



# THORNHILL AUCTION

## & REAL ESTATE COMPANY

# SUNDAY NOVEMBER 5, 2017

## AT 2:00 P.M

**SALE SITE:** Elks Bldg.; 120 N 5th Street; Louisiana, MO 63353 **\*\*NOTE:** Sale will be held indoors, not on site.\*\*

**DIRECTIONS:** From Bowling Green Hwy 61 & 54, take Hwy 54 East approx. 11 miles to Louisiana, MO, turn right on North 3rd Street to right on Georgia St. to right on North 5th Street to Elks Bldg on the left #120 North 5th Street.

### 247 ACRES M/L PIKE COUNTY, MO FARM - 90+ TILLABLE BALANCE IN TIMBER

**DIRECTIONS TO FARM:** From Hwy 79 & Hwy 54 at Louisiana, MO take Hwy 79 North, approx. 6 miles to left on Hwy YY to immediate left on Hwy AD (Grassy Creek Baptist Church), go 1.7 miles, AD turns into Pike Co. Rd. 130, go 1.3 miles. Farm starts on the right corner of Pike 130 & Pike 121.

From Hannibal go south on Hwy 79 approx. 25 miles to right on Hwy YY to left on Hwy AD 1.7 miles to Pike 130 & go 1.3 miles, farm is on right

OR From Frankford, MO & Hwy 61 Exit, take Hwy B east to Hwy 79, go south on Hwy 79 to right on Hwy YY and follow above directions.



**OPEN HOUSE is on Thursday October 26, 2017**  
**from 4:00 to 6:00 P.M. or by appointment.**  
**Bring your 4 wheeler**

247 acres m/l in Section 23 & 24 TWP 54N R 3W in Pike County, MO ASCS calls 91.84 acres tillable w/58.4 acres wheat base, 24.3 acres corn base & 9.1 acres soybean base. The farm is presently in soybeans, balance of the farm is in timber. The farm lays nice with most of the tillable ground on the south side of the farm, combination of creek bottom & hill ground. The farm has county road frontage on 2 sides w/approx. 1/2 mile of frontage on Pike 130 & 1/4 mile frontage on Pike 121. Improvements include 3 older sheds w/electric on site & Pike Public Water at the intersection of Pike 130 & 121 then running north on Pike 121.



**OWNER:**  
**ESTATE OF IRENE ASQUITH MILES**  
**JOSEPH RAY ASQUITH, PERSONAL REPRESENTATIVE**

**Terms: 10% down day of sale with the balance of cash at closing on or before 30 days after sale with possession at closing. Tillable ground presently in beans, Seller to retain 2017 crop, if crop is not out by closing, possession of crop ground will be after harvest. Tract will be sold as per deed, no survey will be provided. Title Insurance will be at the Buyers expense. Subject to Probate Approval.**

### AUCTIONEERS NOTE:

This farm has been in the Miles Family over 50 years. Ralph & Irene had no children, she was 94. The farm will be sold as one Tract and not divided. If you are looking for an income Tract with prime Pike County deer & turkey hunting, here it is. There is a lot of good timber on this Tract and a creek bordering part of the south line with 1 pond. These size Tracts are getting hard to find. Pike County ASCS Records Farm 132 Tract 1222.

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*