



# THORNHILL AUCTION

## & REAL ESTATE COMPANY

Having relocated with our job (doctors), we will sell our home at Public Auction on:

# SUNDAY FEBRUARY 11, 2018

## AT 2:00 P.M

**SALE SITE: 217 Butternut; Hannibal, MO 63401**

**DIRECTIONS: In Hannibal at Hwy 61 & Hwy 36, go north on Hwy 61 1 mile to right on Hwy 168, go 0.6 mile to right on Butternut and go approx. 0.4 mile to home on left (2nd home on left from cul-de-sac).**

**ABSOLUTE REAL ESTATE AUCTION - LOCATION – LOCATION – LOCATION**

Real Estate: lot #18 of Woodland Acres subdivision, 4th addition in the city of Hannibal in Marion Co. MO; subject to restrictions and covenants of Woodland Acres subdivision, 4th addition also known as Hickory-Glen subdivision.



**JUST MINUTES FROM  
HANNIBAL LAGRANGE UNIVERSITY**



**For more information on the home or a private showing contact  
David, Dusty or Bill at 636-366-4206**

Improvements include a 1 ½ story brick traditional style home built in 2001. This elegant home features a total living area of over 6,000 sq. ft. (16 rooms) with a total of 5 bedrooms & 5 ½ baths. The main level features a 21'x18' great room w/fireplace, 14'x12' dining room, 19'x16' kitchen w/center island & appliances & 12'x12' breakfast room all with hardwood flooring, 15'x17' master bedroom w/huge master bathroom w/Jacuzzi tub & walk-in shower and huge walk-in closet & a 16'x14' library/office w/fireplace, all with carpet, plus a wet bar, and a 12'x6' laundry room w/ceramic tile & 1 ½ baths.

The second story features 3 bedrooms; a 15'x15', 15'x14' and a 14'x14' all with carpet, 3 full baths & a 16'x11' sitting room.

The home has a full walk out finished basement w/a 19'x11' 5th bedroom, 35'x20' family room w/fireplace, a 24'x14' 2nd kitchen/breakfast room, a 15'x14' recreation room, a 20'x12' bonus room & a full bath(all have ceramic tile except bedroom).

The home features a total of 3 fireplaces; 2 story entry foyer opens into a columned great room, library w/rich walnut walls, custom bookcases & gas fireplace, granite counter tops in kitchen, master suite has an enormous walk-in closet w/custom shelving, the tiered staircase leads to vault in study w/desks & shelving. The 3 upstairs bedrooms all have their own bathrooms. The lower level has a family room w/gas fireplace, plus recreation room w/full 2nd kitchen. Walkout doors open onto a patio which is covered by a 2nd floor deck. The home has an over-sized 3 car main level garage. Super-super quality built home that is move-in ready. The home is on public water & sewer w/FA gas furnace & central air.

**OWNERS:**

**DANIEL & MEESHA GWAN-NULLA**

For Virtual Tour visit  
[www.thornhillauction.com](http://www.thornhillauction.com)

**OPEN HOUSE TO BE HELD ON SITE:**

**Thursday January 25<sup>th</sup>, 2018 from 4:00 to 6:00 P.M.  
& Thursday February 1<sup>st</sup>, 2018 from 4:00 to 6:00 P.M.**

**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.**

**AUCTIONEERS NOTE:**

Daniel & Meesha truly have a beautiful home, no cost has been spared. If you are thinking of building, stop until you see this home. From top to bottom, inside & out, you will see a premier quality built, brick home that is move in ready. Seldom, if ever, will you have the opportunity to buy such a home at Public Auction w/no reserve. Come bid to buy! See you at the sale. David, Dusty & Bill



**AUCTIONEERS:**



**DAVID THORNHILL**  
Troy, MO



**DUSTY THORNHILL**  
Troy, MO



**BILL UNSELL**  
Frankford, MO

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. 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

*Celebrating 55 Years In Business*