



THORNHILL AUCTION & REAL ESTATE COMPANY

SUNDAY JULY 12, 2020 BEGINNING 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.

Absolute Real Estate Auction

PROPERTY ADDRESS: 14 Oak Bluff Dr.; Lake St. Louis, MO 63367

DIRECTIONS TO PROPERTY: From Wentzville, MO, go south on Hwy 61 to the Lake St. Louis Blvd. Exit #2 to right on Lake St. Louis Blvd., take 1st right on Old Bluff Dr. to right on Freymuth Rd. (Freymuth Rd. becomes Oak Bluff Dr.) and go a total of approx. 1 mile to home on left, #14 Oak Bluff Dr.

REAL ESTATE: Approx. 5.56 acres m/l, AKA lot 44 of Oak Bluff Preserve Plat one approx. 3.31 acres and a 2.25 unimproved wooded tract adjoining Lot 44 in US Survey 825 TWP 49 R 2E in St. Charles Co. MO. purchased in 1990, Lot 44 was purchased in 1980.



1 ½ story frame California style home built new by the Bellins' in 1988. The home features 2 bedrooms, living room with fireplace, sunroom, kitchen and laundry on the main level. The 2nd story has a master bedroom & bath, including office area and balcony area. The basement is a walkout and framed out into rooms with most utilities roughed in.

The birdhouse has 2 levels plus a basement. The main level was setup to be a great room w/fireplace, rough in for kitchen and ½ bath. The second level was to be a master bedroom suite w/garden tub and balcony. Basement has a new Fire Chief wood furnace. All levels have electric and plumbing roughed in, 3 breaker boxes and 7 water heaters.

The main home has 2 HVAC systems with 2 wood furnace backup systems. One system is a newer heat pump system. The second system is non-functioning. Improvements include a concrete driveway, drainage system for gutters and driveway, outdoor storage structure, privacy fenced storage structure and 2 portable storage hoop buildings.

Other improvements include an attached 2-car garage & detached 2-car garage & shop.

The home is on a septic that was updated in May 2019 at a cost of \$26,500, is on a deep well (needs repair) & there is public water at the street.

The home has painted cedar siding, multiple decks, architectural shingles, new French style front door (not installed) and unbelievable potential. This is a remodelers dream property!

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 Thursday, June 25, 2020 & Thursday, July 2, 2020 from 5:00-7:00 P.M. or for a private showing call our office at 636-366-4206 for appointment.

Note: We will pay a co-broker fee of 2% to a licensed real estate brokerage, you must have your buyer registered 48hrs prior to day of auction, no exceptions. Contact David at 314-393-7241 if you have any questions. Home will be sold AS IS in its present condition.

Note: Real Estate will be sold from the Thornhill Auction Barn, 421 John Deere Dr. and not from the site.

OWNER:
LINDA BELLINS (LATE IVARS E. BELLINS)

AUCTIONEERS NOTE:

The Bellins' built the home new. Then Ivars started an addition & remodeling to the home and never finished. This is a beautiful 5+ acre tract in Lake St. Louis. Handymen, flippers, investors! Here's an opportunity to buy in a prime location, just off Hwy 61 in a very exclusive neighborhood with many homes in the \$500,000-\$800,000 range. Again, this is an Absolute Auction. Home sells Absolute to the highest bidder.

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



AUCTIONEERS:



DAVID THORNHILL
Troy, MO



DUSTY THORNHILL
Troy, MO



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