



THORNHILL AUCTION

& REAL ESTATE COMPANY

SUNDAY NOVEMBER 4, 2018 AT 2:00 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 – 225 Acres m/l Northern Lincoln County Row Crop & Recreation Farm, Silex Area

Real Estate: 225.51 acres m/l in Section 5 TWP 50N R 2W in Lincoln County, Exact Legal to Govern.

Directions to Lin-Car Farm Inc.: From Troy, MO go north on Hwy 61 10 miles to left on Hwy E & go 6.3 miles (through Silex) to right on Hwy H, go 2.7 miles to west on Hwy PP & go approx. 1.5 miles to farm on right.

Fronting on State Hwy PP & Kelch Road #287N, approx. 145 acres tillable w/the balance in timber, draws & waterways. The property lays out nice w/over 4,000' of Hwy PP frontage & approx. ¼ mile of Kelch Road frontage on the west. There are no improvements on this Tract & it is located in the Silex School District.

To Be Sold As Follows:



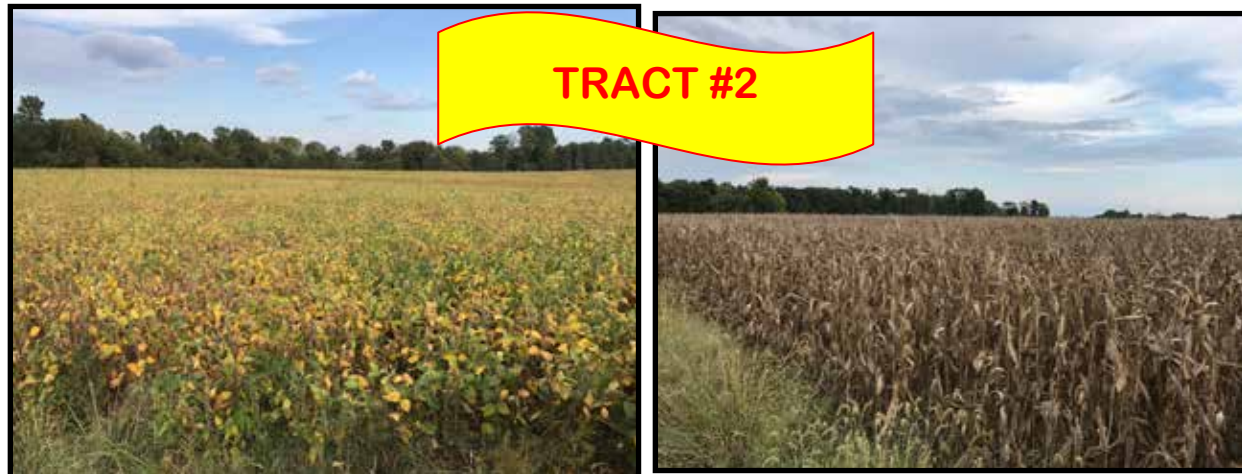
TRACT #1

Tract #1: 81.73 acres m/l w/approx. 77 acres tillable w/approx. 2700' + of Hwy PP frontage & ¼ mile of Kelch Road frontage. Real nice tillable Tract all in one field. Here's one anyone would be proud to own. Again, no improvements, Tracts in this area seldom come up for sale.

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. Subject to 2018 crop. Possession of 2018 crop land to exceed closing if crop has not been harvested. Seller to retain 2018 crop. Seller to provide survey, sale price to be adjusted to surveyed acres based on price bid per acre.

OWNERS:

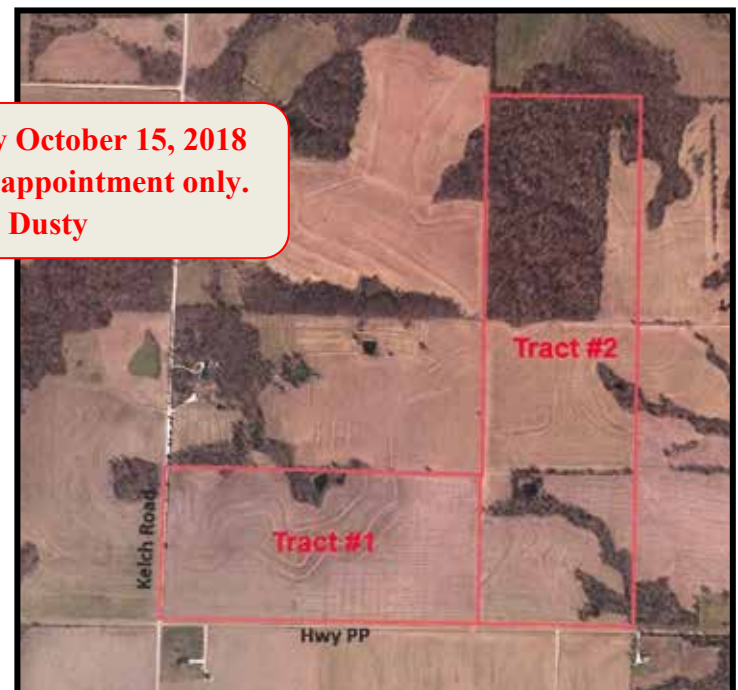
CAROL DONLEY, on behalf of LIN-CAR FARM INC.



TRACT #2

Tract #2: 143.78 acres m/l fronts Hwy PP for approx. ¼ mile, approx. ½ tillable w/balance in woods. Lays nice, no improvements. Nice home site, excellent hunting, nice combination Tract.

**OPEN HOUSE is on Monday October 15, 2018
from 4:00 to 6:00 P.M. or by appointment only.
Thanks, David & Dusty**



AUCTIONEERS NOTE:

Super nice tillable Tract that's been in the Robinson Family for 3 generations. Farms in this area seldom come up for sale, plus excellent hunting or just enjoy the wildlife. Again, please note: sale will be held at our Auction Barn & not on site. See you at the sale. David, Dusty & Bill Again, this is an Absolute Auction. Come bid to buy.



AUCTIONEERS:



DAVID THORNHILL
Troy, MO



DUSTY THORNHILL
Troy, MO



BILL UNSELL
Frankford, MO

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. 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

Celebrating 55 Years In Business