



THORNHILL AUCTION & REAL ESTATE COMPANY

SUNDAY OCTOBER 21, 2018 AT 1:00 P.M

SALE SITE: 4828 Sammelman Rd; Weldon Springs, MO 63304

DIRECTIONS: From Wentzville take US 61 South to MO Hwy 364 East, Exit 4B. Go 8.42 miles to MO-94 W Exit 8A towards Mid Rivers Mall Drive/Pitman Hill Road 0.35 mile to left on Hwy 94 E 0.4 mile to right on Pitman Hill Road 0.6 mile to right on Sammelman Road to 3rd home on the left #4828. Watch for Thornhill Auction signs.

Absolute Real Estate Auction - St. Charles County/Weldon Springs



Tract #1: 4828 Sammelman Road – Approx. 1 acre m/l w/approx. 128' of Sammelman Road frontage. Improvements include a 30'x50', 1989, 2 bedroom, 1 bath ranch style home with country kitchen w/electric cook stove & center island, living room w/vault ceiling & parquet flooring, utility room, dining area & attached 1 car garage. The home is total electric w/baseboard type heat, window air conditioning unit, has a deep well & is on public sewer. Note: He owns the well but has a water agreement to sell water to the neighboring home.

Other improvements include a 30'x50' detached, 2 car garage & shop w/attached 10'6"x25' shed. The building has a 24'x30' insulated shop w/electric heat & window unit, a 30'x26' 2 car garage w/concrete floor, 2 – 9' overhead doors, 220 electric & air compressor, nice building.

This is a nice clean property, built new by Eric's dad, home is move in ready and lot lays nice with several big, mature trees.



For Virtual Tour visit
www.thornhillauction.com

Tract #2: .87 acres m/l, lays one tract east of Tract #1. Fronts on Sammelman Road w/approx. 144' frontage, a wooded tract. Improvements include 3 outbuildings. 1 – 30'x60' hip roof barn (3 story) frame building w/tin roof, insulated shop w/concrete floor, electric & wood stove heat, 2nd story has wood floors & partitioned studded walls, neat building. A 21'x40' shed, open to the south and a 14'x28' machine shed open to the east. 3 nice storage buildings. Electric only, no water or sewer. This Tract backs to St. Charles County Park tract.

**OWNER:
ERIC L. MORRIS**

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.

**OPEN HOUSE ON THE REAL ESTATE
is Thursday, September 27, 2018
from 5:00 p.m. – 7:00p.m. or by appointment**

AUCTIONEERS NOTE:

If you are looking for a nice clean home with a super nice outbuilding, here it is and an additional Tract for investment with storage and adjoining St. Charles Parks. Here they are, easy access from Hwy 364 & 94 and located in the Francis Howell School District. Again, Eric's parents, Lundahl & Virginia Morris built the home new. Here are 2 nice Tracts that have not been on the market. 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. 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
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Troy Office: 636-366-4206



AUCTIONEERS:



DAVID THORNHILL
Troy, MO



DUSTY THORNHILL
Troy, MO



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