



OWNER:
STEPHANIE HAMMER NASH & T. FAMILY L.L.C.

AUCTIONEERS NOTE: Here's one for the books, an undisturbed 90 acre farm in St. Louis County. Truly a beautiful tract with a good set of improvements, joins Cold Water 2 acre historic cemetery and Pallottine Renewal Center on the east, Bradford Green Subdivision & Glen Eagle Estates on the west. Only 0.2 mile from Vaile Circle Turnabout and approx. 3/4 mile from the new Hazelwood North Middle School, truly a one of a kind tract. 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



Lunch will be served. 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. 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 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



THORNHILL AUCTION

& REAL ESTATE COMPANY

HAMMER HOMESTEAD - BEAUTIFUL EQUESTRIAN ESTATE

SUNDAY NOVEMBER 11, 2018
AT 1:00 P.M.

SALE SITE: 15310 Old Halls Ferry Road; Florissant, MO 63034; St. Louis County
DIRECTIONS: Take I-70 to I-270 north, go 5.2 miles to US 61/Lindbergh Blvd. Exit 25, go left on North Lindbergh Blvd/US 67 5.5 miles to left on Old Halls Ferry Road, approx. 1.1 miles to farm on right



OWNER:
STEPHANIE HAMMER NASH & T. FAMILY L.L.C.

AUCTIONEERS NOTE: Here's one for the books, an undisturbed 90 acre farm in St. Louis County. Truly a beautiful tract with a good set of improvements, joins Cold Water 2 acre historic cemetery and Pallottine Renewal Center on the east, Bradford Green Subdivision & Glen Eagle Estates on the west. Only 0.2 mile from Vaile Circle Turnabout and approx. 3/4 mile from the new Hazelwood North Middle School, truly a one of a kind tract. See you at the Sale. David, Dusty & Bill

Celebrating 55 Years In Business

REAL ESTATE: 90.79 acres m/l in US Survey 107 TWP 47N R 6E in St. Louis County, Exact Legal to Govern



Hammer Homestead

Beautiful Equestrian Estate

90.79 acres m/l fronting on Old Halls Ferry Road, park-like setting, approx. 1/3 in hay & pasture with the balance in woods
Improvements include an 1852 Pre-Civil War brick homestead, 4 rooms, 2 story w/double sided fireplace, living room, kitchen, bedroom, main floor laundry, study and bath
Other improvements include a 10 stall horse stable w/attached 6 stall barn (16 total), 1 car garage and heated & air conditioned shop and storage shed, a real nice building. A 48'x96' machine shed w/4 horse stalls nice building, an old granary, ice house and outside privy on a septic.

This is a beautiful, undeveloped tract of land that was set up for horse boarding (up to 20) w/5 hayfields & paddocks. Hayrides w/3 camp sites with electric, wood trails and field roads for hayrides & trail riding, 2 ponds, approx. 2/3 of the farm is mature timber, truly a park-like setting.

The property fronting Old Halls Ferry Road, for approx. 950' is zoned NU - non-urban. The balance of the tract is zoned KP (Karst Preservation District). Utilities: PWS Water District, AmUE electric, septic and LPG. The property is in the Hazelwood School District.

Folks, if you're looking for a recreational farm but don't want to drive 2 hours, here it is. Your own boarding stables, riding trails, hunting lodge, vineyard, pumpkin patch farm or weekend retreat, here it is. Investors and developers, be sure and check it out. There are lots of possibilities here, including just storage. Again, a nice set of farm improvements. Come bid to buy.

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
is Thursday October 25, 2018
from 4:00 to 6:00 P.M. or by appointment.
Bring Your 4 Wheelers



For Virtual Tour go to www.thornhillauction.com