

THORNHILL AUCTION & REAL ESTATE COMPANY

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

SATURDAY NOVEMBER 19, 2016 AT 1:00 P.M

SALE SITE: 619 West Church Street; Bowling Green, MO 63334

DIRECTIONS: Take Hwy 61 to Bowling Green, take Business Hwy 61 to West Church Street and go to #619 on left.

ABSOLUTE REAL ESTATE AUCTION

All of a certain lot in the City of Bowling Green in Section 24 TWP 53N R 3W, Subject to Easements of Record, Exact Legal to Govern, Lot is approximately 80'x120'



**OPEN HOUSE IS
Thursday November 3, 2016
from 4:30 to 6:00 P.M. or
by appointment.**

Improvements include a 1950s, 6 room (3 bedroom, 1 ½ bath) masonry home with vinyl lap siding over concrete blocks. The home has a large living room, kitchen, dining room and utility room and is on a slab. Updates include a roof replacement in 2011 and gas forced air furnace and central air in the 1990s. The home has an attached 1 car garage and a detached 1 car garage or shop - all this on a nice level lot and only minutes to the town square.

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.

OWNERS:

**EDWARD LEVERETT
(LATE DENNIS LEVERETT)**

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:

The Leveretts moved here in 1965. The home has good curb appeal but shows some settlement and old termite damage. Investors take a look, good rental or home to flip. 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. 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
Bill Unsell – 573-470-0037

Dusty Thornhill – 314-393-4726
Troy Office: 636-366-4206



AUCTIONEERS:



DAVID THORNHILL
Troy, MO



DUSTY THORNHILL
Troy, MO



BILL UNSELL
Frankford, MO

Celebrating 53 Years In Business