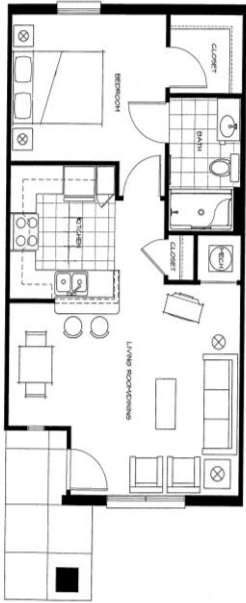


## One Bedroom Apartment Floor Plan



Notes: \_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## Other properties owned and managed by West Central Missouri Community Action Agency:

- Antioch Hills • Clinton, MO  
(660) 885-8200
- Appleton Estates • Appleton City, MO  
(660) 476-2185
- Cedar Ridge • Eldorado Springs, MO  
(417) 876-6114
- Greenleaf Estates • Belton, MO  
(816) 331-4620
- Hawthorn Estates • Harrisonville, MO  
(816) 380-6833
- Maplewood Estates • Stockton, MO  
(417) 276-3330
- Oaktree Villa • Warsaw, MO  
(660) 438-5007
- Prairie Estates • Grandview, MO  
(816) 767-1445
- Walnut Estates • Raymore, MO  
(816) 331-2959
- Willow Estates • Kansas City, MO  
(816) 350-3134

**West Central Missouri  
Community Action Agency**  
106 W. Fourth St.  
Appleton City, MO 64724  
Phone (660) 476-2185  
Fax (660) 476-5299  
www.wcmcaa.org

*Senior*



*Housing*

*Hickory Estates*

701 West Highway 54  
Hermitage, MO 65668  
(417) 745-0131  
[hickoryestates@wcmcaa.org](mailto:hickoryestates@wcmcaa.org)



# *Hickory Estates*

## *Apartment Homes for Seniors 62 and Older*



*Come visit us and discover the joy and contentment of living among friends and neighbors.*

Hickory Estates is a perfect blend of Caring, Comfort, and Charm. The community, and all it has to offer, allows our residents to maintain their independence as if still in their own home, but without the time consuming maintenance and expenses of taking care of a house.

Your apartment home is your private haven, where you can entertain family and friends or simply relax. Apartments feature full kitchens, generous closet space, and individually controlled heat and air conditioning. For your convenience, we provide handrails and grab bars in the bathrooms and an emergency alarm system. We welcome pets. You'll have all the comforts of your own home, with none of the responsibilities.

### **Rent**

Tenant portion of rent is figured on 30% of your adjusted income (gross income less medical expenses) minus utility allowance.

### **Income Limits**

**Total household income cannot exceed the amounts below:**

1 Person	\$19,350.00
2 People	\$22,100.00

### **Square Footage(approx.)**

1 Bedroom	560
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### **Location**

From MO-13 South take the US-54 ramp toward Collins. Turn left onto US-54. Drive 18 miles. Hickory Estates is on the right side of the highway.

### **Apartment Features**

Up to 100% Rental Assistance  
Utility Allowance  
All Maintenance Provided  
Stove and Refrigerator Provided  
Personal Heating and Cooling Systems  
Emergency Alarm System  
Outdoor Recreation Area  
On-Site Laundry Facility  
Scheduled Monthly Activities

### **Service Available to Qualified Residents:**

Housekeeping  
Personal Care  
Meals on Wheels  
In Home Meal Preparation  
Food Pantry /Commodities  
On-Site Health Screening  
Transportation Services  
Medicare/Medicaid Liaison  
Financial Management  
Social Events  
Informational Presentations  
Flu Shots  
Tax Preparation