

Personal property sells from Thornhill Auction Barn after Real Estate auction, viewing available at Real Estate open house.

**On Tract #1:**



*LP AC WD 45 on steel wide front end with brush hog (AS IS)*



*Case International 895 tractor with QT 2400 loader & brush hog (salvage or parts tractor)*

**On Tract #4:**

- Salvage rights of contents at 110 Griffin
  - Lot N.O.S AC parts
- Note: Salvage & scrap sells as one lot

**OWNER:**  
**ESTATE OF DALE ALAN GALLOWAY**  
**DANE GALLOWAY, EXECUTOR**

**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](http://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](http://www.thornhillauction.com)



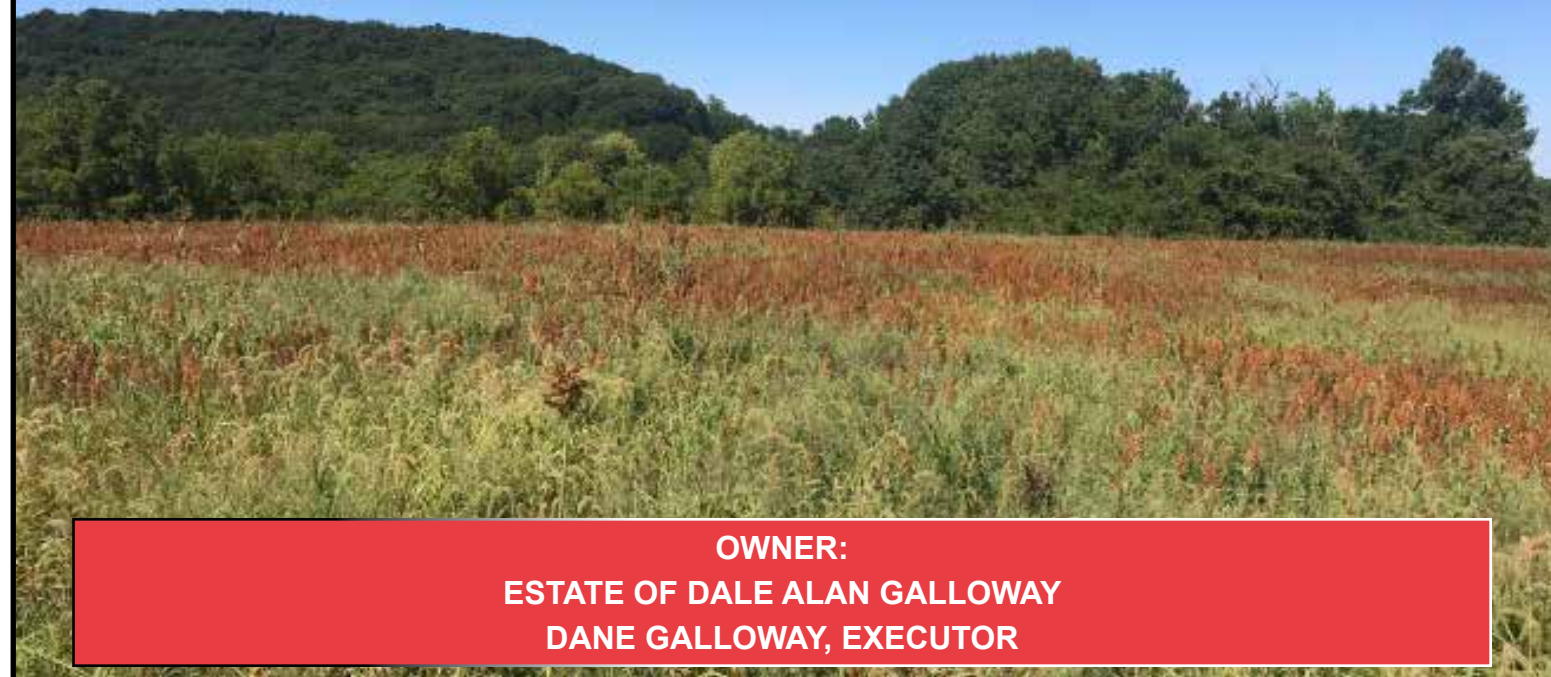
# THORNHILL AUCTION

& REAL ESTATE COMPANY

**FRIDAY NIGHT OCTOBER 22, 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 stop light, 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.

## LINCOLN COUNTY MO REAL ESTATE AUCTION



**OWNER:**  
**ESTATE OF DALE ALAN GALLOWAY**  
**DANE GALLOWAY, EXECUTOR**

AUCTIONEERS NOTE: The Galloway Family were AC dealers in Elsberry, MO. Farms in this area are hard to find, the commercial building should make someone cheap storage or business location. For more information on the tractors & contents call David at 636-366-4206. See you at the sale, David, Dusty & Bill.

*Celebrating 58 Years In Business*



# DALE ALAN GALLOWAY ESTATE - LINCOLN COUNTY MO REAL ESTATE AUCTION

## REAL ESTATE

**FARM #1** - 1191 Brownsmill Road, Elsberry MO 63343 - Deed calls for 130 Acres m/l in Section 19, 20, 29 & 30 in Twp 51N R2E in Lincoln County

Note: Tract to be surveyed, Assessor's map shows over 150 acres

**DIRECTIONS TO FARM 1:** From Troy, go north on Hwy 61 approx. 10 miles to right on Hwy B, go 8.3 miles to left on Wingfield Lane, go ½ mile to right on Brownsmill Rd #386 & go approx. ¼ mile to (red gates) entrance on left.

To be sold as follows:

**FARM 1 TRACT #1:** 4 acres m/l subject to survey fronting on Brownsmill Rd, wooded tract w/ big mature timber, no improvements. Prime homesite.

**FARM 1 TRACT #2:** 12 acres m/l subject to survey. Approx. ½ woods & ½ tillable w/improvements. Access over existing easement off Brownsmill Rd.



Improvements include a 1996, 28'x68' 1904 sq.ft. manufactured home on a full concrete walkout basement with an attached 2 car garage with a breezeway to a detached 3 car garage. The home has vinyl siding with composition shingle roof. The home features 3 bedrooms, 2 baths, living room with vaulted ceiling & corner wood burning fireplace, kitchen/dining room & main floor laundry. The home has a covered front porch & wood deck off dining area. The home has a forced air furnace with central air, a deep well and septic. Hilltop setting, good solid home, interior needs some TLC, do the work yourself and reap the benefits.

**Terms:** 10% down day of sale with the balance of cash at closing on or before 45 days after the sale with full possession at closing. Farm 1 Tracts 1, 2 & 3 to be surveyed, cost of survey to be split 50/50 between buyer & seller. Sales price to be adjusted to survey on Tracts 1-3 based on price bid per acre. Sale Subject to probate approval.

Open House on the Real Estate is Thursday, October 7, 2021, from 5:00 P.M. – 7:00 P.M. or call David, Dusty or Bill at 636-366-4206 to schedule an appointment.

**FARM 1 TRACT #3:** Balance of the farm, deed calls for approx. 114 acres m/l we expect with new survey to be closer to 130 acres with access over existing easement off of Brownsmill Rd.



Approx. 30 acres tillable & presently being farmed with balance in timber & draws, small lake, hilltop setting with 35'x48' old hip roof barn, deer haven. Sells with 100'x100' cellular tower lease, 5 year with 5 – 5 year extended terms with 90 day termination clause with monthly income of approx. \$780/month. Exact terms of lease to be provided & tract sells subject to said lease.

Great location approx. 2 miles from City limits of Elsberry. Super recreational tract or homesite.

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**TRACT #4:** 110 Griffin Street; Elsberry MO. Lot 43 Block 5 R.T. Elsberry SE Addition to the City of Elsberry.

**Directions to Tract 4:** From Hwy B & Hwy 79 in Elsberry, go south on Hwy 79 approx. 1 block to right on Griffin to 2nd place on left #110.



Improvements include a storage shed, Butler grain bin & office. Corner lot fronts on Griffin & 2nd Street.

This was the Old Galloway Brothers site.