

# Warren County Land Auction

118 acres m/l in city limits of Warrenton



### OWNERS:

JOSEPH & MYRTLE FLAKE REVOCABLE TRUST  
PAUL FLAKE & MADGE FLAKE CO-TRUSTEES

AUCTIONEERS NOTE: This farm has been in the Flake family for generations, it is untouched and prime for development. Warrenton is on fire with the new overpass & new homes popping up around town, existing lots will soon be built out. With the close proximity of the new school, what a great place to invest. It's only a matter of time and with the city utilities on site, here's one that will work and won't break the bank. 1031 money, if you're looking for a place to exchange your money, here's one you need to consider. 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](http://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](http://www.thornhillauction.com)



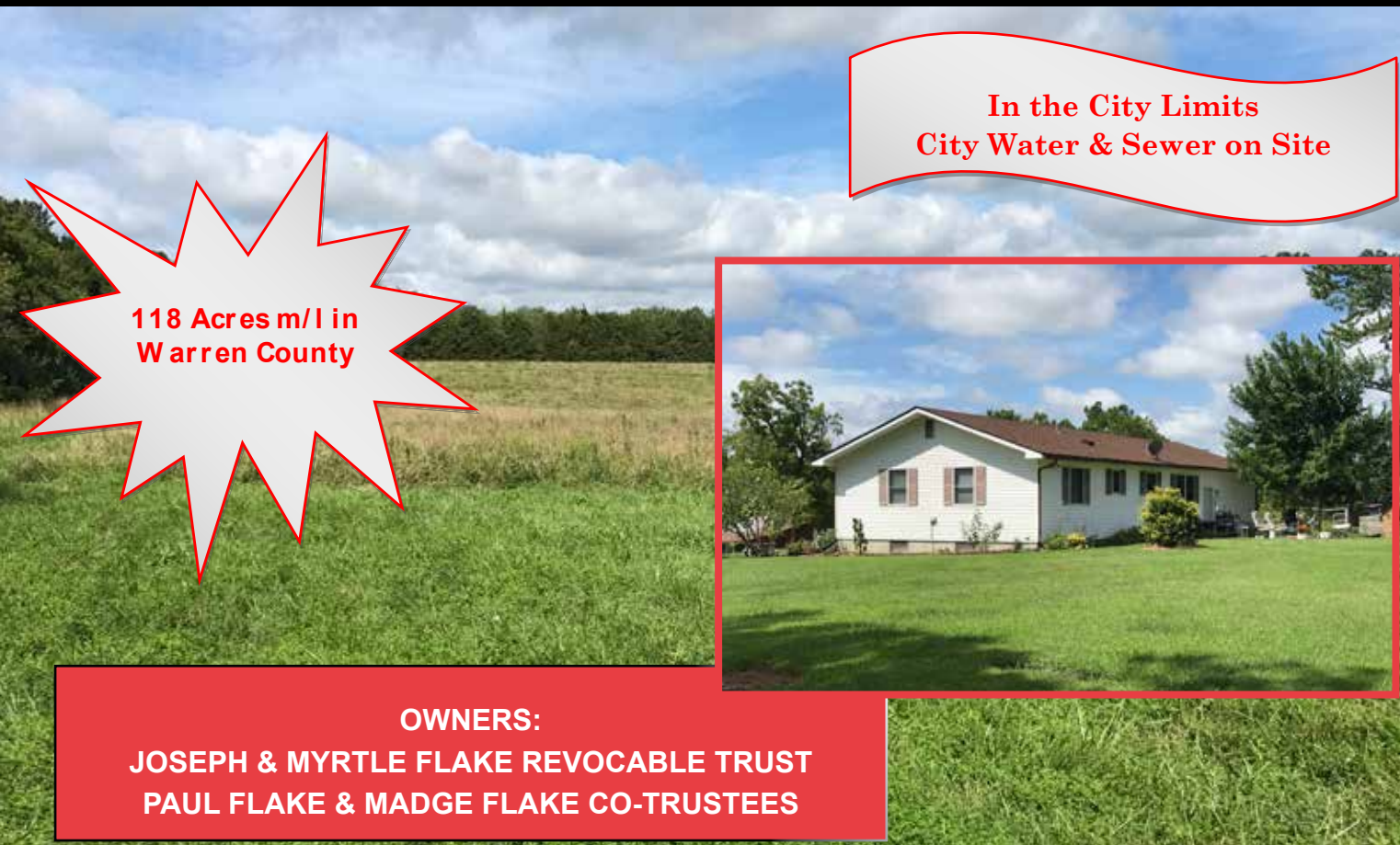
## SATURDAY SEPTEMBER 28, 2019

### 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.

Note: Sale will be held indoors with seating & air.



In the City Limits  
City Water & Sewer on Site

118 Acres m/l in  
Warren County

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Celebrating 56 Years In Business

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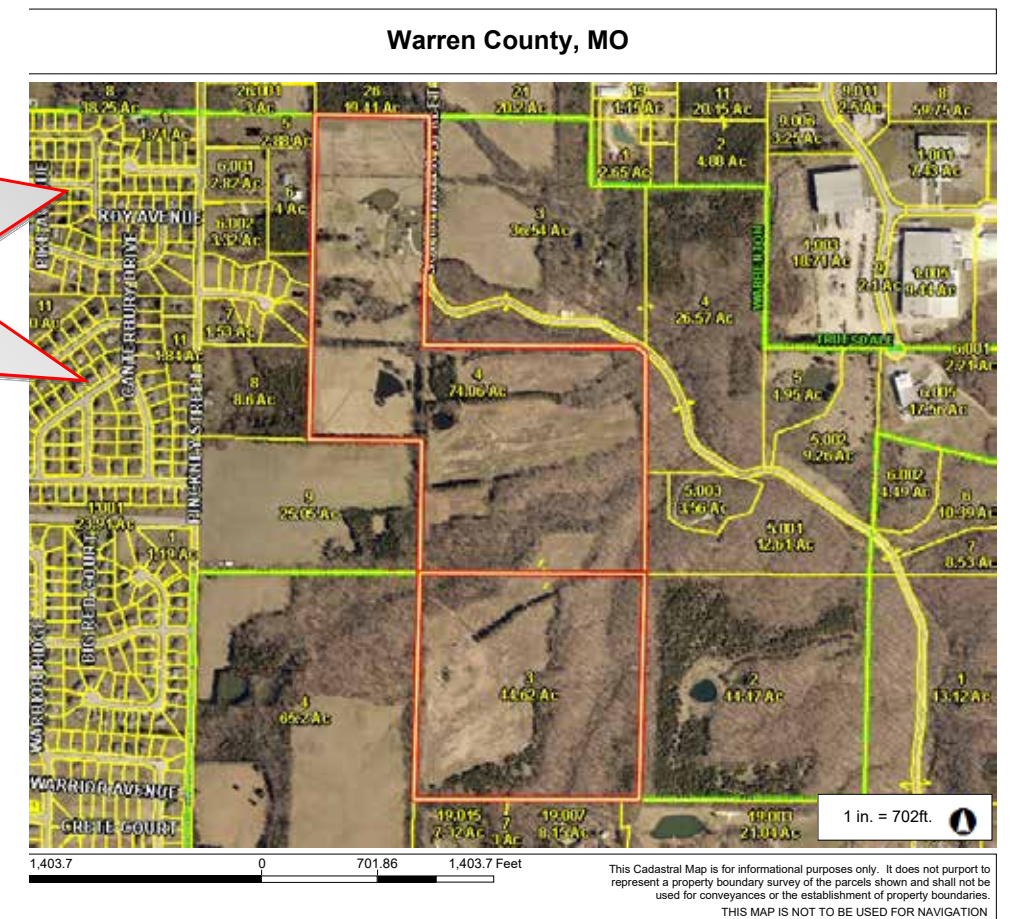
REAL ESTATE: 118 acres m/l in Section 27 & 34 TWP 47N R 2W in the city limits of Warrenton, Warren County MO.

**PROPERTY ADDRESS:** 1051 South Water Street; Warrenton, MO 63383

**DIRECTIONS TO PROPERTY:** Take I-70 to Warrenton/Hwy 47 Exit #193, go south on Hwy 47 approx. .8 mile to left on Booneslick (Hwy M) and go ¾ mile to right on Water Street, go .3 mile, farm starts on the right.



**Open House  
on the Real Estate is:  
Wednesday,  
September 11, 2019  
from 5:00-7:00 P.M. or by  
appointment.**



**REAL ESTATE:** 118 acres m/l, fronts on Water St., approx. 70% open in hay & pasture w/the balance in woods, wet weather creek & draws.

Improvements include a 5-room, 3 bedroom, 1 ½ bath ranch home built new around 1980 w/kitchen, breakfast room combo & living room. The home is total electric w/basement & attached 2-car garage. The home is presently rented for \$750 per month & tenants would like to stay if available. The home is on city water & sewer and again, in the city limits. Other improvements include an older set of farm buildings.

Here's a prime tract that is ready for development with an 8" water main & 8" Gravity sewer system w/main sewer trunk line running through the farm.

The present use of the farm is agricultural and is zoned (AG) Agricultural, and the balance M2-General Industrial.

Call the office at 636-366-4206 for plat, aerial & zoning maps.

Terms: 10% down day of sale with the balance of cash at closing on or before 45 days after the sale with possession at closing. Possession of home subject to lease.