



THORNHILL AUCTION & REAL ESTATE COMPANY

Having decided to move to our farm, we will offer the following Real Estate at Public Auction on:

SUNDAY OCTOBER 8, 2017 AT 2:00 P.M. - ON SITE

SALE SITE: 4867 Hwy 61; Bloomsdale, MO 63627

DIRECTIONS: From Wentzville take Hwy 40-61 or Hwy 64 east to I-270 South Exit 25, towards Memphis, go 12 miles to I-55 Exit 1A towards Memphis. Go 34.86 miles to MO Hwy OO & DD Exit 162. Go left on Hwy OO approx. 0.6 mile to corner of Hwy OO & Hwy 61. Watch for Thornhill Auction signs day of sale.

*** 5.89 ACRES M/L * CROSS TRAILS MOBILE HOME PARK * 1 ½ STORY HOME ***

Real Estate: 5.89 acres m/l in Section 28 TWP 39N R 7E in St. Genevieve County

GREAT INVESTMENT PROPERTY



**OPEN HOUSE ON THE REAL ESTATE is
Thursday September 21, 2017
from 5:00 to 7:00 P.M. Or by appointment.**



Improvements include an 8 room, 1 ½ story home w/4 bedrooms (3 on second level), 2 full baths, approx. 2691 sq. ft. of living space with living room, kitchen, recreation room & an attached garage on a concrete slab.

The home is total electric w/400 amp service & vinyl siding, that's move in ready.

Mobile home park – Cross Trails Court – includes 13 pads & approved for 1 more pad. 12 pads are rented & 8 mobile homes are owned & rented & included in sale. 1 – 1993, 1 – 1994, 2 – 1996, 1998, 1999, 2000, all single wides have titles except one w/no title, just bill of sale. Homes are presently rented as follows: 2 @ \$350 per month, 1 @ #375 per month & 5 @ \$400 per month. Pads only, are 3 @ \$155 per month and 1 for double wide @ \$165 per month. 1 lot is vacant, plus there is 1 RV hook up available on tract by residence.

The property features county water (each pad has a separate meter), DNR filter plant for septic & owner furnishes trash pickup @ \$161 per month, total. All pads have their own meter for electric.

Based on the above numbers, the park is bringing in \$3705.00 per month, not including any income on the residence as the Schierhoffs used the home as their residence. But conservatively, it should rent for \$600 per month, for a total income of \$4305.00 per month.

Folks, here's a money maker. Use it all for rentals or live in the home and manage the park. It's all set up, a nice clean park. Great location with easy access to Hwy I-55.

Great location only 15 miles to Festus, 4 miles to Kinsey & 4 miles to Bloomsdale. The property is in the Bloomsdale Elementary School District & St. Genevieve High School and again, sits at the intersection of Hwy. OO & Hwy. 61.

Terms: 10% down day of sale with the balance of cash at closing on or before 30 days after the sale with possession at closing.

OWNERS:

JAMES & CATHERINE SCHIERHOFF

AUCTIONEERS NOTE:

Tired of little or no return on your money? Here's one that will work! The work's all done, income in 30 days, nice clean park, all sites rented but one and nice home to live in or rent out. See you at the sale. David, Dusty & Bill

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



AUCTIONEERS:



DAVID THORNHILL
Troy, MO



DUSTY THORNHILL
Troy, MO



BILL UNSELL
Frankford, MO

Celebrating 54 Years In Business