



**OWNER  
JEAN WILDER**

AUCTIONEERS NOTE: Jean is 85. Her late husband, Eule, was a plumber by trade. This is a nice home that's move in ready with a nice addition. The furniture is extra nice most being oak, along with a nice assortment of tools. The handicap equipment is clean and ready for use. See you at the sale. David, Dusty & Bill

*Celebrating 54 Years In Business*

## 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

# THORNHILL AUCTION & REAL ESTATE COMPANY

*Due to my health, I will sell all the following at Public Auction on:*

**SATURDAY FEBRUARY 11, 2017  
BEGINNING AT 10:30 A.M.**

**SALE SITE: 1542 Boone Street; St. Charles, MO 63303**

**DIRECTIONS:** Take I-70 to Hwy 94 S - First Capitol Drive Exit, go south on Hwy 94 to first left on Sherman Drive to left on Lincoln Drive to right on Boone Drive to #1542 Boone Drive on the left



**OPEN HOUSE ON THE REAL ESTATE ONLY IS  
Thursday, January 26, 2017 from 4:00 - 6:00 P.M.  
or by appointment**

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**REAL ESTATE TO BE OFFERED AT 12:00 P.M.**

Lot #31 in Boone Hills in unincorporated St. Charles, being approximately 75’x125’, Subject to Easements of Record, Exact Legal to Govern.



Improvements include a 1560 sq. ft., ranch home built in 1966. The home features 2 bedrooms, living room, formal dining room, custom built kitchen & breakfast room (addition in 1993) and main floor laundry. The home has a partial finished basement with family room, summer kitchen & partial bath. The home has a forced air, gas furnace with air and is on public utilities. Other improvements include an attached 1 car garage, plus a 1 car carport & storage shed. A nice ranch home that’s move in ready, this was Jean’s parents home. The Wilders are the 2nd owners. Super location to Hwy 70 and 94 South.

**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.**  
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.

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**PLUMBING – NEW STOCK**

- Jacuzzi, whirlpool bath tub
- Kohler, cast iron, double sink
- Kohler bar sink

**EXERCISE EQUIPMENT**

- Gravity Ryder
- Treadmill
- Abs exerciser
- Weight bench
- Exercise bike
- DP Fit for Life exerciser bike

**PLUMBING & SHOP TOOLS**



*H-85 Hitachi demolition hammer*

- Lot screw drivers
- Wrenches
- Channel locks
- Socket sets

- Sears 2 hp, portable air compressor
- Commercial pipe vise
- Bench grinder
- B-tank
- Craftsman, 2 pc tool cabinet
- Battery charger
- Allied, 2 ton, floor jack
- Miter saw
- Craftsman router, 5/8 hp, in case
- Wen electric buffer
- Lot power tools; drills, saws, jig saws, sanders, etc.
- Lot assorted plumbing supplies
- Lot hardware
- Adjustable wrenches
- Grease gun
- Hammers
- Partial List

**HOUSEHOLD & MISC**



*Oak pedestal type dining room table, 6 chairs (2 captains), china hutch & server, very nice set*



*Matching oak dresser w/mirror & chest*

- GE, 2 door refrigerator w/water/ice dispenser & electronic monitor & diagnostic system
- 19.6 cu. ft. Whirlpool refrigerator, almond color
- Oak pedestal type, dining room table, oval type w/4 swivel chairs, nice set
- Oak roll top desk w/swivel chair, nice set
- 3 pc. oak bedroom set; queen size bed with Comfort Rest Control mattress, chest & dresser w/mirror, nice set
- Oak 2 door curio, curved glass, china cabinet
- 1960s living room set, 3 cushion sofa & ornate oak end table/coffee table set
- HP computer w/screen, hard drive & keyboard, HP VS 17e, like new
- Wire mesh patio set; table, chairs, glider, lounge, end tables & servers, nice set
- Small patio table & 4 chairs, ice cream parlor type
- Lot concrete yard decorations; lions, bear, deer, cheetah, pheasants, etc.
- Oversize, cloth rocker/recliner, like new
- 2 flat screen TVs; 1 Samsung, 1 Vivitek
- Emdeko portable sewing machine
- 2 pc sofa/loveseat set, nice
- Oak entertainment center
- Oak end tables, hall tables & coffee tables
- Singer Merritt 4530 sewing machine
- Lot silver plate serving pieces

- MFC 240C copier
- Oak corner cabinet
- Deer tapestry
- Platform, swivel rocker
- Brinkman’s Smoke’n Grill
- OMC gas barbeque grill
- 2 Weber grills, large & small
- Pro Shape bathroom scale



*Pottery type canister set w/gravy server, platters, pitchers, tea pot, pie plate, salt/pepper, etc.*

- Old Timers pocket knife
- Lot Sony electronics

**HANDICAP EQUIPMENT SELLS AT 12:00 NOON**



*2013 Jazzy Elite ES power chair, like new*



*Espree Premier 3 wheeler*

- Action MK IV, power wheel chair

**YARD TOOLS & MISC**

- Craftsman electric trimmer
- Fertilizer spreader
- Pitch fork
- Potato fork
- Grass seeder
- Extension ladder
- Car ramps
- Pruners
- Mole trap
- Splitting maul
- Rakes, shovels
- Hand post hole digger
- Extension cords
- Assorted garden & yard tools
- Minnkota trolling motor