

THORNHILL AUCTION & REAL ESTATE COMPANY

55th YEAR IN BUSINESS

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

WEDNESDAY NIGHT MAY 30, 2018 AT 7:00 P.M

SALE SITE: Thornhill Auction Barn; 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.

ABSOLUTE REAL ESTATE AUCTION PART OF THE SCHIEFFER CENTENNIAL HOMESTEAD

Real Estate: 19.31 acres m/l in Section 20 TWP 49N R 1E in Lincoln County, MO

DIRECTIONS TO PROPERTY: Take Hwy 61 to Troy, MO, go east on Hwy 47 3.4 miles to left on Thornhill Cemetery Road (blacktop) & go approx. 0.3 mile to Tract A on the left. Continue around the corner, stay left to Tract B & C. Signs posted on site.

To Be Sold As Follows:

Tract A: 3.70 acres m/l, fronts on blacktop, access to public water & sewer, no improvements, beautiful hilltop setting, all in pasture, suitable for a walkout.

Tract B: 7.79 acres m/l, fronts on blacktop, access to public water & sewer, no improvements, beautiful hilltop setting, possible small lake site, approx. 2/3 in pasture, balance in mature timber, prime home site.

Tract C: 7.82 acres m/l, fronts blacktop, access to public water & sewer, no improvements, another prime hilltop setting, approx. 2/3 in pasture, balance in mature timber.



TRACT A



TRACT B



TRACT C



NOTE: All 3 Tracts are within 3 miles of the city limits of Troy. Thornhill Cemetery Road takes you into Cuivre River State Park. Tracts are located approx. 1 1/2 miles from Cuivre River State Park and not in a subdivision.

Tracts will sell subject to the following Deed Restrictions: no mobile homes (single or double wide), only stick built homes with a minimum of 1600 sq. ft.; no junkyards or dumps; no RV or mobile home parks.

Terms: Tracts will be sold on a per acre basis with Buyer having the choice of Tract A, B or C or any combination, 10% down day of sale with the balance of cash at closing on or before 30 days after the sale with possession at closing. If survey is required, the cost will be split 50/50 between Buyer and Seller.

OWNERS:
HERBERT & DEBORAH MENSE

Again: Real Estate Auction will be held at the Thornhill Auction Barn, indoors with seating and not on site.

OPEN HOUSE WILL BE HELD ON SITE
Monday May 14, 2018 from 5:00 to 7:00 P.M. or by appointment

AUCTIONEERS NOTE:

Location – Location – Location! That's what it's all about and not in a subdivision. 3 prime home sites or buy all three. Build that dream home & ride from your horse barn to the state park and enjoy the trails or fish Lincoln Lake. This tract of land has been held by the same family for over 100 years, passing down 3 generations. If you've been waiting for a prime tract of land, here it is. 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 55 Years In Business