



THORNHILL AUCTION

& REAL ESTATE COMPANY

SUNDAY AUGUST 26, 2018 AT 2:00 P.M

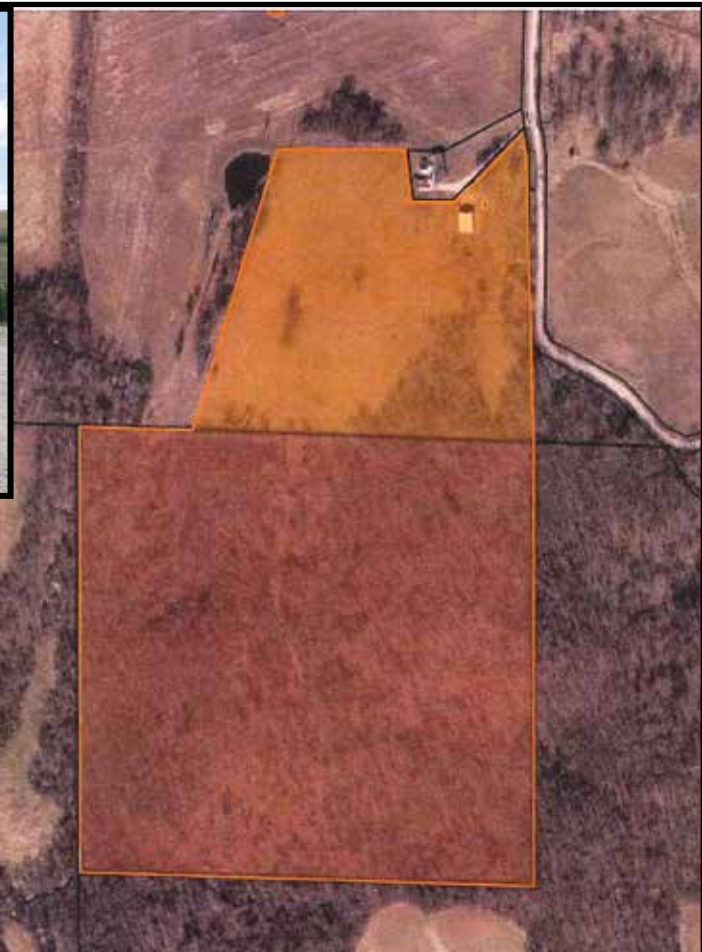
SALE SITE: Thornhill Auction Barn; 421 John Deere Drive; Troy, MO 63379

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.

Again Note: The sale will be held indoors with air conditioning at the Thornhill Auction Barn and NOT on site.

ABSOLUTE PIKE COUNTY MO LAND AUCTION

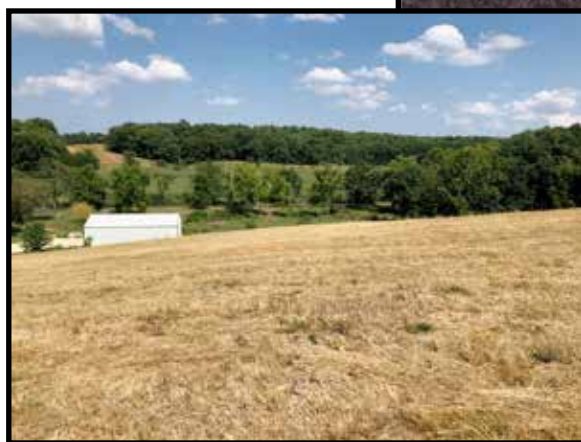
Real Estate: 58 acres m/l, to be adjusted to survey, in Section 8 & 17 TWP 53N R 2W in Pike Co. Exact Legal to Govern, Seller to provide survey.



58 acres m/l, approx. 45 acres in timber w/balance in hay or pasture w/ frontage on Pike Co. Rd 279. Hilltop setting with a beautiful Pike Co. view. Improvements include a 40'x60', insulated shop with county water available. The Tract is partially fenced, suitable for home sites, hunting &/or recreational tract and only minutes from Hwy 61 & Bowling Green and located in the Bowling Green School District.

Directions to the Farm: From Troy go north on Hwy 61 past Bowling Green to right on Hwy 54 Louisiana Exit. Take Hwy 54 east 3.4 miles to right on Pike Co. Rd. 279 & go approx. 1/4 mile to farm on right.

Note: Home is not a part of this Tract.



OPEN HOUSE ON SITE
is Thursday August 9, 2018 from 5:00 to 7:00 P.M.
Bring your 4 wheelers.

Stop by our office for aerial or for a private showing call 636-366-4206.

OWNER:
GAME FARMS LLC

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:

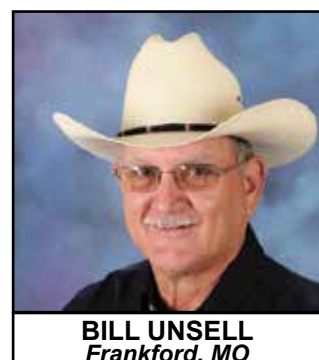
Nice Tract with good access, no restrictions. Great home site, weekend retreat or hunting Tract. Again, this is an Absolute Auction, Tract sells to the highest bidder, come bid to buy. See you at the sale. David, Dusty & Bill

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, call for details. 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



AUCTIONEERS:



Celebrating 55 Years In Business