



OWNER:
MICHAEL SOMERS

THORNHILL AUCTION

53rd YEAR IN BUSINESS

& REAL ESTATE COMPANY

We will sell the following Personal and Real Property of the Late Roaul E. Somers at Public Auction on:

SUNDAY OCTOBER 23, 2016
BEGINNING AT 12:30 P.M.

SALE SITE: 26435 Pebble Creek Dr.; Warrenton, MO 63383

DIRECTIONS: From Warrenton, MO go west on I-70 to the Truxton Hwy A & B Exit #188, go south on Hwy B approx. 5 miles to left on Pebble Creek Drive, go approx. 1 mile to last home on the left. Follow sign with Roaul Somers/26435 to house.

Lake Home on 32 Wooded Acres M/L



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MICHAEL SOMERS

AUCTIONEERS NOTE: This was Roaul's getaway. If you are looking for a place to relax and just enjoy Mother Nature, here it is. The furnishings are extra clean. Please note, not many smalls so please be on time, approx. a 2 hour sale. See you at the sale. David, Dusty & Bill

AUCTIONEERS:



DAVID THORNHILL
Troy, MO



DUSTY THORNHILL
Troy, MO



BILL UNSSELL
Frankford, MO



Troy Office: 636-366-4206.
For Full Listing, visit
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

Celebrating 53 Years In Business

REAL ESTATE TO BE OFFERED AT 2:00 P.M.

Real Estate: 32.79 acres m/l in Section 32 TWP 47N R 3W in Warren County,
Subject to Easements and Covenants of Record, Exact Legal to Govern.



Improvements include a 5 room, cedar sided home with 2 bedrooms, 2 full baths, custom kitchen with dishwasher, Jenn-Air electric cook stove with oven and Amana Radar range, dining room, family room with Ben Franklin type wood stove and main floor laundry. The home has an attached shop with wood stove, an attached sunroom overlooking the lake and full walkout basement.

The home has an updated forced air furnace and central air, deep well and septic, and a Guardian Power generator back-up system. Other improvements include a 30'x24' detached 2 car garage with a 10'x12' extension, all with concrete floor and concrete footing.

Other improvements include a stocked lake with small dock with the balance of the tract in woods.

What a unique tract. If you are looking for privacy or your own country retreat, here it is and only 6 miles south of I-70, less than an hour from St. Louis and joins the MO Conservation Commission on the east. Literally fish out the back door with deer tracks all around the yard.

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.

For Virtual Tour visit www.thornhillauction.com

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.

**OPEN HOUSE ON THE
REAL ESTATE is
Monday October 3
from 5:00 – 7:00 P.M.
or by appointment**

For more information or to inspect
the real estate, contact David or
Dusty at 636-366-4206.



Whirlpool automatic washer with fabric system, white, like new & Estate, heavy duty, extra large capacity electric dryer, like new



Queen size bed complete with brass coated headboard



Red cedar patio set



2 tan, oversized rocker/recliners, nice

- Whirlpool Gold Series refrigerator with ice maker, off white, nice
- Mediterranean, pine frame sofa & loveseat
- Pfaff sewing machine in treadle style cabinet
- Repo, oak claw foot, kitchen table
- 6 oak Windsor type kitchen chairs
- Repo, washstand type, coffee table
- Oak frame, floor type dressing mirror
- Set of 4 slat back, rope seat kitchen chairs
- Repo, claw foot, round oak coffee table
- Oak hall table with lead glass top
- Oak, wall mount hall tree
- Treadmill
- ½ barrel end table
- Oak chest type lamp table
- Hall bench
- File cabinets
- Lamps
- Clocks
- Brass quartz clock
- Office desk & chair
- Wall weight clock
- Pottery
- Lot wall decorations
- Lot pictures & frames
- Partial List



King size bed complete with brass coated headboard



Repo, oak chest of drawers



4 piece, repo oak dresser with mirror, 1 door chest and 2 nightstands, nice

ANTIQUES & COLLECTIBLES



Nice oak dresser with mirror



Camel back trunk with oak trim

- Oak Pedestal Type Kitchen Table
- Oak sewing rocker with pressed & spindle back
- Piano stool
- 2 bentwood chairs
- Claw foot, round top, dining room table
- Misc smalls
- Longhorn, steer pattern coffee table
- Books
- Partial List

FISHING BOAT & MISC

- 9' flat bottom, jon boat
- Explorer rubber raft
- Misc oars
- Yard dump cart
- 2 wheel dolly
- Work table
- Misc electronics
- Lot plumbing supplies
- Lot electric
- Lot paint
- Gas engine
- RoMax wire
- Misc lumber
- Partial List