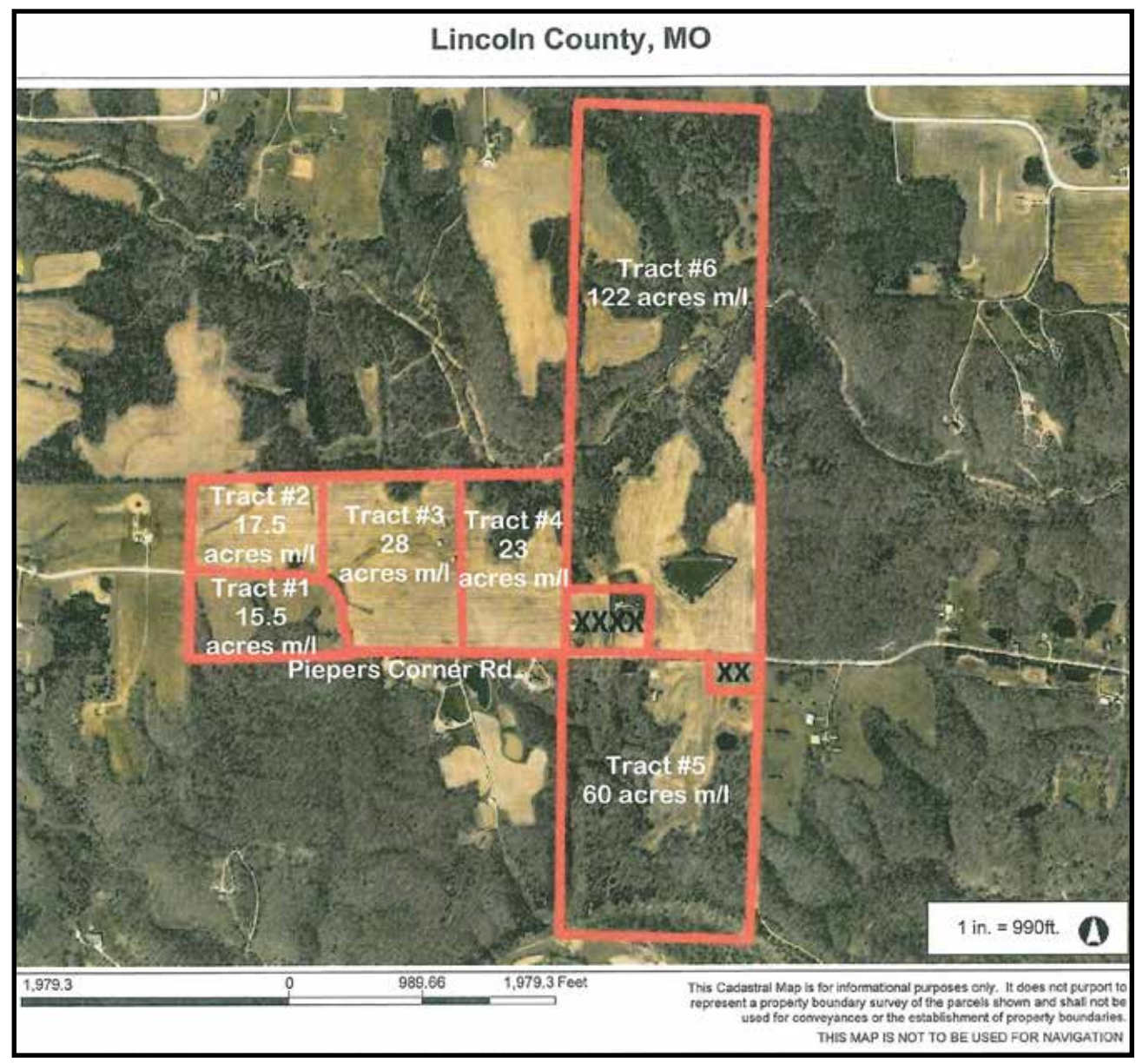


**LABOR DAY, MONDAY SEPTEMBER 5, 2022  
AT 7:00 P.M.**




# THORNHILL AUCTION

& REAL ESTATE COMPANY

We will sell the following Real Estate of the late Christine K. George revocable trust at Public Auction on:

**LABOR DAY, MONDAY SEPTEMBER 5, 2022  
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 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.

**266 acres m/l in Lincoln County  
Selling in 6 tracts**



**OWNER:**  
CHRISTINE K. GEORGE REVOCABLE TRUST  
ROSS GADDIS P.O.A.

AUCTIONEERS NOTE: Beautiful farm, that's been passed down through the family. If you're looking to invest in Lincoln County, here are several tracts that anyone would be proud to own. See you at the sale. David, Dusty & Bill

*Celebrating 59 Years In Business*

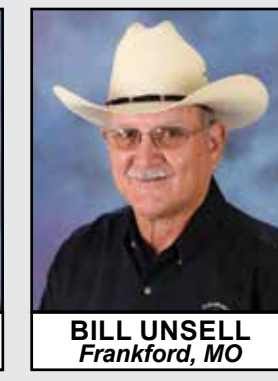
**AUCTIONEERS:**



**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)

**REAL ESTATE TO BE OFFERED AT 7:00 P.M. ON SEPTEMBER 5, 2022**  
**To be held indoors at the Thornhill Auction Barn 421 John Deere Dr. Troy, MO 63379**  
**TO BE OFFERED AS FOLLOWS:**

REAL ESTATE: 359 Piepers Corner Rd. Silex, MO 63377; 266 acres m/l in Section 2, 10 & 11 in TWP 49N R 2W in Lincoln Co. Exact legal to govern subject to survey.

DIRECTIONS TO FARM: Take Hwy 61 to Troy, MO go west on Hwy 47 to Hawk Point, at the 4-way stop turn right onto Hwy D, go 5 miles to (Piepers Corner), to right onto Hwy TT to an immediate right on Piepers Corner Rd. #359, go 1.2 miles to farm on the left.

**Tract #1:**

15.5 acres m/l laying on the south side of Piepers Corner Rd. #359 in Section 10 TWP 49N R 2W exact legal to govern. Prime building tract w/ Co. Rd. on 2 sides, approx. 1/2 pasture-hay, balance in woods and no improvements.

**Tract #2:**

17.5 acres m/l laying on the north side of Piepers Corner Rd. #359 in Section 10 TWP 49N R 2W in Lincoln Co., adjoining Tract #1 to the north approx. 95% tillable w/ 1/4 mile Co. Rd. frontage & small pond, no improvements & prime tract.

**Tract #3:**

28 acres m/l in Section 10 TWP 49N R 2W in Lincoln Co. & joins Tract #2 to the east, approx. 1,300 ft of frontage on Piepers Corner Rd., approx. 95% tillable w/ old homestead (house & barns).

**Tract #4:**

23 acres m/l in Section 10 TWP 49N R 2W & joins Tract #3 to the east, approx. 800ft frontage on Piepers Corner Rd., approx. 60% tillable w/ balance in woods, & no improvements on this tract.



**OPEN HOUSE on the real estate is Thursday August 18, 2022, from 5:00 p.m. – 7:00 p.m. or for private showing contact David or Dusty at 636-366-4206.**

**Tract #5:**

Starts on the right of Piepers Corner Rd. approx. 1.1 mile east of Hwy TT, 60 acres m/l in Section 11 TWP 49N R 2W w/ approx. 850ft of Piepers Corner Rd. frontage, approx. 10 acres tillable w/ balance in timber w/ bluff view overlooking West Fork Cuivre River, 2 ponds & 1 storage shed. Note: Lot of good timber on this Tract & prime deer & turkey country.

**Tract #6:**

122 acres m/l in Section 11 & 2 TWP 49N R 2W & lays north of Tract 5 w/ approx. 700ft of Piepers Corner Rd. frontage. Large recreational Tract w/ nice lake approx. 30% tillable w/ the balance in woods & valleys. Dry Branch Creek runs through tract, loaded with big bucks. Here's a Tract that offers prime home sites, nice lake, hard to find kind.



Note: No deed restrictions on any of the above tracts. Tracts are located in the Troy school district.

Terms 10% down night of sale with the balance of cash at closing on or before 30 days after sale with possession at closing. Subject to tillable ground presently cash rented for 2022 crop & in beans, possession of land in crops after harvest. Tracts to be surveyed, cost of survey to be split 50/50 between buyer and seller, sale price to be adjusted to survey based on price bid per acre.