



# THORNHILL AUCTION & REAL ESTATE COMPANY

Due to my health, I will sell all the following at Public Auction on:

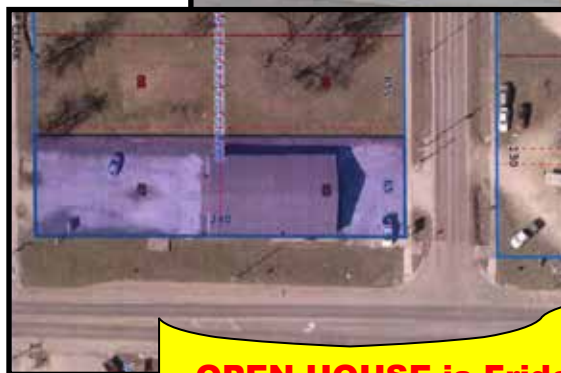
## FRIDAY NIGHT AUGUST 31, 2018 AT 6:00 P.M

**SALE SITE: 912 & 914 West Main Street & Business Hwy 61 in the City of Bowling Green, MO**

**DIRECTIONS: Take Hwy 61 to Business Hwy 61 Exit, Bowling Green, go north on Business Hwy 61 approx. 2 miles to commercial building on the left, #912 & 914 West Main, Bowling Green, MO 63334**

### ABSOLUTE REAL ESTATE AUCTION

REAL ESTATE: Lot 2 & 7 and 5' alley, Block 4 of Murray's Addition, Bowling Green, Exact Legal to Govern.



A 4 unit, commercial building, approx. 50'x80' (4,000 sq. ft. frame building with 4, 1,000 sq. ft. units) in the city limits of Bowling Green. Corner lot, 65'x240' on Business Hwy 61 with frontage on 3 sides and faces Business Hwy 61 with street access from 2 sides. Real nice investment property, the building is approx. 13 yrs. old, all on one level on a concrete slab. Total electric with city water, sewer & phone, all 4 units have separate entrances, separate meters with each unit having its own furnace & central air unit and 1/2 bath. The building has a total of 8 entrances and has vinyl siding. The past income on the building is one unit at \$450, 2 units at \$440 and 1 unit at \$375 per month. 3 of the 4 units are now vacant with immediate possession. Again, the property has frontage on 3 streets, Business Hwy 61, West Main & Champ Clark with 2 parking lots, one at each end of the building.

Leroy & Dean ran their real estate business, Plaisted Real Estate, from this location and rented out the other 3 units. Great opportunity for your business location and rent out the other 3 units for office or retail space, if set up right great depreciation/income property.

**OPEN HOUSE is Friday August 17, 2018  
from 4:00 to 6:00 P.M.  
Or for private showing, call 636-366-4206**

**OWNERS:  
DEAN PLAISTED  
LATE LEROY PLAISTED  
JANET MYERS, DURABLE POWER OF ATTORNEY**

**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. Subject to tenants, if any.**

#### AUCTIONEERS NOTE:

Leroy & Dean were a Great Team. Leroy & Dean ran their real estate business, Plaisted Real Estate, from this location and rented out the other 3 units. 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. 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



#### AUCTIONEERS:



**DAVID THORNHILL**  
Troy, MO



**DUSTY THORNHILL**  
Troy, MO



**BILL UNSELL**  
Frankford, MO