



THORNHILL AUCTION & REAL ESTATE COMPANY

FRIDAY NIGHT NOVEMBER 19, 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.

ABSOLUTE LINCOLN COUNTY LAND AUCTION

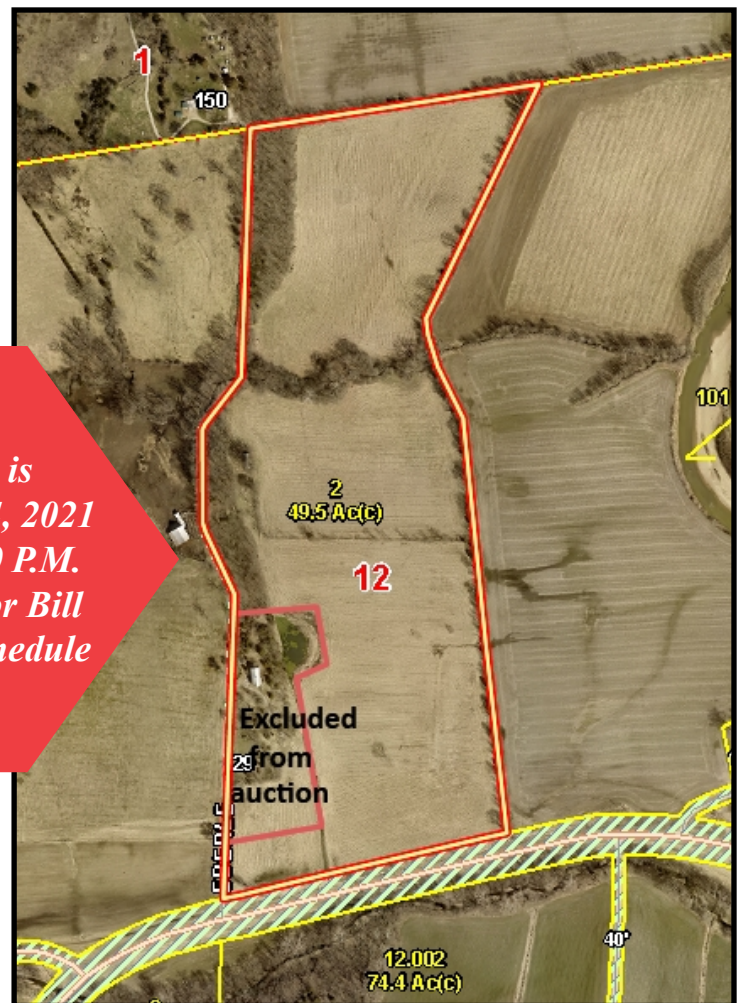
Real Estate: 44.271 acres in Section 12 TWP 50N R 2W in Lincoln County tract just surveyed, seller to furnish survey

DIRECTIONS TO PROPERTY: From Troy, go north on Hwy 61 approx. 10 miles to left on Hwy E (go through Silex) 6 miles farm starts on right, fronting on State Hwy E & Eberle Road (Thornhill auction signs posted on tract)

44.271 acres fronts on Hwy E, undisturbed for over 25 years with some clean up has the potential to be a prime tillable tract. This tract has been in hay or pasture for over 25 years. Prime for organic or sod farm. Approx. 40 acres tillable, approx. 1/3 in Cuivre River flood plain as per Lincoln County flood map.

Note: Home, barn & 5.53 acres on Eberle Road are excluded from sale.

Soil map (34018) soil type moniteau silt loam 0-3 percent slopes, rarely floods.



*Open House
on the Real Estate is
Thursday, November 4, 2021
from 3:00 P.M. – 5:00 P.M.
or call David, Dusty or Bill
at 636-366-4206 to schedule
an appointment.*

Stop by our office to pick up aerial, flood & soils maps.

**OWNERS:
THOMAS D. & ELIZABETH E. MCDONALD TRUST
HELEN MCDONALD SUCCESSOR TRUSTEE**

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.

AUCTIONEERS NOTE:

The McDonald's bought this farm in 1953 & its never been offered for sale (one of the family members are keeping the homestead). Excellent opportunity to purchase a prime tillable tract in the Silex school district. See you at the sale, David, Dusty & Bill.



AUCTIONEERS:



DAVID THORNHILL
Troy, MO



DUSTY THORNHILL
Troy, MO



BILL UNSELL
Frankford, MO

David Thornhill – 314-393-7241
Bill Unsell – 573-470-0037

Dusty Thornhill – 314-393-4726
Troy Office: 636-366-4206

Celebrating 58 Years In Business