied past customers provide a source of potential buyers.
5. We have 11 full time agents that would be working for you.
6. Our office has an efficient, computerized accounting and property information system.
7. Most dollars spent toward advertising are on Exclusive Listings.
8. An Exclusive Listing has the added benefit of working with only one agent, making someone responsible for arrangements of showings (key), and of marketing your home and eliminates the need for multiple signs in your yard.

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Years**



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**Sarah Shoemaker  
Cell: 660-525-0994  
Office: 660-885-4221**



# Five Ways to Speed Up Your Home Sale

1. **Price it right.** Set a price at the lower end of your property's realistic price range.
2. **Get your house "market ready"** at least two weeks before you begin showing it.
3. **Be *flexible* about showings.** It's often disruptive to have a house ready to show on the spur of the moment, but the more often someone can see your home, the sooner you will find a buyer.
4. **Be ready for the offers.** Decide in advance what price and terms you will find acceptable.
5. **Don't refuse to drop the price.** If your home has been on the market for more than 30 days without an offer, be prepared to lower our asking price.



## Five Reasons you need a RE/MAX Agent



1. **A real estate transaction is complicated.** A knowledgeable guide through this complexity can help you avoid delays or costly mistakes.
2. **Selling or buying a home is time consuming.**
3. **Real Estate has its own language.** You need to work with someone who speaks the language.
4. **Realtors have done it before.** Laws and regulations change, that is why having an expert on your side is critical.
5. **Realtors provide objectivity.** Since a home often symbolizes family, rest and security, not just four walls and a roof, home selling or buying is often a very emotional undertaking. And for most people, a home is the biggest purchase they will ever make. Having a concerned, but objective, third party helps you keep focused on both the business and emotional issues most important to you.



**Kathy Shoemaker**  
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**Janet Long**  
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**Chuck Gray**  
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**Kathy Harrison**  
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**Ruby Huisman**  
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**Jack Wetzel**  
660-924-5471



**Emily Howerton**  
660-383-2479

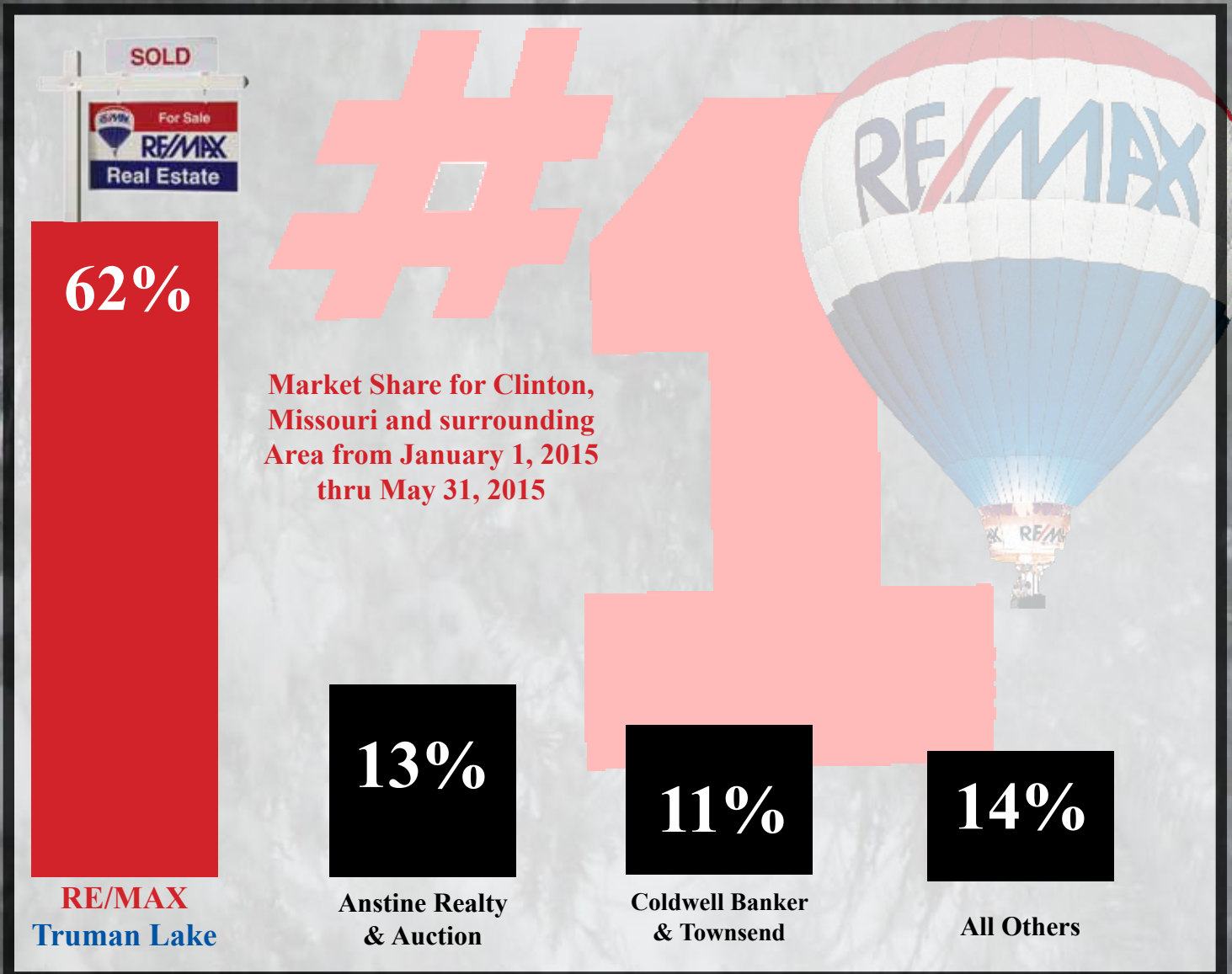


**James Long**  
816-718-7762



**Chris Michael**  
660-525-3707

All Agents are Licensed in the State of Missouri



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 West Central Association of Realtors Multiple Listing Service for the period January 1, 2015 thru May 31, 2015. 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.