



FREE
VOLUME 98

RE/MAX

Truman Lake

660-885-2201

One Mile East of Clinton on Hwy 7

www.trumanlakeproperties.com



Kathy Shoemaker
660-885-2201



Kathys Shoemaker@remax.net
trumanlakeproperties.com



MLS#77908
\$525,000



Custom Built Home

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!

<https://www.youtube.com/watch?v=z1BfLEzinMc&t>



MLS#80920
\$349,900



3.4 Acres m/1

316 NW 61 Rd ~ Country Oakes Estates ~ Clinton

At the edge of town, 4 Bedrooms, 3 Full Baths, 1 Half Bath.

1st floor Master Suite, Updated Kitchen, Formal Dining, Large Living Room with Fireplace, 1st flr Utility Rm. Also a 2 car Detached Garage!

Call Kathy for Complete Details & Your Showing

KathysHoemaker@remax.net
trumanlakeproperties.com



Kathy Shoemaker
660-885-2201



MLS#83262
\$319,000



1705 Nicklaus Drive ~ Meadow Lake Country Club ~ Clinton
Georgian Colonial Style 4 BR, 2 Full Bath, 2 Half Bath Home overlooks the Golf Course. All BRs have Walk-in Closets, 3rd floor Bonus Room, Chef's Kitchen, Custom Cabinets, Granite Counters, Sunroom, Partially Finished Basement. This home is Move-in Ready!!! Call Today!!!



MLS#83386
\$232,000



1503 S 8th St ~ Clinton
Truly a spectacular home!! All brick ranch home, 3 BR, 2.5 Baths, extra large living room w/fireplace, formal dining, eat-in kitchen, sunroom, Master BR Suite w/skylight & jetted tub. The list goes on & on & on..... Make an appointment for your private showing today!!



Kathy Shoemaker
660-885-2201



Kathyshoemaker@remax.net
trumanlakeproperties.com



MLS#83246
\$229,500



129 NW 251 ~ Clinton

Perfect 3 BR, 2 BA Home at the edge of Clinton. Tile flooring, granite counters, and newer SS appliances make a dream kitchen. Formal dining room, lower lvl rec room, family room, utility room. Large deck, gazebo, det 25x24 outbldg w/concrete floor, electricity, workbench, storage galore!



MLS#81963
\$178,900



238 NW 46 Pvt Rd ~ Westpoint Subdivision ~ Clinton

At the edge of town, 3 Bedrooms, 2 Full Baths, 1 Half Bath. Open Floor Plan. 1st floor Master Bedroom Suite, jetted tub, walk-in shower, Main floor Utility Room, Lots of cabinets in this all-applianced kitchen! Call Kathy for Complete Listing Details & Your Showing!



Residential



MLS#80257 \$109,900

7600 NE Hwy 82 ~ Osceola

**4 BR home sits right off pavement for convenient country living!
Close to Truman Lake for those looking for a vacation home or
for those who love the lake life. Wrap around deck perfect
for entertaining guests and plenty of storage in
the detached garage for a boat/lake toys.**

Call for Complete Listing Details



MLS#83248 \$95,000

469 SW Hwy 52 ~ Deepwater

**Ranch home on blacktop, nice outbuildings.
One building is 40x60 with concrete floor and electricity
the other building is approx. 50x60,
steel bins also.**

Residential Lot



**712 E Franklin
Great building location
in the heart
of Clinton!
\$14,900 MLS#77501**

Kathyshoemaker@remax.net
trumanlakeproperties.com



Kathy Shoemaker
660-885-2201



Commercial



Commercial bldg just off the Historic Clinton Square. Currently rented.

**Call Kathy for Complete Details.
\$100,000
MLS#76512**

**Simple Pleasures a well established buisness on the Historic Clinton Square. Selling the Business Only. Call for Details.
\$84,000
MLS#82654**



Sedalia Ave ~ Clinton
Southwest of the intersection of Hwy 52 and Hwy 7/13 Bypass. Close to numerous public facilities including the Benson Center, Wagner Memorial Sports Complex, KATY Trail, Henry County Fairgrounds, Clinton Senior Center and Optimist Park.

MLS#81696 \$1,057,000



S Hwy 13/52 ~ Clinton
Commercial development ground. Just South of the 7 Hwy Junction, Close to Restaurants, Hotels. Meadowlake Country Club and Shopping at Truman Lake Center.

MLS#82124 \$1,820,000



**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**



Bruns Agency (Cassie Bruns & Becky Bruns) - Agents

Sarah Shoemaker - Agent

Tracy Hilty - Agent

Rick Fagen - Agent

Jessica Eaton - CSR

Rachel Bryant - CSR

**325 N Second St
Clinton, MO 64735**

Phone: 660-885-4221 / Toll Free: 1-866-999-4221

Fax: 660-885-4669

Henrycountymutual.net





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



MLS#81354

\$279,900



301 S 2nd St ~ Clinton

The well known Haysler House Bed and Breakfast is truly Historic!! This Chateausque Victorian home features 5 en-suite bedrooms, modern chef's kitchen and so much attention to detail. The woodwork has been wonderfully restored.

One of a kind stained glass windows throughout the home. The main floor living space features a front and back Parlor, large Dining Room and Foyer.

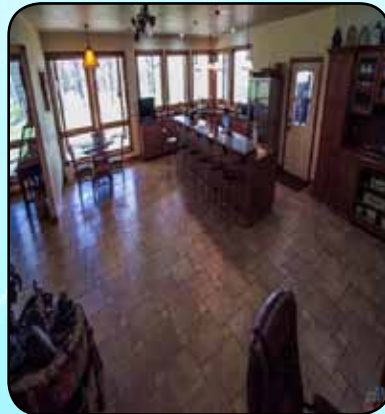
The home is turn-key and open for business.

Detached Garage, and an additional lot (40x100) joins the property to the west.

Please call for complete details!!



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



142 Acres m/l

MLS#81453 \$745,000



SW 501 Rd ~ Deepwater

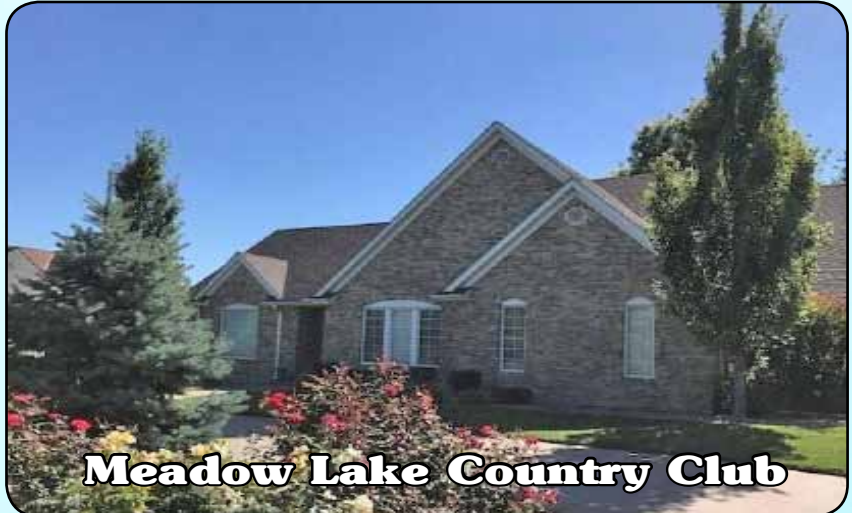
This is truly a one of a kind property that needs to be seen to be appreciated. 3 Bedroom custom home features 4000 sq ft m/l of living space, all tile floors, large custom kitchen with Alder cabinets, quartz counter-tops and stainless appliances. Attention to detail starts from the ground up with over stated construction features when built in 2004. Highly efficient earth contact style home, all stone with Pella windows throughout, large dual-sided stone fireplace. Outbuilding is 50x80 with living quarters and concrete floors. The 142 acres is split with 72 acres of grazing and 70 acres of timber. Please call for complete details!!



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



MLS#78551
\$339,900



Meadow Lake Country Club

2012 S 8th St

18 Fairway at Meadow Lake Country Club.

This 4 bedroom home has many high-end updates throughout the kitchen and master bathroom. It is truly a must see!!!

Also new flooring throughout, vaulted living room ceilings, a large sunroom overlooking the golf course and an over-sized master closet.

Too many features to list, come and tour today!!



3 Acres m/1 at Tillman Farms

43 NW 354 Rd

This custom built home surrounded by timber.

The home features an open floor plan with custom kitchen cabinetry.

Please come and look at all the detail throughout the home.

2nd flr Playroom is possible 4th BR.

The basement features a walk-out and is set up for boat and vehicle storage. Call Jack for the all the Details & for your Showing!



MLS#78739

\$339,900





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



MLS#82257
\$279,900

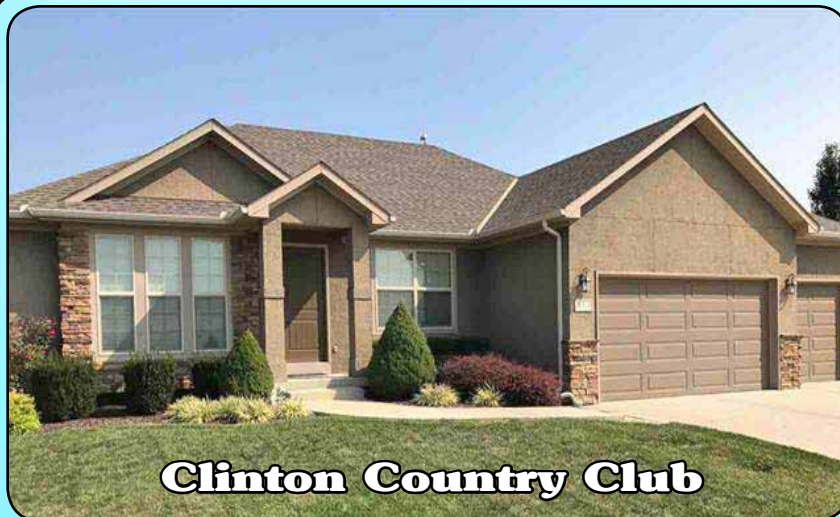


Meadow Lake Country Club

1808 Nicklaus

9 Green at Meadow Lake Country Club .

Custom 5 bedroom home is located close to all the Club's amenities. The layout features large rooms and lots of windows for ample natural light. A large kitchen perfect for that chef and entertaining. Plenty of bedrooms for the family. Screened-in back porch to watch all the golfers. The lot features mature shade trees. Call for more Details!



Clinton Country Club

246 NE 104 Rd

Golf Course Living at its Best!! 3 Bedroom, 2 Bath Home
on a cul-de-sac, great views of the golf course.

Open floor plan, beautiful landscaping, attention to detail inside & out.
Call for Complete Listing Details!!



MLS#83287
\$219,000





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



76 SE 500 Rd

The Perfect Small Farm. Minutes from Clinton. Nice 3 BR Home, Detached Garage, Vintage 2 Br Home, an Old Barn. Surrounded by Corp Ground on 3 sides. 20 tillable acres. Call for Complete Details!

MLS#83377 \$339,000

Lots Lots Lots !!!

**Tillman Farms
 Subdivision
 Lots starting at
 \$32,000
 MLS#71639**

**Shadow Hills
 Subdivision
 Lots starting at
 \$25,000
 MLS#71570**

**Golden Valley
 Subdivision
 Lots starting at
 \$22,500
 MLS#71648**

**Old Country
 Club Village
 Lots starting at
 \$??,???
 MLS#?????**



Jack Wetzel

660-924-5471
Jackwetzel@hotmail.com



Johnson County, MO



Henry County, MO



Looking to invest in farm ground??

This farm is perfect! Over 460 tillable acres.

The timber provides great deer and turkey hunting. One of the tracts also provides a great machine shop/metal building to store equipment.

Located on the Johnson/Henry County line.

Call for complete Details.

MLS#81845 \$1,956,400



Lots 12 & 13
 Truman Estates
 3.4 Acres m/l
\$36,500
MLS#80645

Build your dream home here!
 Timber and seclusion.
 Call Jack for more details.

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

MLS#71465

Are you looking for that first home, or maybe the family is growing or maybe you have decided to downsize or how about opening your own business?

When you make that decision to buy or sell, give me a call.

I have over 10 years experience in Real Estate.

I am ready, willing and able to assist you in all aspects of Real Estate.

Put me to work for YOU!

Jack Wetzel 660-924-5471





Realtor

Kathy Harrison

660-351-1188

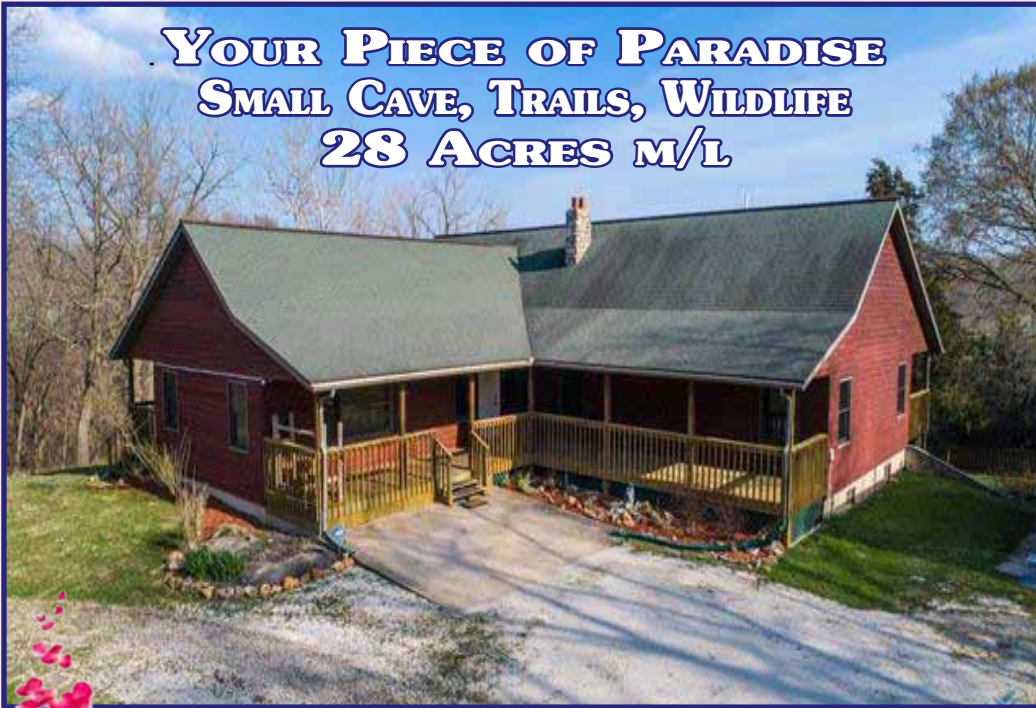
kharrison@remax.net Kathy-harrison.com

Dedicated to Helping You With Your Real Estate Needs!



Roses are Red

YOUR PIECE OF PARADISE SMALL CAVE, TRAILS, WILDLIFE 28 ACRES M/L



12918 HWY TT ~ WARSAW ~ MLS#82849 ~ \$339,000

You will love the peace and quiet this beautiful home offers. beautiful rock ledges, old quarry lake just behind the home with trails that lead to it, your very own fishing hole! Enjoy the view of the lake from the wrap around covered decks.

Interior of the home has been completely remodeled. Wonderful custom kitchen, Hickory cabinets, Baltic Birch Butcher Block counter tops, tile back splash and flooring. Large master en-suite bedroom will be a favorite spot to relax and unwind. 16 X 10 master closet. Tile and hardwood flooring, beautiful stone fireplace. 30 X 40 insulated Metal bldg, det garage, large carport for Motor Home, storage shed, chicken coop. Solar powered gate at the road before you drive down your very own 1/3 of a mile long drive to get to your little piece of paradise.



Kathy Harrison

660-351-1188

kharrison@remax.net Kathy-harrison.com

Dedicated to Helping You With Your Real Estate Needs!



Realtor

Violets are Blue



4.5 ACRES M/L

**2209 SWISHER ~ CLINTON
MLS#83162 ~ \$269,900**

Peaceful treed setting for this beautiful one of a kind home, all within the city limits of Clinton.

4 bedrooms, 2.5 baths and 3 floors of living area. An amazing kitchen with 2 sinks, lots of cabinets w/pull outs and plenty of counter space. Great view of the timbered backyard, large deck. 2 car garage on the main level and 1 in the basement for the lawn mower, 4-wheeler or any other toys you might have.



20 ACRES M/L

**334 SE 1201 Rd
MLS#83161 ~ \$164,900**

If you want to live in the country... this might be the one!

Check this out!!!

3 bedroom, 2 bath home, living room, family room w/stone fireplace, dining room, breakfast room with wrap around windows, large kitchen w/island. Detached garage/workshop is large enough to hold all of your outdoor toys. The wildlife are abundant!



**900 TEXAS PLACE ~ CLINTON
MLS#83277 ~ \$142,500**

This home has been well taken care of, 2 BR, 2 BA all on one level, lots of storage, crown molding in living room, large pantry, all appliances, including washer & dryer!

Close to community mailbox,

Convenient to shopping and restaurants.



Realtor

Kathy Harrison

660-351-1188

kharrison@remax.net Kathy-harrison.com

Dedicated to Helping You With Your Real Estate Needs!



Kathy is the realtor just for YOU!



1037 HOGAN PLACE ~ CLINTON
MLS#82127 ~ \$139,000

A very nice 2 BR, 2 Bath townhouse at Meadow Lake Country Club. The golf course is right out the back door. Great view of the golf course from the brand new deck. Spacious master bedroom suite also has a view. This has been a well maintained home. Come and take a look at this great home.



409 S CARTER ~ CLINTON
MLS#82154 ~ \$59,900

3 Bedroom home has new flooring, kitchen cabinets, subway tile backsplash, granite countertops, vanities, light fixtures, windows, deck, etc. So many nice updates have been done for you, it just needs a few more to finish it up and make a great home for your family.



720 E FRANKLIN ~ CLINTON
MLS#83215 ~ \$49,000

Most of the remodeling has been completed, just needs the finishing touches. Updates: roof, siding and windows. Inside needs flooring and some trim work then you will be ready to move in or have a great new rental.



317 W CLINTON ~ CLINTON
MLS#78738 ~ \$48,900

This is an older home that has been able to maintain some of the original hardwood trim. Beautiful built-ins add to its character. Large outbuilding in the 104' X 208' Lot.



Kathy Harrison

660-351-1188

kharrison@remax.net Kathy-harrison.com

Dedicated to Helping You With Your Real Estate Needs!



Realtor

#ListwithKathy



110 N MAIN ~ CLINTON
MLS#83106 ~ \$121,000

This will make a great restaurant/bar business.
Some walls have exposed old brick for a unique look.
Some restaurant equipment is there & will be included.
2 ADA bathrooms. Newer roof. An extra lot that is included across the alley, great for extra parking.
Call for Complete Details!



404 S COLLEGE ~ CALHOUN
MLS#81132 ~ \$30,000

Last used as a pre-school for the Calhoun school district.
There are various sized rooms, several restrooms and small kitchen areas. It could be an *event center* for parties, and receptions, Christmas parties, retirement parties, etc.
Open the church area back up and have weddings!
Parking in the front and back.



28987 SKY VILLAGE AVE ~ CLINTON
MLS#71016 ~ \$42,900

2.5 lots on a bluff with an amazing view of Truman Lake.



There had been a house on this property, so the foundation is still here.
Build your dream home in this amazing location.



I have been a Realtor for 17+ years.
Along the way I have met so many nice people and built many lasting friendships.

I would love to meet **you** and help **you** find the home of your dreams



Allen Kidwiler 660-351-0313

allenkidwiler@remax.net



2306 N Pine Crest Lane

Beautiful all brick home in a newer subdivision, circle drive, on a cul-de-sac, 3 car garage with basement access from inside garage or the home. Beautiful wood floors, formal dining room, custom Alder wood kitchen cabinets. Spacious dining room has a built-in hutch with a wet bar. Large Bedrooms with ample closet space, the master bath is very nice with a Jacuzzi tub. Spacious laundry room with wall mounted sink and ironing board for all your laundry needs.

The home is protected with indoor motion detectors.

An invisible dog fence will allow your pet to run and play.
call for your appointment today! **MLS#82869 \$319,900**



1026 Watson Parkway

Remodeled 3 BR, 3 BA

Open floor plan,
new appliances,
granite deep sink,
new backsplash,
refinished cabinets.

Great Southern exposure.
Call for complete Details!

\$145,400

MLS#82366

MEADOW LAKE

105 S Craig Clinton

Great Neighborhood

Very nice 3 BR, 2 BA Home

2 car garage,
new metal storage bldg,
open floor plan,
close to shopping,
restaurants,
major highways.

\$125,900

MLS#82056



211 Gunsmoke Clinton

Great Neighborhood
3 BR, 2 BA, 2 car garage

new roof, furnace,
appliances,
plus washer/dryer
lots of kitchen cabinets.

\$113,000

MLS#81378

802 S 6th St Clinton

Nice clean 3 Bedroom
home, newer carpet, stove
& refrigerator. Privacy
fenced backyard, nice size
deck. Trane heatpump
w/natural gas backup.

\$68,500

MLS#83350



417 S Water Clinton

Nice corner lot
3 Bedrooms, 2 Baths
attached garage,
close to the
Historic Clinton Square,
shopping & restaurants.

\$53,900

MLS#82915

406 W Clinton Clinton

Well built 3BR home,
beautiful hardwood floors,
fresh paint, nice wood
cabinets, large rooms,
patio, large front
porch. Nice big yard.

\$55,900

MLS#83226



SALE PENDING!



Allen Kidwiler 660-351-0313



allenkidwiler@remax.net



383 NW Hwy 52 Calhoun

2 BR, 2 BA single wide in Lewis Station. Rural water, 2 car detached garage w/electricity, concrete floor, concrete patio area. Some chain link fencing, garden spot, shade trees.

\$29,500

MLS#82946

995 NE Eagle Pass Dr Twin Oaks ~ Lowry City

Cute log cabin with loft, on four lots! Drilled well, all appliances & freezer stay. Timber behind cabin for peace & quiet! Walk to the stocked lake in the subdivision, 3 miles to Truman Lake boat ramp.

\$35,000

MLS#83027



201 N 7th St Deepwater

Large corner lot, front and back porch, two car detached garage. Commercial central air, electric furnace. West side of Deepwater. 200 amp breaker box.

\$19,000

MLS#82781

W Hwy 18 Clinton

Outside City Limits! NO RESTRICTIONS! Just west of Clinton, unlimited opportunities to build a business, or a home?

Call for Complete Details!!

\$34,900

MLS#80426



3.5 ACRES M/L



5.3 ACRES M/L

Seven Lakes N Hwy 13 Clinton Lot#11

Nice secluded building lot trees, scrubs, wet weather creek. Minutes from Clinton.

\$25,000

MLS#83066

N M Hwy ~ Warsaw HUNTING GROUND!

Land priced to sell! Beautiful gently rolling acreage with ponds, improved pasture, good stand of clover. Good fences with cross fencing. Build your dream home here!

\$110,000

MLS#80703



42 ACRES M/L



**Are you Ready to Sell?
Give me a Call
I am Ready to take You
from "For Sale"
to SOLD!
660-351-0313**



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

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James E. Smith
Community Bank President



Jeffery Smith
Vice President



Ashley Wareham
Loan Officer



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Let us
open the
door.

Your new home
starts here.



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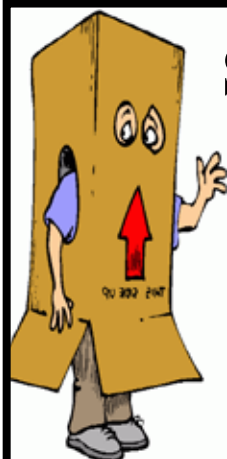


EQUITY BANK



Member FDIC

NMLS#423690



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for all your storage needs!

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Henry County Abstract

Lynn - Rhonda - Amy

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Mike Keith Insurance

North Side of Square

885-5581



RE/MAX[®]

Truman Lake

660-885-2201

Call
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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



Wonderful Historic Home. From the Foyer you will view the Open Staircase, Living Room w/Fireplace, Dining Room w/built-in China Cabinet, Beautiful Original Woodwork, Leaded Glass Windows, Hardwood & Tile Floors. 3 Bedrooms on 2nd Floor. A play room/4th Bedroom on 3rd Floor. Covered Front Porch, Sunroom, Main Floor Utility Room. 2 Car Carport w/Workshop.
If you Like Historic Homes, this one is for You. **MLS#79755 \$77,500**



Nice 3 Bedroom, 1 Bath Bungalow with Metal Siding, 2 Car Detached Metal Building on a corner lot! Living Room w/Fireplace, Built-in Cabinets & Dining Room. Attic could be finished for additional living space. Full Basement with outside entrance. Covered Front Porch and back patio. Partially fenced backyard. Circle Driveway.
Come take a look!! **MLS#82298 \$99,900**



Quality Built Townhome Convenient to Many Shopping Areas. 3 Br, 3 Bath, Walk-In Closets, Open Living, Dining & Kitchen. Custom Kitchen Cabinets & Pantry, Granite Countertops, Island/Bar, Main Floor Laundry w/Appliances. Family Room, 1 Br w/Egress Window, 1 Without Egress Window in basement. Sunroom Overlooks the Woods.
Oversized 2 Car Attached Garage. And Much More! **MLS#81793 \$298,500**



www.Johndhill.com

www.Johndhill.com



Private & Secluded Custom Built Ranch Home just minutes from town!
4 Bedrooms & 3.5 Baths, Living Room w/Wood Burning Fireplace, Formal Dining Room, Open Floor Plan, Large Screened Porch, Finished Walkout Basement w/Wet Bar, 2 Car Attached Garage & 2 Car Detached Garage.
The home is in excellent condition and has a beautiful setting!
You need to see this home to appreciate all it has to offer! MLS#83157 \$389,950



Wonderful setting overlooking a private lake!
4 Bedroom, 3 Bath Ranch Home with a walkout basement!
2 Fireplaces, 2 Kitchens, Large back deck & fenced in backyard, Patio, Storage Shed, Just 10 minutes from Clinton,
look now this home will not last long it's a great value!!
MLS#83144 \$145,000

Well Maintained 3 Br 2 Bath Manufactured Home with Large Sunroom, Patio, Attached Garage in Twin Oaks and Close to Truman Lake.
Large 30x50 Detached Metal Building with 19x11 Office, Storm Shelter.
Subdivision Swimming Pool. Call for Complete List of Amenities.



Outstanding 2 1/2 Story Home built in 1911! The charm starts as you enter the foyer which opens to the Living Room w/fireplace and the Dining Room w/Stain-glass window. Original Woodwork including: Oak Columns, Pocket Doors & Staircase with window seat. 3 Bedrooms, 2 Full Baths, 2 Half Baths. Rec Room in basement, additional area on 3rd Floor. Front Screened Porch & Back Covered Porch. 2 Car Detached Garage & 2 Car Carport. Large Corner Lot, mature trees, privacy fenced backyard. This exceptionally rare home will immediately impress you, come look now while it's still available!
MLS#81771 \$174,900



660-525-6677

www.Johndhill.com



Outstanding location at the edge of town 1 1/2 Story Home
3 BR, 3.5 Baths, Large Beautiful Stocked Lake & dock.
Living Room, Family Room w/Fireplace & Rec. Room all on the
Main Floor. Dining Room, Kitchen w/Custom Cabinets,
Hot tub/Sunroom, Full Basement (partially finished)
with outside entrance. 82x64 Metal Bldg w/concrete floor,
Office Area & Dog Kennels.
40x30 Metal Bldg w/concrete floor & Several Storage Sheds.
This is a rare property, come take a look!
MLS#81008 \$335,000



Wonderful Ranch Home with Beautiful View of the Grand
Arm of Truman Lake. Energy Efficient 3 BR, 2.5 Bath,
Hardwood Floors, Hickory Cabinets, Pantry, Solid
Countertops, Screened-in Porch off Master Bedroom,
Add'l Screened-in Porch Overlooking the Lake. Backup
Generator. 6 Car Garage Capacity, Workshop, Lots of
Storage. All This Within Walking Distance of Community
Launch to Truman, Bordering Corp ground, Lots of
Wildlife in the Area. MLS#80018 \$369,900



WOW!!! Fantastic Lake View!!
Custom Built Ranch Home on a peninsula overlooking
Corp of Engineer Ground and Truman Lake! 6 Bedrooms,
3 Baths, Huge Stone Fireplace, Great Outdoor living on an
extra large Screened Porch (550 sq ft), Two Car Garage,
Walkout basement, wet bar, kitchenette, game room w/pool
table & ping pong table, 2 Utility Rooms, 30 x 40 Insulated
Metal Building. Neighborhood boat launch.
Come see for yourself!! MLS#83141 \$429,900



660-525-6677

660-525-6677



20 Acres m/l

Secluded estate with evergreens, an acre stocked pond with dock. Well off the main path for a complete tranquil atmosphere but only a mile to Hwy 7 outside of Clinton. Bucksaw Point Marina less than 10 minutes away, small orchard, wild blackberries, walking trails. Master bedroom on main floor, high ceiling in great room with balcony overlooking from the second floor. Wood fireplace in great room, gas fireplace in master bedroom. Hardwood floors in kitchen and breakfast nook. Large porch in front and in back, patio, gas fire pit. Large barn, concrete floors, 60x60 shop all concrete, full bathroom, pottery room, heat/AC. Come see to truly appreciate this home. MLS#81388 \$599,500



Stocked Pond



SOLD

5.3 Timbered Acres m/l

Outstanding 5 BR, 3.5 Bath Ranch Home w/Finished Walkout Basement. 30x70 Metal Building w/Concrete Floor (wired for Generator) on a paved road very close to Truman Lake Boat Access! The home and metal building are in excellent condition! Large Living Room that opens to the 19x14 Sunroom, Master Bedroom w/huge walk-in closet & private bath, 46x30 Family Room in walkout basement w/Bar and an entire wall of built-in Cabinets, Two decks great for enjoying the outdoors. Long List of Updates!!!



M/L 89.5 Ac

SOLD

Outstanding acreage just off paved road. Great Hunting and Fishing! Timber, Pasture, Large Lake, 2 ponds, with trails thruout. 1 1/2 Story 4 Bedroom Home, 1.5 Baths, Living Room w/Fireplace, Large Family Room, Walkout basement, Gas and Wood Furnaces, Large Deck & Gazebo, Horse Barn w/five stalls, 70x14 Shed, Recent Updates: Metal Roof, Guttering, Furnace & AC.



www.Johndhill.com

LAND



39.5 Acres m/l

Tillable Acres Close to Truman Lake.
95% Tillable, a little timber and a pond,
Borders Corp on Truman Lake.
Located Just off 4 Lane Hwy.
MLS#80761 \$200,000

LAND



37.8 Acres m/l

Hwy Frontage, 40x60 Metal Bldg w/Concrete
Floor. Mostly Tillable, Some Pasture, Timber,
& a Creek. Rural Water, Septic System,
Electric & Concrete Pad w/Hookups.
MLS#80576 \$228,000

LAND



2.5 Acres m/l

Secluded Timbered Acreage
Bordering Corp Property
on Truman Lake.
MLS#78724 \$11,000



26.8 Acres m/l

Close to Clinton on paved highway! Native
grasses, conservation agent says this ground is
very rare because it has never been tilled!
Pond and creek on property
85 to 90% Pasture and 10 to 15% timber
MLS#83089 \$86,400



13 Acres m/l

Great Hunting, Just Minutes to Truman
Lake!! Unrestricted Land, Dense Mature
Timber. Small Creek Branch at Back of Land.
Electric Available at the Rd.
MLS#82431 \$39,000



3.32 Acres m/l

Great Building Lot in Subdivision
located close to Truman Lake,
Corp property, several Marinas
and other boat launches.
MLS#71549 \$13,900



1.5 Acres m/l

Great building lots just South of Clinton
& very close to Truman Lake.
Owner financing available.
MLS#54137 \$16,000



2.5 Acres m/l

Secluded Timbered Acreage
Bordering Corp Property
on Truman Lake.
MLS#78723 \$11,000



2.5 Acres m/l

Nice Rolling Timbered Building Lot close to Talley Bend
Area on Truman Lake. Talley Bend Boat Launch and
Bears Den Convenience Store within 4 miles.
Priced to Sell. MLS#81989 \$7,500



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#56010
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

660-525-6677



905 Price Lane ~ Clinton
Over 5400 Sq. Ft. of Space,
Parking in Front.
Full Kitchen, 4.5 Baths,
Interior is Divided into
4 Large Rooms,
Side & Back Yards Fenced.
Many Possibilities for
your new business.
Close to Benson Center,
Senior Center & 7 Hwy.
MLS#78240 \$122,250

Call
**JOHN
HILL**

**Personal Attention
Proven Results**



Truman Lake

660-525-6677

johnndhill@remax.net

www.johnndhill.com



205 Date St ~ Garden City
Office Building,
2 Large Offices
1 Small Office,
Kitchen, 1/2 Bath
& Storage Room!
Great Downtown
Location close to City Hall
and Post Office.
Perfect Location for Your
New Business!
MLS#69515 \$28,000



20 Acres just outside of Clinton with 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.
MLS#78505 \$625,000



Great Office Building with over 3000 Sq Ft in Excellent Condition.
(Originally Designed as a Bank). Still Has Bank Vault and Drive-up Window.
Building Could be Divided into Several Offices. Come Take Look!!!
MLS#82588 \$325,000



www.Johnndhill.com



Ruby Huisman

660-525-1438

rubyhuisman@remax.net

www.rubyhuisman.com



12 Acres m/l

289 SW 1273 Rd ~ Tightwad
Nice secluded wooded acreage,
Unfinished metal-constructed building
with 2x6" walls, wired for electricity.
Acreage is all wooded,
borders Corp ground on one side.
Excellent hunting property and close to many
boat accesses on Truman Lake.
Call Ruby for details. **MLS#83345 \$70s**



Bring an Offer!!!



301 N Washington ~ Clinton
Old World Charm!!
Quaint 1 & 1/2 story home, corner lot, walk to the
Square. Beautiful Hardwood Floors & interior trim are
still intact. The L-shaped lot located behind the house
is extra space. Come Take a Look!!
MLS#81425 LO \$60s



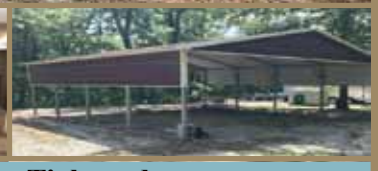
101 S College ~ Calhoun
2 Bedroom 2 Bath Ranch Home, Large living room with fireplace.
Large garage, room for a possible 3rd BR. Nice corner lot, city utilities
& Lots of Charm. Call for details. **MLS#79315 \$60s**



2.4 Acres m/l



667 SW Muncy ~ Clinton
Cute 3 BR, 2 BA Bungalow on 2 city lots. Home needs a little TLC.
Shaded lot, outbldg & 2 car carport. Close to boat accesses and Corp ground.
Call for details. **MLS#82317 \$20s**



SE 580 Rd ~ Tightwad
This weekend getaway will fit your needs for fun and relaxation at Truman
Lake. Manufactured 3 BR, 2 BA home close to boat accesses & Corp property.
Spacious open living concept. Master suite, adjoining m/bath & walk-in closet.
Come take a look. **MLS#82979 \$30s**



612 W Grandriver
Clinton
Large Partially treed lot
1 BR, 1 Bath Bungalow
in need of TLC.
Entrance to property is from
McLane St.
Call for details..
MLS#80807 \$13,000



115 N Water ~ Cleared building lot close to
downtown. New sewer line installed, city water.
Great location for duplex or home. Adjoining lot
is also for sale. Cement bldg for storage on site.
MLS#82766 \$15,000



117 N Water ~ Large Partially treed lot
Cleared building lot close to downtown. New sewer
line installed, city water. Great location for duplex
or residential bldg. Adjoining lot is also for sale.
MLS#82767 \$20,000

5.2 Acres m/l



Call
**Ruby
Huisman**
Your Clinton
Connection

SE Hwy U ~ Deepwater

Serene country setting, just minutes from Bucksaw Marina.

3 BR,

3.5 Ranch Home, walk-out bsmt, open floor plan, beautiful Hickory hardwood floors, unique wood-burning stone fireplace, spacious kitchen, cabinets w/roll-outs, island w/end seating, pantry. Nice size Master BR, walk-in closet, bath w/dual sinks, jetted tub & shower. Lower level Family Rm, full bath, lots of storage, Stocked pond w/dock, 40x70 outbldg w/insulated, heated/cooled workshop.

Adjoins Corp Ground.

MLS#83192 \$290s



Broker/Sales
GRI / CRS

660-525-1438

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

SE 300 Rd ~ Tightwad

Tranquil setting for this 3 BR, 2.5 Bath Ranch Home, walk-out basement with summer kitchen, 3-season sunroom, wrap-around deck, lovely shaded backyard, 3 bay detached garage/shop, garden spot, asparagus patch, perimeter fenced.

Close to many boat accesses on Truman Lake.

\$140s

MLS#82132



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



733 W Division ~ Clinton
Your own private hilltop describes this secluded setting. This spacious 3 bdrm, 2 bath ranch nestled amongst the trees is an ideal location for your new private residence. This acreage is half wooded and half open with a circle drive, outbldg, chicken house with fenced area and garden spot. The basement, which can be converted to extra living space, is under construction and could be finished with 2 unconventional bedrooms, stubbed for bath and family room. Call for complete listing details.
MLS#83355 LO \$200s



**518 Meadowlark Drive
Clinton**

You could move right in to this spacious 3 bedroom 2 bath ranch home. All electric home, with new windows, newer roof, HVAC system, hot water heater, and flooring. Large lot, chain link fenced back yard, storage shed with work bench and electricity.

Call for complete details.
MLS#83314 \$160s



Get a low-rate home loan

Right Here In Town



Andy Engelhart

NMLS #450138

(660) 885-2241

Clinton

Downtown
102 N. Second St.

Main Branch
1400 E. Ohio St.

Corbin Cain

NMLS #450125

(660) 438-2847

Warsaw

Downtown
200 W. Main Street

North Town
1891 Commercial



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.

Start your application online at HawthornBank.com.



Member FDIC

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Hawthorn

BANK.



James Long 816-718-7762

Near the Lake & Surrounding Towns



3.6 ACRES M/L

**2800 NE 351 Rd
Osceola**
Your cabin in the Woods.
Private setting, just minutes to
Truman Lake boat launch.
3 Bedrooms, 2.5 Baths,
vaulted ceilings,
Stone Fireplace,
Covered Deck,
Large 2 car attached Garage!
\$179,900
MLS#81279

**997 SE 87 Pvt Rd
Deepwater**
3 BR, 2 BA single-wide
minutes from Truman Lake
with room for all your toys!
20x20 room for extra living
space, gun safe, safe room,
enclosed porch, covered patio.
24x48 shop w/3 overhead doors,
and the list goes on and on!!
\$119,000
MLS#82060



4.1 ACRES M/L



**346 SE Hwy PP
Tightwad**
Cute 2 BR, 1.5 Bath home
3 car detached shop w/extra
enclosed storage on the back.
Fenced backyard with full
walk-out basement. Located in
Tightwad, MO close to several
Truman Lake boat ramps.
Perfect for a full time residence
or weekenders! Call today!!
\$84,900
MLS#83159

**10216 Whippoorwill Dr
Clinton**
Sky Village, a quiet, tranquil
setting overlooking a private
lake may be just what you
need! 1 BR, 1 Bath home,
Truman Lake at the end
of the road. Sky Village offers
lots of amenities including a
covered picnic area, two
private lakes.
\$60,000
MLS#82685



**511 S 6th St
Deepwater**
Lots of potential here!!
3 BR Bungalow,
newer roof, & siding, heat
pump & water heater.
An outbldg w/possible 4th BR.
Full fenced backyard.
1 car detached garage.
Call for Complete Details!!
\$59,900
MLS#81667

**606 E Benton
Windsor**
Lots of square feet in this
grand old Victorian home.
Some original woodwork,
built-ins, fireplaces, high
ceilings, large lot, 2 car det
garage w/living space
above (in process of being
completed), plus a
3rd garage behind.
Call for Complete Details!!
MLS#82941 \$52,000



3.5 ACRES M/L

**10375 NE 1301 Rd
Osceola**
Your weekend get-away!
Close to Corp Ground &
Truman Lake access.
Winter lake view.
2 BR, 1 Bath, 12x16 shed,
8x30 concrete pad w/elec
& water hook-ups
for guests with a camper.
Call for Complete Details!!
\$49,900
MLS#81741



228 SE 221 Rd ~ Warrensburg
Excellent opportunity! Income property!
Two units for extended family or college student.
This 2 BR, 1 BA Duplex will not disappoint. Newer roof, windows,
carpet, fresh paint. Appliances including Washer/Dryer.
Rents \$525 each side, subject to a 6 month lease.
Call today for Details!!
MLS#79906 \$99,999

**E-mail James Today
@jlong@remax.net**

James Long 816-718-7762



Residential Properties and Lots

WOW! What a View!



28821 Sky Village Ave ~ Clinton

Beautiful views from the front and back of the home!! Perfect for full time resident or week-ender. 2 ponds across the road for some easy fishing, Truman Lake boat launch about 1 mile down the road. Call for Complete Listing Details!!! **MLS#83415 \$158,500**

Move-in Ready!



901 Willow ~ Clinton

Renovated in 2018, 4 Bedrooms, 2 Baths, Corner Lot, Spacious Fenced Backyard, Close to Schools. Call for Details!! **MLS#82625 \$155,000**

**319 S 3rd St
Clinton**

Restored to original splendor in 1999

Beautiful one of a kind 3 BR 2.5 BA Home close to schools. 3rd floor wired & plumbed ready to be finished. Too many amenities to list. Call for a private showing! **\$129,950
MLS#82601**



Under Contract!



1409 Hummingbird ~ Clinton

One level living! 3 BR 1.5 Bath Close to Hospital, Shopping, Restaurants. Newer Roof & Gutters, Large Yard, Nice Deck. **MLS#82062 \$125,900**



**Rustic Way ~ Vintage Country Estates ~ Clinton
Great Building Lots just outside the city limits.**

**Lots starting at \$18,900 ~ MLS#79752
or 4 remaining lots at \$67,600 ~ MLS#79754**

**** Lots ** Lots ** Lots ****



**708 E Lincoln
\$8,750
MLS#83169**



**305 E Elm
\$10,000
MLS#83165**



**404 N 3rd St
\$12,500
MLS#83166**



**400 N 4th St
\$15,000
MLS#83164**



**320 N 5th St
\$17,500
MLS#83168**

Look online at jlongtrumanlake.com



RE/MAX Truman Lake welcomes Bill Shelton to our roster of agents.



As many of you know I was with RE/MAX Truman Lake for a number of years and left to accept a position with the Department of Commerce. During the time I was away I continued to do Real Estate consulting and referrals.

After receiving a great deal of encouragement from prior Clients and others I have returned to work full time in the Real Estate Profession at RE/MAX Truman Lake.

I will primarily be working in the RE/MAX Office but can be reached any time at 660-624-1507.

If you are considering selling or buying a home or other property I hope you will give me an opportunity to help you.

In working with me; you will receive personal attention, loyalty, confidentiality, hard work, dedication, integrity, and broad real estate and financial experience.

Again, please give me a call or come by the office if you would like to discuss buying or selling property or to discuss real estate investment opportunities.

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 10 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.**

**RE/MAX Truman Lake is committed to excellence
in all areas of the real estate business.**



BILL SHELTON

660-624-1507

BROKER/SALESPERSON



**BEAUTIFUL ACREAGE WITH A CUSTOM BUILT HOME,
GUEST HOUSE AND MUCH MUCH MORE!!!**

3815 SE 476 Rd ~ Osceola, MO

MLS#83369 \$825,500



Great place to raise a family or **would make a great club property for a group looking for a private hunting lodge.** Property has 222 Acres m/l partially open and partially wooded with two large stocked ponds.

Wildlife abounds, a great place to hunt and fish plus open pasture for hay or livestock.

Custom designed home with an open floor plan that enables you to have a fantastic view of the fields and ponds that surround the home. The home is over 5,000 Sq Ft which includes an oversized 3 car garage.

Kitchen has beautiful custom cabinets and all KitchenAid appliances, plus large walk-in Pantry.

Home also has a Generac generator system just in case an emergency should arise.

Another plus is the one bedroom guest house. Originally a small block barn it has now been converted into a modern comfortable guest home which has many options and uses.

This home and land has so much to offer it is impossible to describe it with words and pictures, contact Bill Shelton to schedule a showing so that you can see and appreciate it for yourself.



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



Residential Property



501 E Jefferson ~ Clinton
MLS#82306 \$59,500

Big Home move in ready new carpet, appliances, 40x30 detached garage/shop with HVAC, electric, concrete floor, insulated and water. Huge lot with mature trees, partially fenced.

Commercial Properties



218 W Jefferson ~ Clinton
MLS#80250 \$75,000

Duplex new metal roof 2017, new HVAC both units 2018. Total remodel 2017 & 2018. Market rent \$450 per unit



1801 S Limit ~ Sedalia
MLS#81087 \$275,000

7-offices and a conference room available for lease on the ground level. The kitchen and bathroom to be shared between current tenant and future tenant. There are 7-parking spaces.



Chuck Gray

Broker/Officer/Sales
660-525-0393



Land



NE 981 Rd Windsor

Perfect mix of pasture & timber, spring fed creek runs through property. Joins Katy Trail along east side. Newer barbed wire perimeter fence.

Great hunting.

Call for complete details.

\$450,000

MLS#82339



23 NW 434 Rd ~ Clinton

MLS#80247 \$2,700,000

20-duplex buildings / 40 units

2 storage buildings / 52 units
on 17 acres m/l.

The duplex units are 1,400 sq. ft. +/- each 3-bedroom, 2-bath, 1-car garage. with projected rents of \$695.00 per month.

52- storage units 12' wide X 20' deep
projected rents at \$55.00 each.

Water is rural, sewer is onsite. Tenants pay all utilities.

Each unit individually metered. All electric.



NW Hwy 7 - Clinton

5 Acres m/l MLS#74471 \$125,000

Commercial, Industrial, Multi-Family, Land.

Approved for ingress/egress from Hwy 7.

Rural water is available.

Property is 1.4 miles m/l outside Clinton City Limits,
No Zoning.

High visibility from Hwy 7 both directions.

Located directly across from the John Deere Dealership
& the Morton Building sales office.

Contact Chuck for details.

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 your asking price.
-



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.

Ten Ways to Make Your Home More Saleable

1. Get rid of clutter. Clear off counters, both kitchen & bath.
 2. Wash you windows and screens to let more light into the interior.
 3. Keep everything extra clean.
 4. Get rid of smells. Clean carpeting and drapes to eliminate any cooking odors, smoke or pet smells.
 5. Put higher wattage bulbs in light sockets to make rooms seem brighter.
 6. Make minor repairs that may create an unfavorable first impression. Touch up chips & dings.
 7. Tidy your yard. Put a pot or two of bright flowers near the entryway.
 8. Patch holes in your driveway and reapply sealant, if applicable.
 9. Clean your gutters. Polish your front doorknob, kickplate and door numbers. Keep the entry clean & free of debris.
 10. Walk into your home as a potential buyer.
-

**RE/MAX Truman Lake is committed to excellence
in all areas of the real estate business.**



**The Sign You Want
The Agents You Need!**

**RE/MAX
TRUMAN LAKE
660-885-2201**



Kathy Shoemaker
660-885-2201



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



James Long
816-718-7762



Chris Michael
660-525-3707



Bill Shelton
660-624-1507

All Agents are Licensed in the State of Missouri

SOLD



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Serving Henry County
& Surrounding Areas.

Market Share for Henry County Missouri
January 1, 2018 thru December 31, 2018

49%

RE/MAX
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Lake

20%

Anstine
Realty
& Auction

12%

Coldwell
Banker
Townsend Real
Estate

19%

Other
Real Estate
Companies



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, 2018 thru December 31, 2018. 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.