

OWNERS:
DOROTHY M. LAMBERSON TRUST
GARY LAMBERSON & STEVE LAMBERSON CO-TRUSTEE

AUCTIONEERS NOTE: Two real nice farms. They have been in the same family for over 70 years. Great location off Hwy 61, these are the hard to find kind. See you at the sale. David, Dusty & Bill

AUCTIONEERS:



DAVID THORNHILL
Troy, MO



DUSTY THORNHILL
Troy, MO



BILL UNSELL
Frankford, MO



On any item purchased through our auctions, we are not experts on description or authenticity of item, buyers, it is your decision to purchase item as it appears day of auction.

Troy Office: 636-366-4206.
For Full Listing, visit
www.thornhillauction.com



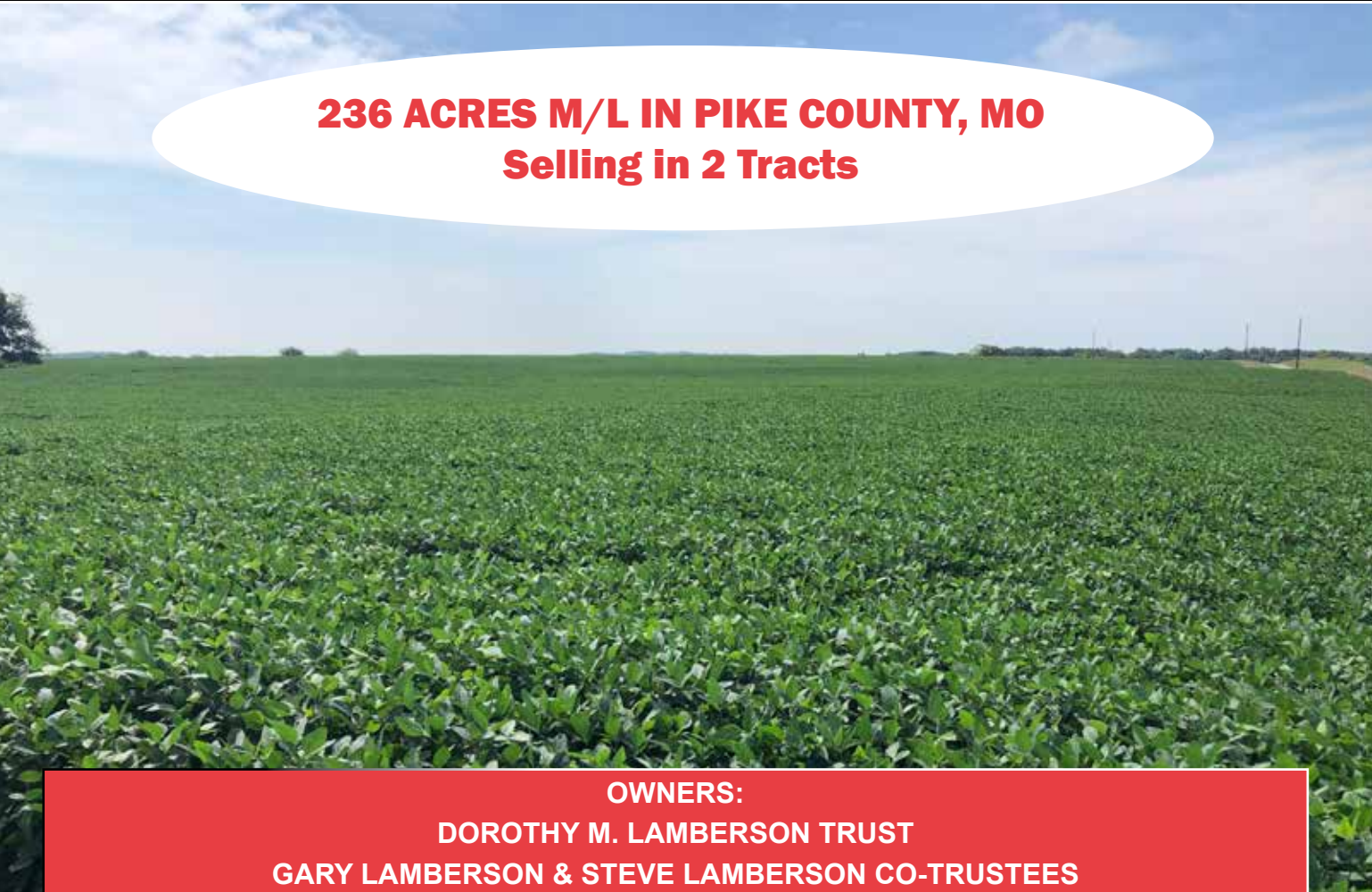
All buyers will be photographed. Terms: Cash or Good Check with Current Photo I.D. Out of State Photo I.D.s and Out of State Checks must be accompanied with a Bank Letter of Credit, call for details. We do not accept Cashier Checks. They stand sold AS IS. Owner & Auction personnel not responsible for 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

Pike County Land Auction To Be Offered On:
FRIDAY, SEPTEMBER 24, 2021
AT 7:00 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.



236 ACRES M/L IN PIKE COUNTY, MO
Selling in 2 Tracts

OWNERS:
DOROTHY M. LAMBERSON TRUST
GARY LAMBERSON & STEVE LAMBERSON CO-TRUSTEES

AUCTIONEERS NOTE: Two real nice farms. They have been in the same family for over 70 years. Great location off Hwy 61, these are the hard to find kind. See you at the sale. David, Dusty & Bill

Celebrating 58 Years In Business

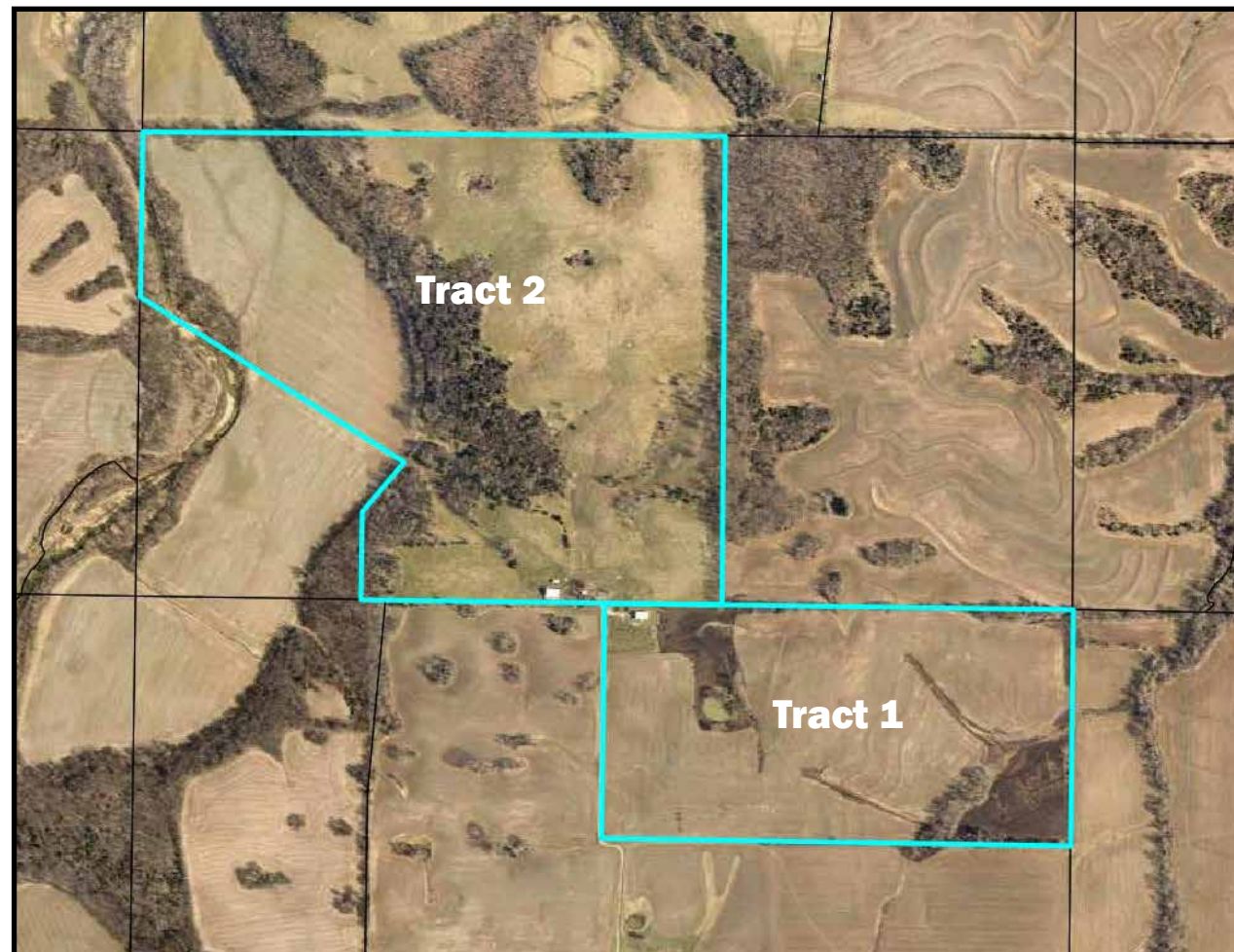
236 ACRES M/L IN PIKE COUNTY MO TO BE OFFERED AS FOLLOWS:

Directions to Tract #1 & 2: From Bowling Green, MO go north on Hwy 61 to the Frankford Hwy B Exit. Take Hwy B East 1.3 miles to blacktop lane on the left #19506 Hwy B; Frankford MO 63441. Tract #1 is approx. ½ mile on right. Tract #2 is at the end of the lane. They are adjoining tracts.

PRIME TILLABLE TRACT



Tract #1: 80 acres m/l in Section 36 TWP 55N R 4W in Pike County MO. FSA shows 69.45 acres in crop, balance in pasture or hay with 1 pond and wooded draw. Lays nice, presently in beans. 2021 bean crop is not a part of the sale. Improvements include a 1979, 42'x72' Morton machine shed with concrete floor, electric and 2 sliding doors. Approx. 50 acres of Calwoods silt loam 2 to 5% slope.



COMBINATION STOCK & GRAIN FARM WITH IMPROVEMENTS



Tract #2: 156 acres m/l in Section 25 TWP 55N R 4W in Pike County MO. Approximately 89 acres in pasture with 33.45 acres in Pino Creek Bottom presently in beans, 2021 bean crop is not a part of the sale. Balance in woods and draws. Improvements include a 1976, 30'x48' 3 bedroom, total electric, brick ranch style home with full bath, living room w/fireplace, kitchen & utility room. The home has a full basement with 2nd fireplace and rough-in for 2nd bath. Floors are hardwood & carpet. Updates include new furnace/central air and septic. Home has a cistern and deep well for livestock. Other improvements include a 74'x50' combination hay & machine shed, a 16'x32' loafing shed and a 24'x28' concrete block 2 car detached garage. The hill ground is mainly fenced, has 3 Ritche auto waters and a loading chute dock. All kinds of deer signs.

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.

NOTE: For a copy of the aerial and soils map call or stop by the office.



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, subject to 2021 bean crop. Possession of ground presently in bean crop after harvest.

Open House on the Real Estate is Thursday, September 9, 2021 from 5:00-7:00 P.M.

Bring your 4-wheelers.

For a private showing, call David, Dusty or Bill at 636-366-4206.

Absolutely no trespassing allowed.

All showings must be accompanied by auction company personnel. NO EXCEPTIONS