

320 ACRES M/L IN PIKE COUNTY MO



EXHIBIT

THORNHILL AUCTION & REAL ESTATE COMPANY

58th YEAR IN BUSINESS

We will sell the following Real Estate at Public Auction on:

SUNDAY FEBRUARY 21, 2021
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 held indoors in our heated barn, come snow or shine.

PIKE COUNTY MO LAND AUCTION



OWNERS:
FARM #1 – DAVID & NIKKI DETERS
FARM #2 – ELAINE DETERS

AUCTIONEERS NOTE: 2 super nice combination tracts, approx. 3 1/2 miles from the city limits of Bowling Green. Farm #2 has been in the same family since the 60's. Neither farm has been offered for sale. Both farms have blacktop frontage w/rural water w/several prime home sites. Farm #1 & #2 will be sold by the choice system with high bidder having the option of any tract or any combination. Call David, Dusty or Bill with any questions.

Celebrating 58 Years In Business

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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



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. 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

REAL ESTATE

REAL ESTATE: Approx. 320 acres m/l in Pike County, MO.

Combination/livestock farms to be sold as follows:

DIRECTIONS TO FARMS: From Hwy 161 at St. Clements, go north on 161 to 1st left on Pike 403 and go approx. ½ mile, Farm #1 Starts on the right, go approx. 1 mile and Farm #2 starts on the left OR from Bowling Green, MO 63334 Business Hwy 61 & 161, go south on Hwy 161 approx. 3 miles to right on Pike Co. Rd. 403 approx. ½ mile, Farm #1 starts on right (Thornhill Auction signs on site).

FARM #1: 154 acres m/l in Section 10 TWP 52N R 3W in Pike County, MO, fronts on Pike Co. Rd. 403 and lays on the north side of Co. Rd. 403.

ASCS farm 4249, shows 131.68 acres in crop land, presently in wheat, hay & pasture, fronts on Pike 403, rural county water at barn (Note: Home is NOT a part of the sale), 1 cattle shed, fenced & cross fenced, branch spring water, nice clean farm.

Farm #1 To Be Sold as Follows:

TRACT #1: 50 acres m/l, approx. 44 acres open in pasture & tillable w/balance in wooded draws & wet weather branch, fenced on 3 sides, county water available, no other improvements on this tract, prime home site (east side of farm).



TRACT #3: 54 acres m/l, approx. 42 acres open in pasture & hay, balance in wooded draws & wet weather branch, fenced on 3 sides, county water, nice cattle barn, prime home site (west side of farm).

TRACT #2: 50 acres m/l, approx. 45 acres open in pasture, hay & tillable, balance in wooded draws & wet weather branch, county water available, no other improvements on this tract, prime home site.

Note: Tracts this size are hard to find. If you're wanting to move to the country, have a place for your horses or raise your own livestock, here you go! Good roads, all have frontage on Pike 403, minutes to Bowling Green, town square and schools. Again, above 3 tracts will be sold by the choice method.

Terms: 10% down day of sale with the balance of cash at closing on or before 45 days after the sale. Possession December 1, 2021 as farms are leased for 2021. Tracts to be surveyed. Cost of survey to be split 50/50 between Buyer & Seller. Sale price to be adjusted to surveyed acres based on price bid per acre.

Note: Farms are leased. Cattle on both tracts. Must have an appointment as farm gates are locked.

**Open House on the Real Estate is Thursday, February 4, 2021 from 4:00-6:00 P.M.
or call David, Dusty or Bill for a private showing.**

FARM #2: 164 acres m/l in Section 10 TWP 52N R 3W, fronts on Pike Co. Rd. 403 and lays on the south side of Pike 403.

ASCS farm 4812 shows 118.91 acres in crop land, presently in hay & pasture, fronts on Pike 403, rural county water available w/1 meter set, 1 cattle & hay barn, fenced & cross fenced, branch spring water runs through farm, beautiful rolling cattle farm.

Farm #2 To Be Sold as Follows:



TRACT #4: 18 acres m/l, Pike Co. 403 frontage on 2 sides, approx. 90% open & in pasture, county water available, prime home site (east side of farm).



TRACT #5: 24 acres m/l, Pike Co. 403 frontage, approx. 90% open & in pasture, county water available, prime hilltop setting.



TRACT #6: 26 acres m/l, fronts on Pike Co. 403, mostly all tillable, presently in hay, county water available, prime hilltop setting (west side of farm).



TRACT #7: 96 acres m/l, big valley setting, fenced & cross fenced for cattle access off Pike Co. 403, cattle barn, spring fed branch, prime home site, real nice tract.