



THORNHILL AUCTION

& REAL ESTATE COMPANY

SUNDAY OCTOBER 23, 2022

AT 2:00 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.

Note: Sale will be held indoors w/seating.

ABSOLUTE LINCOLN COUNTY LAND AUCTION

Real Estate: West Hwy U Troy, MO; 123 acres m/l in Section 11, Twp 48N, R2W in Lincoln Co., MO. Exact legal to govern.

DIRECTIONS TO FARM: From Troy, MO go south on Hwy J to right on Hwy U & go approx. 5.7 miles to farm on the left. From Hawk Point, MO go south on Hwy 47 to left on Hwy U & go approx. 2.6 miles to farm on the right.



Approx. 123 acres m/l with approx. 75 acres tillable with approx. 37 acres in beans w/balance in hay, the balance of the farm is in woods & draws w/wet weather branch & 2 ponds. Improvements include a set of old farm sheds & deep well.

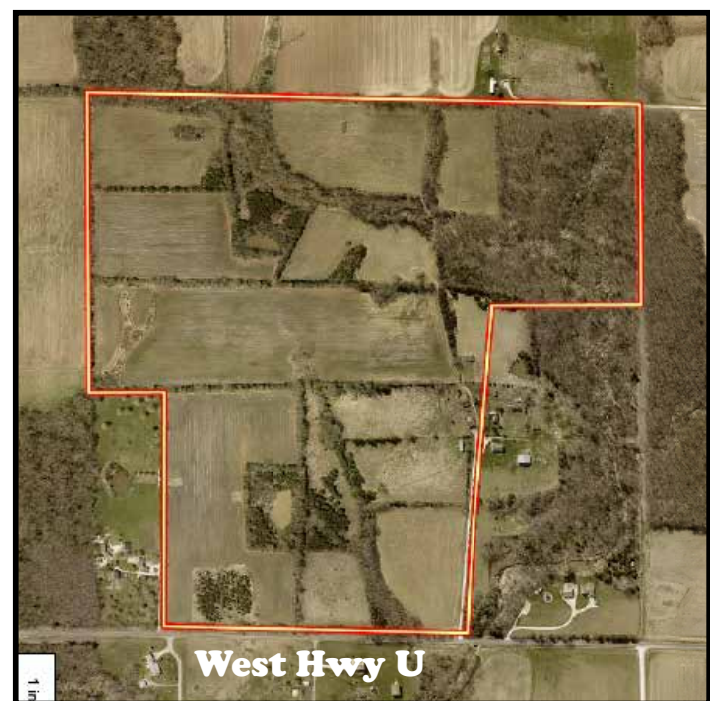
Prime southern Lincoln Co. farm, farms in this area seldomly come up for sale. Prime for development or your own country estate w/plenty of wildlife, such as deer & turkey (noted day of my inspection). No deed restrictions.

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, subject to the 2022 farm lease. Possession of the tillable ground after harvest of the 2022 bean crop, which is not part of the sale.

Tract to be surveyed, cost of survey to be split 50/50 between buyer & seller. Sale price to be adjusted to survey based on price bid per acre.

OPEN HOUSE
Thursday October 6, 2022,
from 5:00 p.m. - 7:00 p.m.
bring 4-wheelers. For
private showing call David
or Dusty at 636-366-4206.

**OWNERS:
HEIRS OF THE
LATE ROBERT & EVELYN WINDMAN**



AUCTIONEERS NOTE:

The Windman Farm has been in their family for the 4th & 5th generation. Robert & his wife Evelyn got married in 1940 & the farm was a wedding present from Roberts parents, where Robert & Evelyn raised their family until Robert passed in 1997 & Evelyn in 2013. Again, this is an ABSOLUTE AUCTION, farm sells to the highest bidder, come bid to buy. See you at the sale. David, Dusty & Bill.

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