



THORNHILL AUCTION & REAL ESTATE COMPANY

SUNDAY MARCH 14, 2021 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.

ABSOLUTE PIKE COUNTY LAND AUCTION

Real Estate: 120 acres m/l in Section 19 TWP 53N R 4W in Pike County, MO, Exact Legal to Govern.

DIRECTIONS TO PROPERTY: From Curryville MO 63339 at Hwy 54/E & M, go west on Hwy 54 2.2 miles, farm starts on the right (Pike 31 & 54) OR from Sydenstricker-Nobbe at the corner of 154 & 54, go east on Hwy 54 8/10ths mile, farm starts on the left (Thornhill Auction signs on site).



Open House on the Real Estate is Thursday, February 25, 2021 from 2:00-4:00 P.M. or call David, Dusty or Bill at 636-366-4206 to schedule an appointment.

Farm had fertilizer spread in fall of 2020 for 2021 corn crop, possession of tillable ground at closing.

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

Fronts on Hwy 54 for approx. 1/2 mile w/approx. 1/4 mile frontage on Pike Co. Rd. 31, approx. 90 acres tillable w/approx. 65 acres in crop, 2020 beans averaged 60bu., approx. 30 acres in pasture fenced for cattle w/spring fed branch, 2 ponds, prime deer hunting site and just minutes from Vandalia Country Club golf course.

Again, this is an Absolute Auction.
Farm sells to the highest bidder.

OWNERS:
JANET SHREWSBURY, ELAINE SCHERDER & JEFF SCHERDER
(LATE E. DORIS SCHERDER)

AUCTIONEERS NOTE:

E. Doris Scherder lived to be 94. They bought this farm in 1975 and it's never been offered for sale. There is more ground that could be cleared and farmed but the family enjoyed deer hunting on this tract. Here's one that offers prime tillable acreage, beautiful home sites, a place to run cattle and we saw deer the day we viewed the farm. Farm lays nice and there is rural water on Hwy 54. There are no other improvements on this tract.

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