

ABSOLUTE NO RESERVE MONTGOMERY COUNTY LAND AUCTION



OWNERS

PAUL C. SQUIRES & PATRICIA A. SQUIRES

## 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](http://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](http://www.thornhillauction.com)



ABSOLUTE NO RESERVE MONTGOMERY COUNTY LAND AUCTION

**SUNDAY SEPTEMBER 13, 2020**

**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.

**120 acres m/l  
Montgomery  
County**

OWNERS

PAUL C. SQUIRES & PATRICIA A. SQUIRES

AUCTIONEERS NOTE: The Squires bought the farm in 1991. Paul loved his Beef Master cattle, so the farm does have some fencing. The 80 acre tract is a great add-on tract or income producing tract. We're not putting any value in the home but Paul did stay there. Tract #2 is a dandy deer & turkey hunting tract with enough tillable ground to hold the wildlife with good access just off the blacktop.

*Celebrating 57 Years In Business*



# ABSOLUTE NO RESERVE MONTGOMERY COUNTY LAND AUCTION

Real Estate: #55 Ware Road; Middletown, MO 63359 - 120 acres m/l in Section 12 & 13 TWP 50 R 4 W, Exact legal to govern

DIRECTIONS to Farm, #55 Ware Rd; Middletown, MO 63359

From Troy, MO go north on Hwy 61 to left on Hwy E (go through Silex) to right on Hwy O, go approx.. 2 miles to left on Hwy T and go approx. 4 miles to farm on left. Fronts on Hwy T and lays on the west side of Ware Rd.

From Middletown go north on Hwy 161 approx. 2 miles to right on Hwy T & go approx. 4.2 miles to farm on right.

NOTE: Real Estate will sell from the Thornhill Auction Barn; 421 John Deere Drive and not on site.

To be sold as follows:

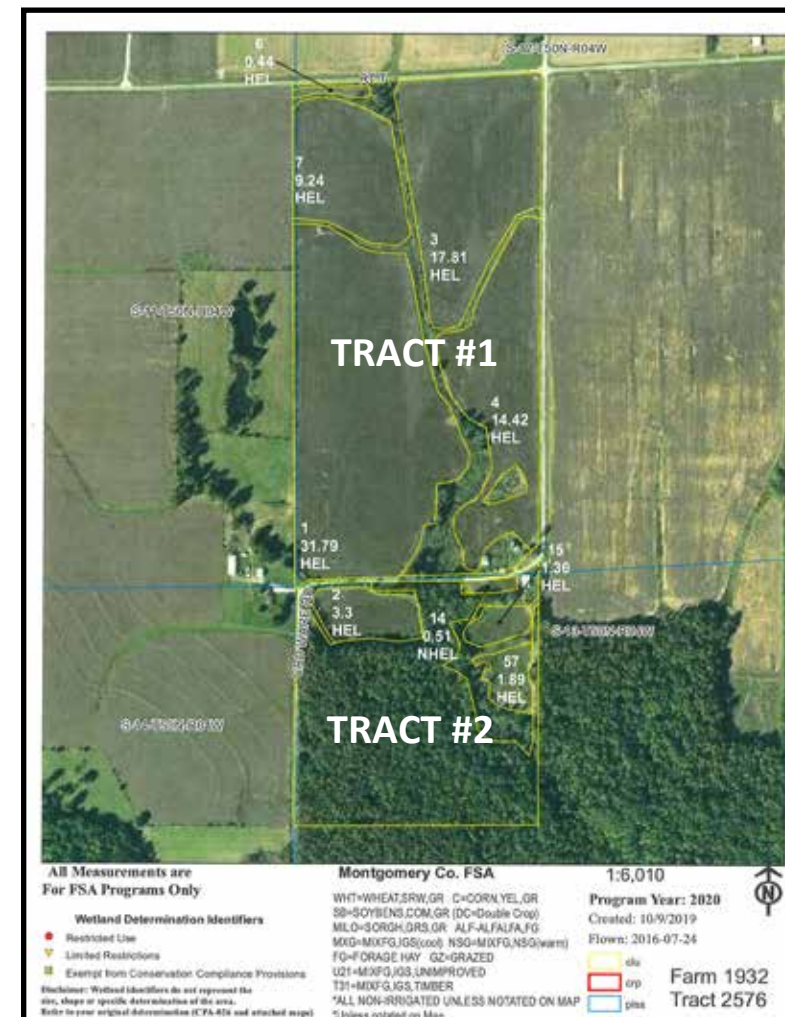
**TRACT #1:** 80 acres m/l in Section 12 TWP 50 R 4W. Fronts on Hwy T with approx. ¼ mile frontage & ¾ mile of Ware Co. Rd. (road on 3 sides). Prime, highly tillable tract approx. 74 acres tillable, presently in corn w/the balance in waterways & draws. Improvements include 1 ½ story frame farmhouse (AS IS), cattle barn w/loft, rock 1 car garage, small grain bin & deep well.



TRACT #1: 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.

Terms: 10% down day of sale with the balance of cash at closing on or before 30 days after sale with possession of tillable ground after 2020 harvest.

**TRACT #2:** 40 acres m/l in Section 13 TWP 50 R 4W with Ware Co. Rd. frontage on 2 sides. Excellent hunting, recreational or homesite tract Approx. 6.5 acres tillable with the balance in timber. Prime hunting tract. Improvements include a large machine shed.



OPEN HOUSE  
on the Real  
Estate is  
Thursday,  
August 27, 2020  
from 6:00 P.M.  
to 8:00 P.M.

For more information or arials and farm  
records (Farm 1932) from the ASCS Office,  
contact David or Dusty at 636-366-4606