

Farm to be sold as follows; by the choice system, 10 Tracts total, by the acre – buy one tract or any combination up to 114 acres total.

- Tract #1 – 6 acres m/l
- Tract #2 – 13 acres m/l
- Tract #3 – 10 acres m/l
- Tract #4 – 8 acres m/l
- Tract #5 – 22.110 acres m/l
- Tract #6 – 22.110 acres m/l
- Tract #7 – 9.00 acres m/l
- Tract #8 – 8.00 acres m/l
- Tract #9 – 8.00 acres m/l
- Tract #10 – 8.00 acres m/l



OPEN HOUSE is on Wednesday April 5, 2017 from 5:00 to 7:00 P.M. OR by appointment.

For Virtual Tour visit www.thornhillauction.com

THORNHILL AUCTION & REAL ESTATE COMPANY

**SATURDAY APRIL 22, 2017
AT 3:00 P.M.**

SALE SITE: 421 John Deere Drive; Troy, MO 63379
DIRECTIONS:: From Troy, MO go south on Hwy 61 to Moscow Mills Hwy C Exit. Go east on Hwy C to first 4 way stop, turn left on John Deere Drive (by Bank of Old Monroe) and go approximately 1 mile to sale on right, next door to Thornhill Real Estate Office.
NOTE: the sale will be held indoors in the New Thornhill Auction Barn.

Lincoln County Land Auction – 114 Acres M/L



**OWNERS:
BRIAN NOBLE & KIRK FISCHER**

AUCTIONEERS NOTE: Nice clean farm in rural Silex Farming Community with a private 60' road and utility easement already in place. A Great place to build or a weekend getaway retreat. Call for details and a copy of the Plat.

Celebrating 54 Years In Business

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



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. 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

Lincoln County Land Auction – 114 Acres M/L

REAL ESTATE: 114.219 acres m/l in Section 17 TWP 50N R 2W in Lincoln County.

Subject to Easements of Record, Exact Legal to Govern

DIRECTIONS TO FARM: From Troy go north on Hwy 61 approximately 10 miles to left on Hwy E, go 10.4 miles to left on Norton County Road 585, approximately 0.4 mile to farm on right.

Thornhill Auction signs posted at entrance.

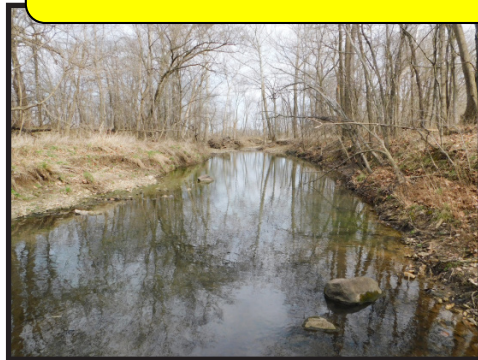
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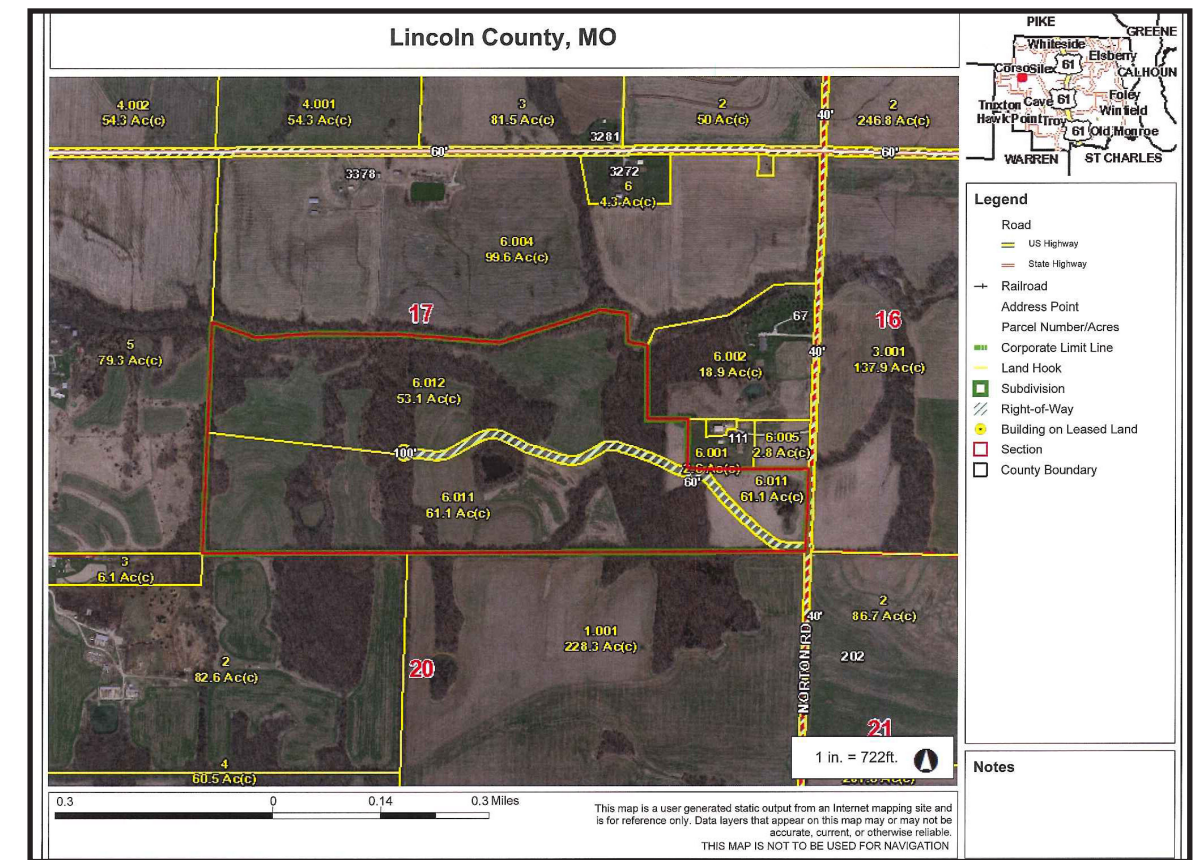


**114
ACRES
M/L**



**SILEX
SCHOOL
DISTRICT**

The farm is approximately ½ open and tillable with the balance in woods, with 2 ponds – one on Tract 6 and the second one splits Tract 7 & 8. Big Lead Creek borders Tracts 2, 3, 4 & 5 on the north line with farm fields backing Tracts 6 – 10 Nice country Tract, in the Silex School District, with no improvements. There are several nice home sites with walkouts, rolling terrain, great place for horses or livestock, and no Deeded Restrictions. If you’ve been looking for a home site to place a “shouse” on, here it is plus excellent hunting opportunities, this area is known for its big bucks.



Terms: 10% down day of sale with the balance of cash at closing on or before 30 days after the sale with full possession at closing.

For more information or to inspect the Tracts prior to the sale, contact David, Dusty, Bruce or Dan at 636-366-4206

