

Custom full brick home on acreage w/stocked lake and improvements



**OWNER:**  
**PATRICIA (PAT) TRESS**  
**LATE GEORGE TRESS**

AUCTIONEERS NOTE: What a sale! If not for George's sudden passing, this farm would not be for sale. The work has all been done, one of a kind, just move-in and enjoy. George was an electrician by trade. The shop is full of just about any type of tool, he's got it. Nice line of one owner tractor and equipment. See you at the sale. David, Dusty & Bill

**AUCTIONEERS:**

		
<b>DAVID THORNHILL</b> Troy, MO	<b>DUSTY THORNHILL</b> Troy, MO	<b>BILL UNSELL</b> Frankford, MO



**Troy Office: 636-366-4206.**  
**For Full Listing, visit**  
**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



# THORNHILL AUCTION & REAL ESTATE COMPANY

Due to the death of my husband, I'm relocating and will sell all the following at Public Auction on:  
**SATURDAY APRIL 17, 2021**  
**BEGINNING AT 9:30 A.M.**

**SALE SITE:** 22202 Hawk Farms Lane; Hawk Point, MO 63349  
**DIRECTIONS:** From Hawk Point at the 4-way stop, go west on Hwy A approx. 1/2 mile to left on Prairie Rd. #484 and go 4 miles to right on Hawk Farms Lane, go approx. 1/4 mile to 1st farm on the left, #22202 OR take I-70 to Warrenton/Hwy 47 Exit 193, take Hwy W (North Service Rd. west) 1 mile, then go north on Hwy W 8 miles to right on Prairie Rd., go 2 miles to left on Hawk Farms Lane approx. 1/4 mile to #22202 on the left.



**Warren County**

**OWNER:**  
**PATRICIA (PAT) TRESS**  
**LATE GEORGE TRESS**

AUCTIONEERS NOTE: What a sale! If not for George's sudden passing, this farm would not be for sale. The work has all been done, one of a kind, just move-in and enjoy. George was an electrician by trade. The shop is full of just about any type of tool, he's got it. Nice line of one owner tractor and equipment. See you at the sale. David, Dusty & Bill

*Celebrating 58 Years In Business*

## REAL ESTATE TO BE OFFERED AT 12:30 P.M.

Custom full brick home on acreage w/stocked lake and improvements.

REAL ESTATE: 25.51 acres m/l in Section 1 TWP 48N R 3W in Warren County, Exact Legal to Govern.



Open House on the Real Estate is:  
Thursday, April 1, 2021  
from 4:00-6:00 P.M. or call  
David or Dusty for a private showing.

Improvements include a 3 bedroom, 3 full bath, full brick ranch-style home built new in 2004. The home features on the main level, a great room w/hardwood floors, stacked stone fireplace & vaulted ceiling, custom kitchen w/Kenmore stainless steel gas cook stove w/electric oven, new Maytag dishwasher, Electrolux 2-door stainless steel refrigerator, center island, ceramic tile, 42" cabinets, butlers pantry, etc., main floor laundry, 2 full baths w/heated ceramic floors, master bedroom w/hardwood floors, 2 walk-in closets, jacuzzi tub, walk-in shower & coffered ceilings. The other 2 bedrooms are carpet. Lower level has attached 3-car garage w/finished walkout basement w/game room & wet bar, exercise room, built-in gun safe (concrete 111"x152"), utility room and 3rd full bath.

The home features 2x6 exterior walls w/metal studs, non-deposit Trex 44'x12' deck, again full brick w/geo thermal heat w/central air, deep well w/septic, propane hot water & cook stove, we could go on and on. One of the nicest homes, move-in ready we've ever sold.

Other improvements include a 40'x60', 3-stall horse barn w/15' lean-to w/electric and water, a 40'x60' metal quonset hut shop w/concrete floor, heated with propane furnace & wood stove w/living quarters: complete kitchen & full bath, 2 concrete post high-tensile fenced paddocks w/water. Beautiful stocked 1-acre lake w/dock, approx. 8 acres in hay with the balance in woods.



For more pictures or to  
view the property, go  
to our virtual tour at:  
[thornhillauction.com](http://thornhillauction.com)

Here's one that offers it all! Beautiful custom home, stocked lake, horse or livestock combination shed & heated shop w/living quarters. Bring your pets and come to the country. Here's one of the finest we've sold anywhere!

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.

## CHICKEN HOUSE – CHICKENS & GUINEAS – SUPPLIES



6'x8 1/2' portable red barn chicken house w/6 laying boxes & pen, nice

- Chickens
- Chicken waterers & feeders
- Still air incubator
- Automatic egg turner
- Guineas

## SADDLES & HORSE EQUIPMENT – FARM SUPPLIES



18" SMX Professional  
Choice air ride saddle

- 14" western saddle
- Misc. horse tack
- 2, horse stall fronts, approx. 5 1/2'
- 2, 10' green pipe farm gates on rollers
- 5, 16' green pipe farm gates
- Galvanized stock tanks
- Pipe big bale hay feeder
- Rubbermaid stock tank
- 1, 8' red pipe farm gate
- Barrel pump
- Stall horse hay feeder
- 50-gal steel barrel drums
- Wagon jack
- Trailer jack stand
- Come along
- Log chains

## LAWN & GARDEN EQUIPMENT

- Bad Boy Pro 27 Series ZT zero-turn riding lawn mower w/Kohler engine & 62" cut
- Montgomery Ward concrete mixer on stand w/electric motor
- True Value 5hp walk-behind snow blower
- Subaru 3100 PSI, electric start power washer
- 2, Southland 22", 5.75hp walk-behind trimmers
- Honda 13hp, 3500 PSI power washer
- Lynxx electric pole trimmers
- 4-wheel yard trailer
- Werner 6' step ladder
- Shovels, rakes, hoes, forks, axes, etc.
- Earthway garden planter
- Chipper/shredder
- 24' extension ladder
- 9' Husky step ladder
- Ryobi 40v blower
- Lot live traps
- Wheelbarrow
- Lot garden hose
- Ladder jacks

## HUNTING SUPPLIES

- Tri Tronics dog training system
- Clay bird thrower
- Midland shortwave walkie talkies
- Bushnell range finder
- Browning hard case
- 2, portable dog crates
- Multi Sport 12'x7'x5' training set
- Lot reloading brass
- Camping supplies
- Lot men's hunting clothes
- Tree stands

## BASS & FISHING BOAT – TACKLE, MOTOR & MISC.

- 1986 Lowe 18' big jon bass boat w/custom cover, 40hp Mercury outboard, trolling motor, steering console, front & back seats, marine grade plywood deck w/all-weather carpeting, w/trailer & titles (new hoses, gas tank & tune-up by Boat Works in Keysport, IL in 2019)



Antique Champion outboard motor, 40's-50's era

- 13 1/2' V bottom fishing boat
- Motor guide trolling motor
- Rods, reels, fishing tackle

**HOUSEHOLD, ANTIQUES & MISC.**



*Antique Sansui stereo w/speakers*



*Antique Sony reel to reel*

*Kenmore refrigerator, white, nice*

- Antique pinball game
- Antique cedar chest
- 22, fold-up Lifetime chairs
- 2, round Lifetime 8' tables
- 2, rectangular 8' Lifetime tables
- Antique 1930's lamp table
- 2, antique oak porch rockers
- Antique 1950's living room arm chair
- Living room high-back chair & ottoman
- 2, Singer sewing machines, 1 portable
- 5-drawer & 2-drawer file cabinets
- Sunbeam floor-model scale
- Swivel office chair
- Luggage
- Coffee table
- Smoker Deluxe
- Stainless steel 3-bowl commercial sink
- U.S. Berkel slicing machine
- Weber kettle
- Office desk
- Metal detector
- Antique brass gauge
- Antique cross-cut saws
- Croquet set

**TRACTOR, LOADER & FARM EQUIPMENT SELLS AFTER THE REAL ESTATE**



*2008 Kubota MX5000 utility special diesel tractor, hydrostatic, 4WD, open-station, sells w/LB 702 hydraulic front-end loader, bought new, only 1,909hrs*

- 3pt carry all w/25-gal, 12v sprayer & boom
- New Ideal 7' PTO-type, pull-type sickle mower
- 3pt RTS 74 rear tine tiller, like new
- 3pt Diamond, 7' adjustable heavy-duty blade
- Montgomery Ward trailer-type concrete mixer w/electric motor



*Land Pride FDR 2572, 3pt, 6' finish mower*

- Vemeer backhoe attachment
- HLA big bale or pallet forks



*Squealer SQ172, 6', 3pt brush hog*

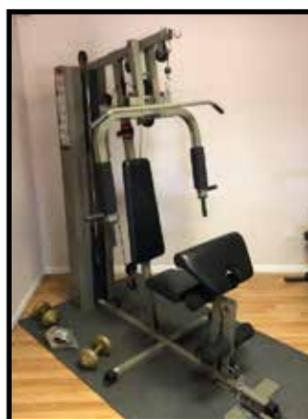


*3pt Danuser post hole digger w/6 & 12" auger*

**SPORTCRAFT PING-PONG TABLE, COMPLETE**



**EXERCISE & WORKOUT EQUIPMENT**



*TSA 9120 weight bench workout system, like new*

- Health Rider Total Body aerobic fitness bike
- Elliptical machine, like new

**WOOD SPLITTER - CHAINSAWS  
SELL AT 12:00 NOON**



*North Star 37-ton wood splitter, trailer-type w/270 Honda gas engine, like new*



*2, Husqvarna 460 Rancher chainsaws*

- Wood rack

**10 1/2' METAL BRAKE**



**METAL TECH SCAFFOLDING**

**COLLECTOR TRAINS**

- Li'l Donkey electric train set
- Silver Cloud train set
- Lionel train
- RR track

**2 SCHWINN BIKES**

- SX2000 aluminum Hydro Form
- S-25

**TRAILERS**

- 80"x15' tandem-axle flat-bed trailer w/ball hitch w/title
- 5'x13' single-axle trailer w/title

**SEVERAL CORDS SPLIT FIREWOOD**

**500-GALLON PROPANE TANK**

**2 PALLETS OF TYPE-1 PORTLAND CEMENT & QUIKRETE**

**LOT USED LUMBER**



*Husky Pro 80gal, 4hp, upright air compressor*



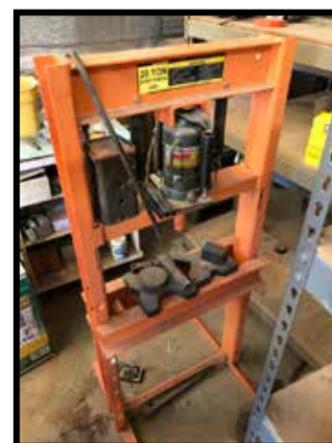
*Central Machine floor-model, 4-speed, 14" wood cutting band saw*



*Sand blaster bin-type, floor-model*



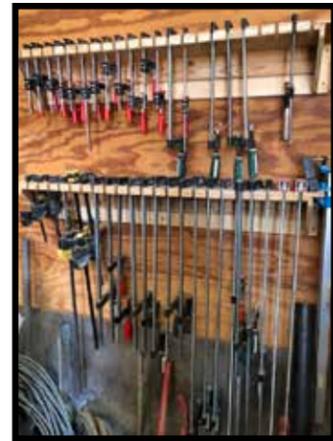
*Colcord metal lathe, floor-model*



*20-ton floor-model press*



*Craftsman floor-model drill press*



*30+ wood clamps, various sizes*

## ELECTRICAL & SHOP TOOLS

- LP propane 75, 200,000 BTU shop heater
- Craftsman floor-model toolbox
- Black & Decker 2 1/4-hp radial arm saw
- David White Model 8080 transit, tripod & rod
- 2-ton cherry picker
- Acetylene set w/tanks
- Pallet jack, floor-type
- Milwaukee band saw on stand
- Ridgid 12" commercial chop saw
- Master Force stand for chop saw
- Tri Star 230 ACDC welder
- Hitachi Demolition jack hammer
- Ridgid floor-model spindle sander, EB44242
- Green Lee portable band saw
- Parts washer
- Dayton 100,000 BTU shop heater
- 2000-watt power inverter
- Forge bench vise
- Concrete Jitter Bug
- 50' Auto Rewind hose reel
- Craftsman disk sander
- Ridgid 24v sawzall
- Bosch disk grinder
- Lot machinist tools
- Lot lathe accessories
- Chucks
- Enter Pac Hole punch

- RCA dual model oscilloscope W0535A
- Amp readers
- 6.5hp wet/dry shop vac
- Ridgid 24v drill
- Milwaukee impact
- Bosch 12v drill
- Ridgid impact
- Stack on toolbox
- Machinist toolbox
- 2, Ridgid Job Max auto hammer heads
- Ridgid pipe vise, floor-type
- Air nailers
- Ridgid 18v sander
- Bosch router
- Ridgid 6 1/2" cordless power saw
- 4 1/2" angle grinder w/stand
- Ridgid router plunger
- Tool carts
- Pittsburg open-end box-end wrenches
- Lot shelving
- Lot worktables
- Delta 12" portable planer
- Craftsman router stand
- Large lot C clamps, up to 8"
- Metal shear
- Lot power tools: drills, saws, grinders, sanders, etc.

- Sand blaster
- Air tanks
- Metal work tables
- Pipe wrenches, up to 36"
- Lot socket sets
- Air conditioner gauges
- Dovetail fixture
- Lot open-end box-end wrench sets
- Lot drill bit sets, up to 1"
- Bosch power box
- Heavy duty extension cords
- Lot impact socket sets
- Milwaukee heavy duty band saw
- Taps, dies
- 2.4v Milwaukee screwdriver
- Pittsburg 1 1/2" impact driver
- Black Hawk box-end wrench set
- Sewer snakes
- 7pc. 1/2" Allen drive set
- Bolt & cable cutters
- Titanium coated drill bit set
- Green Lee #1731 punch
- Bottle jacks
- Jack stands
- Sears Head adjustable circle cutter
- Paint sprayer

- Lot electric motors
- Large lot hammers
- 9.6v, 3/8" drill
- Lot files
- Lot screwdrivers
- Black Hawk socket set
- Craftsman air sander
- Porter Cable jig saw
- 1 1/2-hp, 10" miter saw
- Lot bolts, nails, screws, hardware
- Milwaukee heavy-duty, right angle drill
- Black Hawk socket set
- Tap & die set
- Hydraulic punch driver
- 4" & 5" mike
- Mike indicator
- Parker vise
- Wilson vise
- Component analyzer mode A-2
- 4-ton Porta Power
- 10' roller table
- Shop lights
- Black & Decker Macho II heavy-duty rotary hammer
- 12" construction blade, 1" arbor size 5000 RPM
- Delta chop saw
- Upright homemade air compressor
- Welding clamps

## ELECTRICAL, METAL REBAR, IRON & SCRAP

- 20pc, 20' rebar
- Lot angle iron, flat iron, etc.
- Iron rack
- Misc. brass

- Steel grates
- Lot scrap iron
- Lot copper tubing

- Lot Conduit
- Lot Romex
- Lot electrical tape

- Lot brakers
- Lot fittings
- Very partial list