



THORNHILL AUCTION

& REAL ESTATE COMPANY

We will sell the following Real Estate of the Late Roy Johnson at Public Auction:

SUNDAY APRIL 8, 2018

AT 2:00 P.M

SALE SITE: #48 Cox Road; Middletown, MO 63359

DIRECTIONS: From Troy go north on Hwy 61 approx. 10 miles to left on Hwy E. Go west on Hwy E (through Silex) 6.2 miles to right on Hwy H, go 2.6 miles to west on Hwy PP & go 5.6 miles to home on right #48 Cox Road.

COUNTRY ESTATE - NORTHERN LINCOLN COUNTY

Real Estate: 18.65 acres m/l in Section 30 TWP 51N R 2W in Lincoln County.



For Virtual Tour of the property, go to www.thornhillauction.com

OPEN HOUSE ON THE REAL ESTATE is on Thursday March 22, 2018 from 5:00 to 7:00 P.M. or by appointment.

Improvements include a custom built 1 1/2 story, one owner home, built new in 1989. The home features 11 rooms; 4 bedrooms, 4 baths, kitchen, dining room, family room, master bedroom, breakfast room, laundry room and 1 1/2 baths on the main level, there are 3 bedrooms, sitting room and full bath on the second level. The home has a full walkout, partially finished basement. The home features some hardwood floors, built in bookcases, wood burning fireplace, huge laundry room w/sink & shower, new furnace, repainted, new carpet, central vac, finished garage, walk through pantry, main floor master with walk in closet & double sink, large shower & Jacuzzi, covered porch, covered patio, 2 car oversize attached garage and walkout w/3rd car garage.

The home has a deep well w/septic, a forced air furnace w/central air and wood backup.

Other improvements include a 36'x75' shop & storage shed w/insulated shop w/concrete & sink & overhead door, tack room balance is open area w/lean to running full length w/3 sliding doors. A 40'x40' calving barn/livestock shed w/sorting pens & electric.

Acreage is fenced & cross fenced into 3 paddocks with drinkers. Stocked lake w/catfish & bass, gazebo, what a showplace.

The property is located in the highly sought after Silex School District, fronts blacktop w/county road on the north side w/large gravel parking area.

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. Sale subject to Probate Approval.

**OWNER:
LATE ROY JOHNSON
ROY JOHNSON LIVING TRUST
BRUCE McGUIRE, TRUSTEE**

AUCTIONEERS NOTE:

What a showplace! Move in ready - No Restrictions. This property has it all; beautiful custom built home, great outbuildings, lake, pastures, room for all your pets or 4H & FFA projects. Seldom, if ever, will you have the opportunity to buy at auction a complete package like this. I could go on & on.

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
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Troy Office: 636-366-4206



AUCTIONEERS:



DAVID THORNHILL
Troy, MO



DUSTY THORNHILL
Troy, MO



BILL UNSELL
Frankford, MO

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