

# THORNHILL AUCTION & REAL ESTATE COMPANY



We will sell the following Real Estate, Pickup & Zero-turn at Public Auction on:

## SUNDAY OCTOBER 11, 2020 AT 2:00 P.M.

SALE SITE: 267 McClay Rd.; Winfield, MO 63389

**DIRECTIONS:** From Troy, MO, go east on Hwy 47 to left on Hwy EE, go 2.5 miles to right on McClay Rd #651 and go ¼ mile to log home on left OR take Hwy 79 to Winfield, go west on Hwy 47 approx. 2 miles to right on Hwy EE and go approx. 2.5 miles to right on McClay Rd. #651 (blacktop) and go approx. ¼ mile to log home on left.

**REAL ESTATE SELLS AT 2:00 P.M.**

**REAL ESTATE: 1.76 ACRE TRACT IN SECTION 9 TWP 49N R 2E IN LINCOLN COUNTY**



Improvements include a 1 ½ story log home w/3 bedrooms and 1 full bath, 2-1/2 baths (approx. 1,400sq.ft. of living space w/full walkout basement approx. 1,026sq.ft.. Built in 1979, the main level consists of 2 bedrooms, living room, kitchen, breakfast room & 1 ½ baths. Second floor has 3rd bedroom and ½ bath. Basement is partially finished and again, it's a walkout.

The home had a new metal roof in 2015 by Pittman Roofing LLC plus gutter board, Uniflex coating system, gutters, 1" poly over roof surface, etc. Total bid of \$29,533.00. The home is total electric with county water and septic. Kitchen has a cook stove, dishwasher and refrigerator that stays.

Other improvements include a 24'x48' storage shop/garage with concrete floor. The home has a 8'x27' covered front porch, 10'x27' covered carport and a covered porch on the 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. 2019 real estate taxes were \$1,238.00. Home is in the Winfield R4 School District.

### PICKUP SELLS AFTER REAL ESTATE



1995 Chevy Z71, off road 1500 Silverado, 4x4 extended cab, 2-door, like new tires, brakes & exhaust (approx. \$2,500), red, kept in garage, clean

### ZERO-TURN



2008 Toro Z Master commercial zero-turn w/Kawasaki gas 24hp engine, 72" cut, 3xx hrs., bought new, nice

**Open House on the Real Estate:  
is Thursday, October 1<sup>st</sup>  
from 5:00-7:00 P.M.  
or by appointment**

**OWNERS:  
JOSEPH & JACINTA MATEJCEK**

### AUCTIONEERS NOTE:

Here's a chance to own your own log home in a rural hilltop setting in Lincoln County, Winfield School District and not in a subdivision. Home needs some updates, make your own updates and still have a very affordable home. See you at the sale, to be sold on site. 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 57 Years In Business