



# THORNHILL AUCTION

& REAL ESTATE COMPANY

## REAL ESTATE AUCTION ON: TUESDAY FEBRUARY 12, 2019 AT 1:00 P.M

SALE SITE: (Hatton Community Hall) 3752 State Rd. E, Auxvasse, MO 65231

DIRECTIONS: From Columbia, MO, take I-70 east to Hatton Exit 144 Hwy M, go north on Hwy M approx. 6 miles, to Hatton Community Hall, #3752 on the left.

NOTE: Sale will be held indoors w/heat & seating.

REAL ESTATE: 2 prime 40 acre tracts east of Columbia, highly tillable, great home sites, Callaway County, no restrictions, no zoning, public water available, North Callaway School District, easy access off of I-70.



Directions: Take I-70 to Hatton Exit 144, go north on Hwy M to right on Hwy E and go 1/2 mile to tract on right.

Tract #1: 40 acres m/l in Section 14 TWP 49N R 10W in Callaway County. Fronts on Hwy E, 35.3 acres tillable, prime home sites or income producing tract, county water available. To be sold in 2-20 acre tracts by the choice system.

Note: If tracts are split, cost of survey to be split 50/50 between buyer and seller. Title work to be handled by Boyd & Boyd Inc., Fulton, MO.

Directions: From Tract #1 continue east on Hwy E to first right on county road 231 and go approx. 3/4 mile to farm on right.

Tract #2: 41 acres m/l in Section 24 TWP 49N R 10W in Callaway County. Fronts on county road 231 approximately 1 mile east of Tract #1. Prime tillable tract approximately 39.5 acres tillable, lays nice, cash rented in the past from \$200.00-\$260.00 per tillable acre. To be offered in 4-10 acre tracts. Again, sold by the choice system, all have county road 231 frontage.

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.

### OWNERS:

WILLIAM D. CASTLE TRUST & JOHN D. CASTLE  
CO TRUSTEE

### OPEN HOUSE IS ON SITE

Thursday January 24, 2019 from 2:00 to 4:00 P.M.  
or by appointment. Bring Your 4 Wheelers.

### AUCTIONEERS NOTE:

2 nice clean tillable tracts. Buyer can have possession for 2019 crop, nice add on or exchange tracts or suitable for home sites w/easy access to Columbia. Call for more details or aerials. See you at the sale. David, Dusty & Bill



### AUCTIONEERS:



DAVID THORNHILL  
Troy, MO



DUSTY THORNHILL  
Troy, MO



BILL UNSELL  
Frankford, MO

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  
Bill Unsell - 573-470-0037

Dusty Thornhill - 314-393-4726  
Troy Office: 636-366-4206

Celebrating 56 Years In Business