



THORNHILL AUCTION & REAL ESTATE COMPANY

We will sell the following Personal and Real Property of the Late Marjorie G. Robinson at Public Auction on:

WEDNESDAY OCTOBER 12, 2016 BEGINNING AT 11:00 A.M

SALE SITE: 207 Lewis Street; Troy, MO 63379

DIRECTIONS: Take Hwy 61 to Troy, MO, go west on Hwy 47, 1 mile to left on Main Street and go 0.6 mile to right on Lewis Street, to sale on right #207.

ABSOLUTE AUCTION

REAL ESTATE TO BE SOLD AT 12:00 NOON



142'x150' lot in Bonfils Addition Plat #5, approx. a 1/2 acre, fronting on Lewis Street, Subject to Easements & Covenants of Record, Exact Legal to Govern.

Improvements include a 7 room, full brick ranch home built new by the Robinsons in 1960. The home is approx. 1726 sq. ft. with 3 bedrooms, 2 full baths, formal living room, formal dining room, kitchen with breakfast room and family room or den. The home has a partial, walkout basement and attached 23'x24' 2 car carport.

Other improvements include a 14'x 24' red barn storage building on concrete footing w/concrete floor (nice building) and an older storage shed.

Updates include a, like new, Trane propane, forced air furnace and Ruud central air, new roof on red barn approx. 2 years old, roof on home approx. 10 years old, tuck pointing approx. 2 years old. Drain tile around basement and sump pump by Kevin Creech.

The home was built new by the Robinsons in 1960 by Freise Construction, has beautiful hardwood floors, doors & trim, is on a huge shaded lot on a dead end street in the City of Troy. The home has city water and sewer, is on propane gas and has never been offered for sale.

Terms: 10% down day of sale with the balance of cash at closing on or before 30 days after the sale w/possession at closing. Again, this is an Absolute Sale & will be sold to the highest bidder.

NOTE: Due to the law on lead based paint & lead based paint hazards on any home built prior to 1978, any inspections for lead base paint by a purchaser must be done 10 days prior to the auction. Buyers will be given an EPA pamphlet & will be required to sign a disclosure acknowledging that you were given the information.

OWNERS:

MARJORIE G. ROBINSON TRUST
LATE OWEN H. ROBINSON

OPEN HOUSE ON
THE REAL ESTATE
is Wednesday
September 28, 2016
from 5:00 to 7:00 P.M.
or by appointment.

AUCTIONEERS NOTE:

The Honorable Judge Owen H. Robinson was the Associate Judge in Lincoln Co. for 28 years. His family were lifelong residents of Lincoln Co. Marjorie was 93 when she passed. They built their home new, it's never been offered for sale. Everything is very neat and clean. Please note, there are no smalls, so please be on time. David, Dusty & Bill

Lunch will be served. All buyers will be photographed. Terms: Cash or Good Check with Current Photo I.D. Out of State Photo I.D.s and Out of State Checks must be accompanied with a Bank Letter of Credit. We do not accept Cashier Checks. Items sold with no warranty. They stand sold AS IS. Owner & Auction personnel not responsible for accidents day of sale! Announcements made day of sale take precedence over any advertisement!

David Thornhill - 314-393-7241
Bill Unsell - 573-470-0037

Dusty Thornhill - 314-393-4726
Troy Office: 636-366-4206



CARAVAN SELLS AT 12:30 P.M.



1995 Dodge Caravan ES, 106,472 miles

HANDICAP SCOOTER SELLS AT 12:30 P.M.

- Sundancer Pride, handicap 3 wheel scooter

POWER LIFT CHAIR



Like new,
power lift chair
in blue

PIANO



Beautiful, fruitwood case piano by
Gulbransen Co.; Chicago

LAWN & GARDEN TOOLS

- Honda HT 3810 riding lawn mower
- Husqvarna 6.75, Auto Walk, high wheel lawn mower
- Snapper 11 hp, riding lawn mower
- Gilson, chain drive garden tiller
- Walk behind snow blower
- Shop Vac
- Electric weed eater
- Extension cords
- Yard & garden tools
- Wooden work bench
- Shelving

HOUSEHOLD & MISC



- 5 piece, king size bedroom set;
bed complete, dresser & mirror, chest & 2
nightstands by Pennsylvania House, nice set
- Fruitwood, round dining room table with leaves & matching china hutch
 - GE Profile, automatic washer, like new
 - GE Heavy Duty, electric dryer
 - GE XL44, propane gas cook stove, like new
 - 4 oak, slat back, bentwood kitchen chairs
 - 2 Singer sewing machines in cabinets, 1 maple

- 2 cushion recliner/loveseat, nice
- Kitchen table & 4 swivel chairs
- 5 drawer chest of drawers
- Queen size bed, complete
- Maple hutch
- Living room chair
- Living room platform rocker
- Maple secretary
- 3 piece, oak bookcase set
- Oil painting signed M. G. Robinson
- Airline console stereo, 1960
- Drop leaf server
- Leather inlay desk
- Large wall mirror
- End tables
- Lot table lamps
- Water pitcher lamp
- 1950s blonde, oak kitchen table
- Lawn chairs
- Retro bar & 2 stools
- Trash cans

AUCTIONEERS:



DAVID THORNHILL
Troy, MO



DUSTY THORNHILL
Troy, MO



BILL UNSELL
Frankford, MO