



THORNHILL AUCTION

& REAL ESTATE COMPANY

SUNDAY MARCH 7, 2021

AT 1:00 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.

PIKE COUNTY LAND AUCTION

Prime Recreational-Hunting Farm W/Tillable Income

Real Estate: 320 acres m/l in Section 22 & 23 TWP 51N R 3W in Pike County, MO.

DIRECTIONS TO FARM: From Bowling Green Business 61 & Hwy 161, take Hwy 161 south approx. 10 miles to left on Hwy PP, go 2 miles to right on Pike 327 to last farm at end of road (dirt road) on the left OR from Hwy 161 & PP, go east on Hwy PP 3.3 miles to right on Pike 338 (Indian Creek Baptist Church) and go 1.4 miles, cross Indian Creek bridge, farm starts on the right.



To be sold as one tract: Approx. 320 acres w/approx. 140 presently being farmed, access off Hwy PP and Pike Co. Rd. 327 or 338, Indian Creek splits farm, lot good timber, nice size tillable fields w/some in the Indian Creek bottoms, prime-prime hunting tract for hunting club or investment recreational farm.

Open House on the Real Estate is Thursday, February 18, 2021 from 3:00-5:00 P.M. or call David or Dusty at 636-366-4206 for a private showing. Bring your 4-wheelers.

NOTE: There are 20 acres that will be surveyed out for a family member, not included in this sale.

Terms: 10% down day of sale with the balance of cash at closing on or before 45 days after the sale with possession at closing. Sold as per deed, no survey will be provided.

Again, farm will be sold from Thornhill Auction Barn and NOT on site.

OWNERS:
JUDY A. MOSS, MARTIN L. MOSS, JOSEPH MOSS II, JASON M. O'DERIO, DANIEL J. O'DERIO II, STEPHANIE O'DERIO & LISA M. HOWARD

AUCTIONEERS NOTE:

This farm has been in the same family since the 1940's. Cash rent on tillable ground last year averaged approx. \$160.00 per acre. A lot of good marketable timber, the Indian Creek area is noted for big bucks. Seller states a lot of Indian artifacts have been found on this site. Tracts this size not being split are hard to find. 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. 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:



Celebrating 58 Years In Business