THORNHILL AUCTION & REAL ESTATE COMPANY

57th YEAR IN BUSINESS

SUNDAY NOVEMBER 1, 2020

AT 2:00 P.M

SALE SITE: 233 Kuhne Blvd.; Troy, MO 63379

DIRECTIONS: Take Hwy 61 to Troy, MO, go west on Hwy 47 approx. 1 mile to left on Main Street, take 1st left on Annie St. to 1st left on Kuhne Blvd. to #233 Kuhne Blvd. on left (sign in yard).

Absolute Real Estate Auction

Real Estate: All of the north 25' of lot #15 and the south 35' of lot #16 of Kuhne Heights subdivision, all in survey 375 TWP 49 R 1W in Lincoln County MO.

Open House on the Real Estate is:
Thursday, October 15, 2020 from 4:00-6:00 P.M.
or by appointment for private showing.

Improvements include a 980 sq.ft. ranch home built in 1960, bought new by the Frazier's, one owner home. The main level consists of 2 bedrooms, living room, kitchen w/refrigerator and cook stove. Full walkout, partially finished basement w/3rd bedroom, living room/dining room combo, laundry room/utility room w/washer-dryer hookup (washer-dryer stays w/home) and walk-in shower. The home has a natural gas furnace and hot water heater with newer Heil central air unit. The home also has an attached 1-car carport, plus covered patio w/storage over walkout and an 8'x12' frame storage building w/concrete floor and white vinyl siding, nice building.

This is a nice level lot with a partially fenced backyard. Lot fronts on Kuhne Blvd. and backs to Main Street with Main Street Elementary across the street from backyard.

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.

NOTE: Personal property will be sold from our auction barn at a later date.

OWNERS:

WILLIAM (BILL) FRAZIER ESTATE
ROBERT EUGENE FRAZIER, DEBRA KAY FRAZIER BURUD & BRENDA SUE FRAZIER COOK

NOTE: Due to the law on lead based paint & lead based paint hazards on any home built prior to 1978, any inspections for lead base paint by a purchaser must be done 10 days prior to the auction. Buyers will be given an EPA pamphlet & will be required to sign a disclosure acknowledging that you were given the information.

AUCTIONEERS NOTE:

Bill was 90 when he passed. He and his late wife Shirley (Pennington) were life-long residents of Lincoln County. Bill retired from McDonnell Douglas and later worked at the Coop in Troy. This is a nice one owner home, great starter or retirement home, good investment rental area. Again, just across the street from Main Street Elementary in Troy. Good solid home, just needs updated, never been offered for sale, sells Absolute to the highest bidder. 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
Bill Unsell – 573-470-0037
Dusty Thornhill – 314-393-4726
Troy Office: 636-366-4206

NAA Auctioneer MPAA

AUCTIONEERS:

DAVID THORNHILL
Troy, MO

DUSTY THORNHILL
Troy, MO

BILL UNSELL
Frankford, MO

Celebrating 57 Years In Business