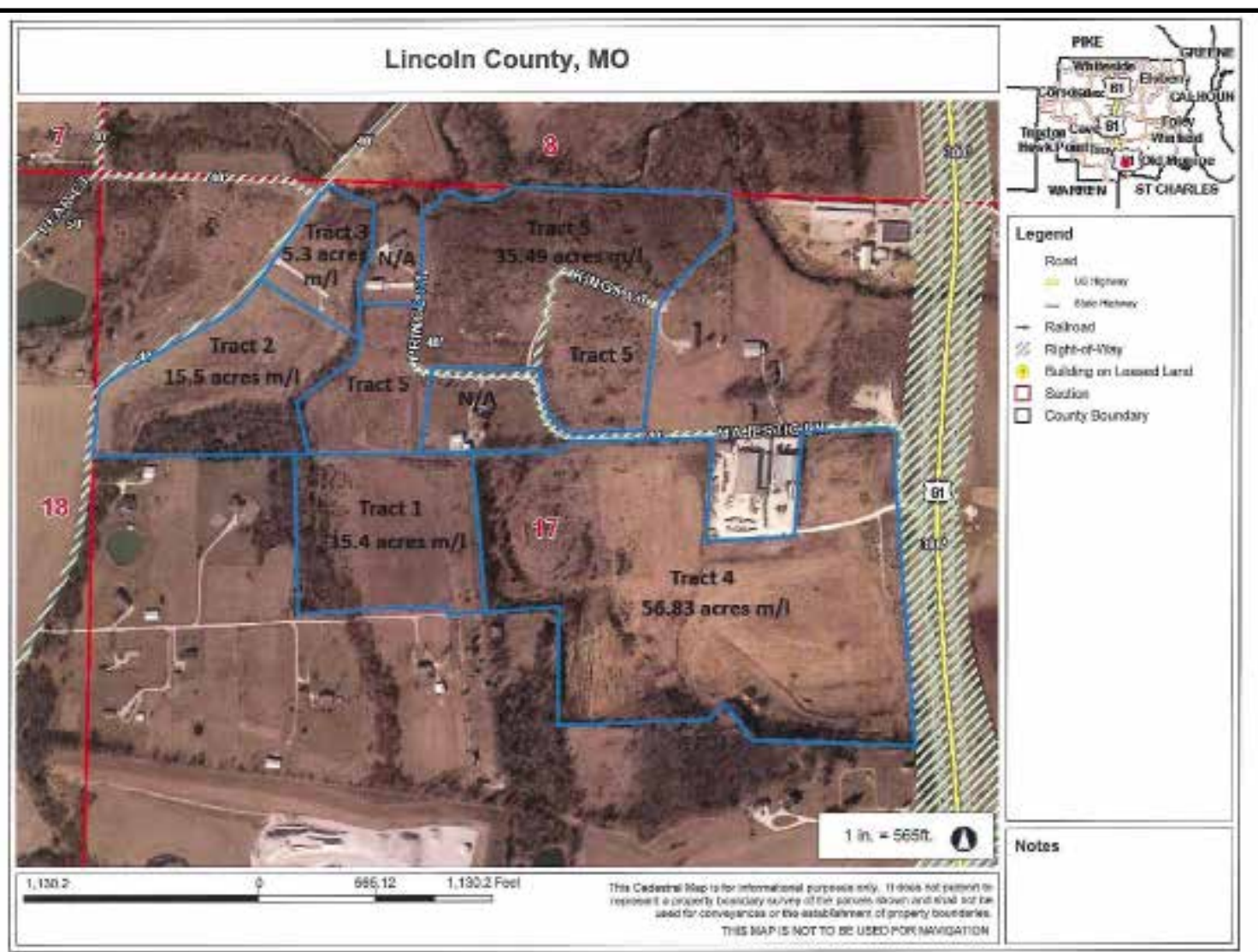


**LOCATION - LOCATION - LOCATION!  
HERE IT IS!**



# THORNHILL AUCTION

55<sup>th</sup> YEAR IN BUSINESS

**& REAL ESTATE COMPANY**

**SATURDAY MARCH 17, 2018  
AT 1:00 P.M.**

**SALE SITE:** Thornhill Auction Barn; 421 John Deere Drive; Troy, MO 63379  
**DIRECTIONS:** From Troy, MO go south on Hwy 61 to Moscow Mills Hwy C Exit. Go east on Hwy C to first 4 way stop, turn left on John Deere Drive (by Bank of Old Monroe) and go approximately 1 mile to sale on right, next door to Thornhill Real Estate Office.  
**NOTE:** Sale will be held indoors at the Thornhill Auction Barn with seating and heat.

**ABSOLUTE REAL ESTATE AUCTION**

**SOUTHERN LINCOLN COUNTY**

**OWNERS:  
NORTHROAD COMMUNITY CHURCH**

**AUCTIONEERS NOTE:** Northroad Community Church had purchased this Tract to build their new church, with room for athletic fields and expansion. Since then, they've purchased their existing site where they have been leasing. If you're looking for a place to invest in one of the fastest growing counties in the state, here it is. See you at the sale. David, Dusty & Bill

**AUCTIONEERS:**



**DAVID THORNHILL**  
Troy, MO



**DUSTY THORNHILL**  
Troy, MO



**BILL UNSELL**  
Frankford, MO



**Troy Office: 636-366-4206.**  
**For Full Listing, visit**  
**www.thornhillauction.com**



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, call for details. 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 Dusty Thornhill - 314-393-4726 Bill Unsell - 573-470-0037  
 Troy Office: 636-366-4206 For full listing & terms of this auction - www.thornhillauction.com

*Celebrating 55 Years In Business*



# ABSOLUTE REAL ESTATE AUCTION

Real Estate: 128 acres m/l in Section 17 TWP 48N R 1E in Lincoln County, Exact Legal to Govern. To be sold in 5 Tracts by the choice method.

**TRACT #1:** 15 acres m/l fronts on Killarney Lane, not in the city limits, mostly open, lays nice.

Deed Restrictions: 1 home per 3 acres, no trailer parks, no junkyards and no swine. Nice tract

**DIRECTIONS TO TRACT #1:** Take Hwy 61 to the Crossroads/Hwy U Exit go west on Hwy U 1.5 miles to right on Hampel Rd. & go approx. 1 mile to right on Killarney Lane & go approx. 0.4 mile to last Tract on left.

TRACT #1



**OPEN HOUSE TO BE HELD AT THE THORNHILL AUCTION BARN is Thursday February 22, 2018 from 4:00 to 6:00 P.M. For private showing, contact David or Dusty at 636-366-4206**

**TRACT #4:** 56.8 acres m/l, fronts on Hwy 61 & Majestic Lane, located in the city limits of Moscow Mills, front 36 acres m/l are Zoned C-3, General Commercial, balance Zoned R-1A Single Family, super nice tract, already graded w/water & sewer on site

**DIRECTIONS TO TRACT #4:** From Hwy C at Moscow Mills go south on Hwy 61 1.5 miles to Tract #4 on the right

TRACT #4



**TRACT #2:** 15.5 acres m/l, fronts on Hampel Rd., located in the city limits of Moscow Mills, Zoned R-1A, Single Family, Deed Restrictions: 1 home per 3 acre tract, no trailer parks, junkyards or swine.

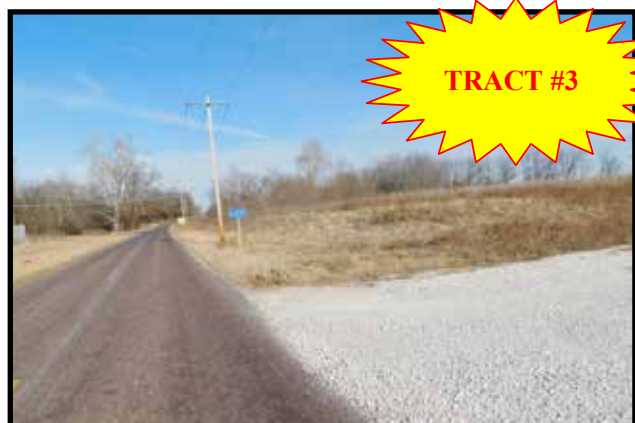
**TRACT #3:** 5.3 acres m/l, fronts on Hampel Rd., joins Tract #2 to the north, located in the city limits of Moscow Mills (same Zoning & Deed Restrictions as Tract #2)

**DIRECTIONS TO TRACTS #2 & #3:** Take Hwy 61 to the Crossroads/Hwy U Exit go west on Hwy U 1.5 miles to right on Hampel Rd. & go approx. 1.2 miles to Tract #2 on the right. Tract #3 joins Tract #2 on the north.

TRACT #2



TRACT #3



**TRACT #5:** 35 acres m/l in the city limits of Moscow Mills, Zoned R-1A Single Family. Note: if you put Tract #3 with Tract #5 you would have access from Hwy 61 & Hampel Rd.

**DIRECTIONS TO TRACT #5:** From Hwy C at Moscow Mills go south on Hwy 61 1.5 miles to right on Majestic Lane, stay right to Tract on right, frontage on Majestic Lane, Prince Court & Kings Court

TRACT #5



**NOTE:** The above Tracts are located in what we consider the Golden Triangle of Southern Lincoln County. These Tracts are all located within minutes of the Troy South Middle School, William Cappel Elementary & Ninth Grade Center, only 2.5 miles north of the St. Charles County line and less than 10 miles to I-70 at Wentzville

**NOTE:** With all the improvements & upgrades being made on Hwy 61 from Troy to Wentzville, there's no doubt where they think the growth is headed.

**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.

Tracts #1 - #5 will be sold by the choice method. Buyer will have the privilege of taking one Tract or any combination, up to all 5 Tracts.

Again, this is an Absolute Auction – Tracts sell to the highest bidder.

For a copy of the Plat & City of Moscow Mills Zoning map, call or stop by our office.