



THORNHILL AUCTION

& REAL ESTATE COMPANY

WEDNESDAY NIGHT AUGUST 17, 2022
AT 7:00 P.M
DOORS OPEN AT 6:00 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.

ABSOLUTE AUCTION

REAL ESTATE: #5 Hannah Ridge Trail Elsberry, MO 63343

DIRECTIONS TO HOUSE: From Troy, MO go north on Hwy 61 approx. 7 miles to right on Hwy V, go 6 miles to right on Hwy W approx. 4th mile to #5 Hannah Ridge Trail on the right.



Lot 26 Crossroads Estates approx. 3 acres m/l fronting on Hwy W.

Improvements include a 3-bedroom ranch home built in 2006 w/ 2 ½ baths, approx. 1,557 sqft living space with open floor plan, including living room with fireplace, dining room & kitchen and main floor laundry. Full walkout basement (finished) w/ 3 bedrooms (2 have no windows), family room, full bath & 2nd laundry room. The home has an attached 2 car garage & unattached 2 car garage/shop. The home is total electric. **Call for details.**

OPEN HOUSE: on Tuesday August 16, 2022 from 4:00 p.m. – 6:00 p.m. or for private showing call David or Dusty at 636-366-4206.

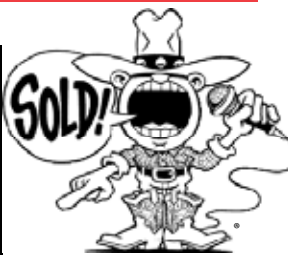
NOTE: Real Estate to be sold at Thornhill Auction Barn, not on site.

OWNERS:
STEVEN WILBERT ROSE & HEATHER ROSE

Terms:
 10% down day of sale with the balance of cash at closing on or before 30 days after the sale with possession at closing.

AUCTIONEERS NOTE:

Super nice property, needs TLC & clean up. Flippers and/or investors take note, nice area. Here's one that will work. See you at the sale, David, Dusty & Bill



AUCTIONEERS:



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

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

Celebrating 59 Years In Business