



**ABSOLUTE REAL ESTATE AUCTION**



Stop by our office for  
aerials and soils maps

## 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**



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

# THORNHILL AUCTION & REAL ESTATE COMPANY

*In order to settle the Estate of the Late Roy E. Robinson, we will sell the following Real Estate  
at Public Auction on:*

**SUNDAY DECEMBER 4, 2016  
AT 2:00 P.M.**

**SALE SITE:** Woods Fort Country Club; #1 Country Club Drive, Troy, MO 63379

**DIRECTIONS:** Take Hwy 61 to Troy, MO go west on Hwy 47 approximately ¼ mile to right on Lincoln Drive and go  
approximately ½ mile to Woods Fort Country Club on the left to Club House on the right.

**NOTE:** Sale will be held indoors with heat and seating, come rain or shine.

**ROBINSON ESTATE LAND AUCTION - Sells ABSOLUTE to the Highest Bidder**

**Farm #1: 24.83 acres m/l in Lincoln County**  
**Farm #2: 100.97 acres m/l in Lincoln County**  
**Farm #3: 241.28 acres m/l in Pike County**



**OWNERS:**  
**ROY E. ROBINSON ESTATE**  
**ANN VEASEMAN CLEMMER & JOHN PETERMAN CO-TRUSTEES**

**AUCTIONEERS NOTE:** Again, these tracts will be sold to the highest bidder, so come bid to buy. There are  
several nice tracts to sell, from tillable to recreational to home sites. See you at the sale. David, Dusty & Bill

*Celebrating 53 Years In Business*



### Farm #3

Directions: From Troy, MO, go north on Hwy 61 10 miles to left on Hwy E and go 2 miles to farm on right.

# Lincoln County



There are no improvements on this tract.

**OPEN HOUSE is Thursday November 17, 2016  
from 4:00 to 6:00 P.M. or by appointment.  
Bring 4 wheelers**



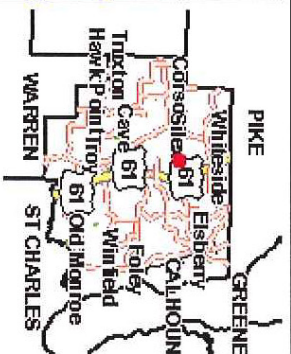
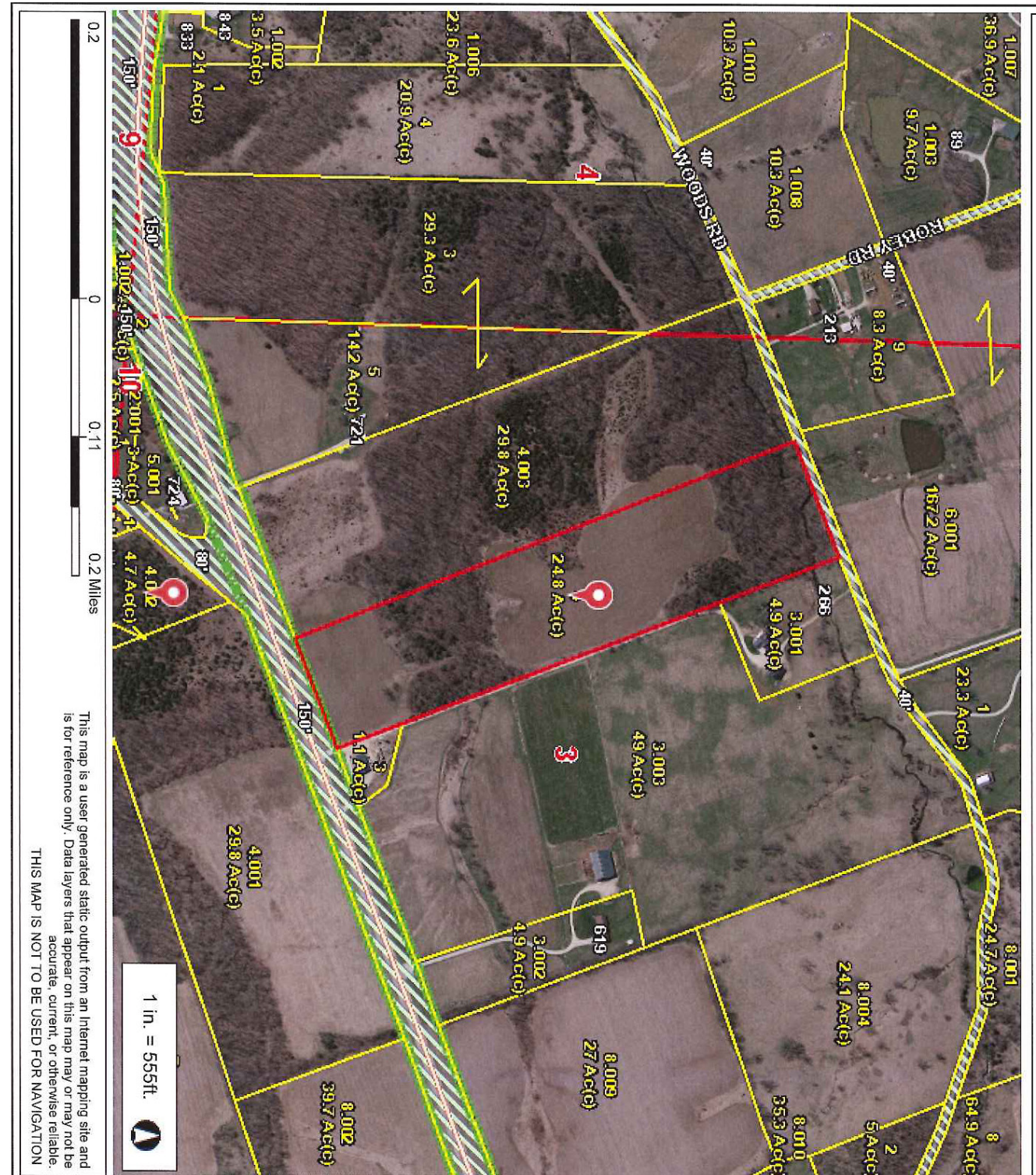















Directions: From Eolia, MO go north on Hwy 61 approximately 6 miles to Cyrene. Go left on Pike County Road 308. Farm lays on the left.  
OR From Bowling Green go south on Hwy 61 approximately 7 miles to Cyrene to right on Pike 308 approximately ¼ mile, farm is on left. Look for auction signs posted on site.



Tracts to be surveyed (Farms 2 & 3), cost of survey to be split 50/50 between Buyer & Seller, sales price to be adjusted to surveyed acres.

**Lincoln County, MO**



- # Legend
- |   |                         |
|---|-------------------------|
|  | Road                    |
|  | US Highway              |
|  | State Highway           |
|  | Railroad                |
|  | Address Point           |
|  | Parcel Number/Acres     |
|  | Corporate Limit Line    |
|  | Land Hook               |
|  | Subdivision             |
|  | Right-of-Way            |
|  | Building on Leased Land |
|  | Section                 |
|  | County Boundary         |

## Notes

This map is a user-generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



**Farm #2:** 100.97 acres m/l in Section 2 and 22 TWP 50N R 1W in Lincoln County, Subject to Easements of Record, Exact Legal to Govern.

**Directions:** From Troy, MO go north on Hwy 61 10 miles to left on Hwy E and go approximately ½ mile to left on Old Auburn Road and go approximately ¼ mile. Farm starts on the right with frontage on both Auburn Road & Phelps Lane.

Nice farm with lots of county road frontage, approximately 35 acres tillable with balance in woods and no improvements. There is a cemetery on this Tract.



Farm will be sold as follows: 5 – 20 acre tracts - to be sold by the choice method

Tract #1: Fronts on Old Auburn and Phelps Lane, nice corner tract in woods and overgrown pasture.

Tract #2: Lies west of Tract #1, fronts on Phelps Lane, approximately ½ tillable, balance in woods and overgrown pasture, no improvements.

Tracts #3 & #4: Lay south of Tract #1 and front on Old Auburn Road. Both have a combination of tillable and woods, no other improvements.

Tract #5: Has access off Auburn Road and a gravel lane to the south. This Tract is all wooded with no improvements.

The above Tracts offer excellent hunting with nice homesites and no restrictions. Great recreational Tracts and in the Silex School District.

**Farm #2**



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