

THORNHILL AUCTION & REAL ESTATE COMPANY

57th YEAR IN BUSINESS

We will sell the following Real & Personal Property at Public Auction on:

SUNDAY NOVEMBER 22, 2020 BEGINNING AT 12:00 NOON

SALE SITE: 201 West Street; Wellsville, MO 63384

DIRECTIONS: From the 4-way stop on Hwy 19 in Wellsville, head east on Hwy A for 4 blocks, turn left onto Romaker Dr. and proceed to the intersection of Romaker Dr. and West St. (The home is located at 201 West St. which is the northwest corner of the West St. and Romaker Dr. intersection.)

ABSOLUTE AUCTION

REAL ESTATE SELLS AT 1:00 P.M.

REAL ESTATE: Part of Lot 2 in Block 5 in Lehnen's Addition to the City of Wellsville, Exact Legal to Govern.



Open House on the Real Estate on Thursday, November 12, 2020 from 4:00-6:00 P.M. or for a private showing call David or Dusty at 636-366-4206.

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.

Improvements include a 3 bedroom, 2 bath ranch home w/living room with fireplace, kitchen, dining room, partially finished basement w/fireplace, utility room and 2-car garage (in basement) plus detached 2-car garage & shop.

The home has a natural gas furnace with central air and is on city water and sewer.

Big corner lot with frontage on West Street and Romaker Dr., lays nice w/several mature shade trees and garden area.

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.

HOUSEHOLD & MISC.

- Cherry wood dining room set: gate-legged drop-leaf table, 6 chairs and china hutch, very nice set
- Whirlpool 2-door refrigerator w/water & ice dispenser
- Maytag heavy duty, large capacity automatic washer
- Maytag electric dryer
- Oak entertainment center
- LG flat-screen TV
- Magnavox stereo system
- Set of speakers
- Oak kitchen table & 4 chairs
- King size bed
- 1960's 2pc dresser w/mirror & vanity desk
- GE microwave
- Leather over-sized rocker/recliner
- Sofa
- Set National China, made in Japan
- Dresser w/mirror
- Lot table & dresser lamps: brass, etc.
- Lot cutting boards
- Lot electric appliances: crock pot, Mr. Coffee
- Headboard
- Lot pots, pans, bakeware
- Lot Christmas décor
- Lot handicap: wheelchairs, walkers, etc.
- Lot bedding
- Approx 1 trailer load of misc. household
- Lawn chairs

LAWN & GARDEN TOOLS

- Craftsman YT4500 riding lawn mower, 26hp, 54" cut
- Cub Cadet 1527 riding lawn tractor (hydro's out)
- Stihl 2-cycle blower
- Electric hedge trimmer
- Sand pump & salt pump filter for above ground pool
- Misc. tools
- Misc. hardware
- Partial list

LOT COSTUME JEWELRY

BIKES

- Razo boy's
- Rocket Huffy
- Rallye Devious child's
- Hummer 16

OWNERS:

**LATE CARROLL & MARGARET HOLLENSTEINER
DAVID & BRIAN HOLLENSTEINER**

AUCTIONEERS NOTE:

Here's a very nice ranch home, located in a small rural town, move-in ready in an area where homes are very affordable, small rural country school district. Everything is very neat and clean, approx. 2hr sale. Please be on time. See you at the sale. David, Dusty & Bill

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. 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