



# THORNHILL AUCTION & REAL ESTATE COMPANY

## SATURDAY JULY 9, 2022 AT 11:00 A.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 stoplight, 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.

### PIKE COUNTY MO LAND AUCTION

Real Estate: 16056 Pike 114 Louisiana, MO 63353; 156 Acres M/L in Section 18 & 19 TWP 55N R 2-W in Pike County

**DIRECTIONS TO FARM:**

From Hannibal, MO go south on Hwy 79 approx. 20 miles to left on Pike Co. Rd. 114, go approx. 1 1/2 mile to farm is on the left 16056.

From Louisiana, MO go north on Hwy 79 past Hwy B approx. 2.3 miles to right on Pike Co. Rd. 114, go 1 1/2 miles to farm is on the left.

Or take Hwy 61 to Frankford Hwy B exit, go east on Hwy B to left on Hwy 79 approx. 2.3 miles to right on Pike Co. Rd. 114, go 1.5 miles farm is on the left.



156 acres m/l; approx. 40 acres tillable w/approx. 30 acres in second bottom Salt River w/balance in hay approx. 120 acres of woods & bluff with small spring fed, small stocked pond & large valley with lake site; 4-wheeler & horse trails, great view. Improvements include a 3 bedroom & 1 bath ranch home, built new by the Stewarts in 1975. Approx. 1248 sq.ft. w/living room, kitchen/dining room & main floor laundry. The home has a full basement w/ second bath. The home has a covered front porch & vinyl siding w/metal roof. Other improvements include a 28'x40' metal shed w/3 horse stalls. Home is on rural water & septic.



**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.

**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. Buyer to sign lead base discloser as home was built prior to 1978.

**OPEN HOUSE: on Thursday June 16, 2022 from 5:00 p.m. – 8:00 p.m. or for private showing call David or Dusty at 636-366-4206. Bring your 4-wheelers or horses.**

**OWNERS:**  
John & Willena June Stewart Trust  
Floyd & Donald Stewart Co-Trustees

**NOTE:** Sale will be held at the Thornhill Auction Barn not on site

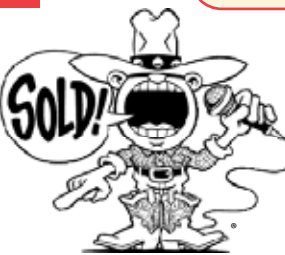
### AUCTIONEERS NOTE:

This is a 4th Generation Farm in a big valley setting. Just east of the Ted Shanks wildlife management area. Farm joins Ted Shanks on the far northeast corner also close to Dupont Public Access (Missouri Conservation Department) boat ramp & camping. Prime hunting & recreational tract with improvements & income. These kind are hard to find.

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. 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  
Bill Unsell – 573-470-0037

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



### AUCTIONEERS:



DAVID THORNHILL  
Troy, MO



DUSTY THORNHILL  
Troy, MO



BILL UNSELL  
Frankford, MO

Celebrating 59 Years In Business