

For Virtual Tour visit
www.thornhillauction.com



OPEN HOUSE

Thursday September 15, 2016 from 4:00 – 7:00 P.M.
Thursday September 22, 2016 from 4:00 – 7:00 P.M or by appointment.
Bring your 4 wheelers or horses.

OWNERS:
SAN ANGELO CATTLE COMPANY LLC

AUCTIONEERS NOTE: What an opportunity! The San Angelo Ranch is one of the largest continuous tracts in Southern Pike County. When you drive by it, you can't help but admire the sheer beauty of the ranch. When you drive into the main home, the view overlooking the lake and ranch is breathtaking. I can go on and on but the best way to appreciate the sheer beauty of the ranch is to watch the video on our Virtual Tour.
If you are hard to please and want just the perfect tract, it doesn't get any better than this. For more details, or for private tour contact David or Dusty at 636-366-4206 or David Cell – 314-393-7241 – Dusty Cell – 314-393-4726

AUCTIONEERS:



DAVID THORNHILL
Troy, MO



DUSTY THORNHILL
Troy, MO



BILL UNSSELL
Frankford, MO

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



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Southern Pike County Missouri Land Auction:

SUNDAY OCTOBER 9, 2016
1:00 P.M.

SALE SITE: 21772 Hwy D; Eolia, MO 63344

DIRECTIONS: From Troy, MO go north on Hwy 61, 18 miles to Eolia, MO Exit Hwy D. Follow Hwy D through Eolia approximately 2 miles to San Angelo Ranch. Watch for sign.

San Angelo Cattle & Horse Ranch
One of Pike County's Finest



1880 Acres m/l Selling in 16 tracts

Celebrating 53 Years In Business

**1880 acres m/l in
Section 9-15-21-22 TWP 52N R 1W**

TO BE OFFERED AS FOLLOWS:

Tract #1: 49 acres m/l, fronts on Hwy D, combination of pasture & woods, approximately 80% open, great view, no improvements with access to public water along Hwy D. Great home site with small pond.

Tract #2: 53 acres m/l, fronts on Hwy D, lays east of Tract #1, combination of pasture and woods with approximately 60% in pasture with access to public water on Hwy D. Great view, beautiful home site with small pond.



Tract #3: 21772 Hwy D, 212 acres m/l, fronts on Hwy D, combination of woods & pasture, approximately 30% in pasture and food plot. Improvements include a 1 ½ story brick and frame home built new in 1993, main level features a gourmet style kitchen, massive living room with fireplace, formal dining room, huge game room with stone fireplace, ½ bath and formal entry. Second story features 4 bedrooms and 3 full baths. The huge master bedroom has a raised Jacuzzi and walk in shower in master bath. The home is total electric with attached 3 car garage and full basement, covered front and back porches, super views. This was the main home on the ranch used by the owners as their country retreat (2nd home). Truly a beautiful home with a million dollar view, gated entrance with white vinyl fence lined driveway and on public water with septic. Truly the nicest home we've ever sold at auction.



Tract #4: 226 acres m/l with a 30+ acre stocked lake with boathouse and dock. Fronts on Hwy D with access to public water, approximately 80% in pasture or water with balance in woods. Beautiful hilltop view, lake is stocked with bass and crappie and large enough to run a high speed boat & jet skis. Note: one of the premier large lake tracts in Southern Pike County. Lots of white vinyl fencing. One of a kind tract.



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Tract #12: 200 acres m/l, 80% open in pasture and hay with 25' Deed Road entrance off Hwy WW. Improvements include a 5 room, 1 ½ story log home with master bedroom, kitchen, living room with stone fireplace, bath & utility room on main level & 2 bedrooms with bathe on 2nd level. Home is total electric, sits on a slab, presently for \$350 a month. Great recreational tract with nice lake site, fenced for cattle.



Tract #14: 15 acres m/l, fronts on Hwy WW and Hwy D with access to public water off Hwy D, 80% open, no improvements, prime corner tract.

Note: Tracts 9-13 are continuous, make a beautiful cattle farm and join Tracts 14, 15 & 16.

Terms: 10% down day of sale with the balance of cash at closing on or before November 29 or 30, 2016. Possession of main house (Tract #3), barns and land at closing. Possession of balance of homes subject to lease. Tracts to be surveyed, survey cost to be split 50-50 between Buyer and Seller, Seller to choose surveyor. Sale Prices to be adjusted to survey.



Tract #13: 134 acres m/l, fronts on Hwy WW, 70% pasture and hay, no improvements, beautiful view, prime tract



Tract #15: 5 acres m/l, fronts on Hwy D, improvements include a 1993, 5 bedroom, 2 bath, full brick home on a crawl space with kitchen/breakfast room, living room, finished sunroom & utility room, very nice home with attached 2 car garage. Presently rented for \$700 a month and on public water with septic.



Tract #16: 20 acres m/l, fronts on Hwy D, mostly all open in pasture or hay, no improvements, access to public water, prime home site.



Tract #7: 95 acres m/l, lays on south side of Hwy D with access to public water, fenced for cattle, no improvements, approximately 50-50 pasture & woods. Another great home site with wet weather creek.

Tract #8: 78 acres m/l, fronts on Hwy D with access to public water, approximately 80% in pasture, no improvements, 1 pond with wet weather creek. Another great home site.

Tracts 7 and 8 lay south of Tracts 1-6 and front on Hwy D

Tract #9: 95 acres m/l, fronts on Hwy WW, approximately 70% in hay & pasture, no improvements, great view.



Tract #11: 107 acres m/l, fronts on Hwy WW, approximately 70% in pasture and hay, improvements include a 42'x80' Morton hay & machine shed and a 44'x44' Morton hay or machine shed, open to the south, nice cattle farm.



Tract #10: 146 acres m/l, fronts on Hwy WW, nice 3 acre stocked lake, concrete silo/grain bin and old feeding system, 80 percent pasture and hay, beautiful tract.



Tract #5: 233 acres m/l horse set up with 3 homes, riding arena & stables. Fronts Hwy D with public water, 80% in pasture or hay. Improvements include a 36'x132' 15 stall horse barn with tack & feed room with bathroom, a 92'x200' indoor arena plus a big bale hay barn and white vinyl fence paddocks. 3 homes: 2 – 1993, 3 bedroom, 2 bath, total electric ranch style homes with full basements (one rented for \$500 a month), 1 – 1988, 3 bedroom modular on full basement (ranch managers home) all on public water, 3 separate meters.



Tract #6: 211 acre m/l cattle set up, 90% tillable presently in pasture and hay, fronts on Hwy D & Hwy WW. Improvements include a 42'x108' machinery or big bale shed, a 162'x60' combination shop & machine shed (shop is 38'x60') several pipe livestock paddocks, good fence. Prime tract. Note: Tracts 1-6 all join, 984 continuous acres. Subject to survey.

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TRACT 13
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1880 M/L ACRES PRELIMINARY PLAT