

THORNHILL AUCTION & REAL ESTATE COMPANY



SUNDAY DECEMBER 4, 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 approx. 1 mile to Thornhill Auction Barn on right, next door to Thornhill Real Estate Office. Note: Sale will be held indoors w/heat and seating.

ABSOLUTE LINCOLN COUNTY REAL ESTATE AUCTION

Real Estate: Tract #1 1597 Fox Run Rd., Elsberry, MO 63343

DIRECTIONS TO PROPERTY: From Troy, MO Go north on Hwy 61 approx. 5 miles to right on State Hwy V, go 6 miles continue east on Hwy JJ 1.6 miles to right on Fox Run Rd. & go approx. 0.4 mile to 1597 Fox Run Rd. on the right.

Real Estate: 15 Acres m/l in Section 13 TWP 50N R1E in Lincoln County fronting on Fox Run Rd. w/ approx.. 524' frontage & approx. 1300' deep, exact legal to govern.



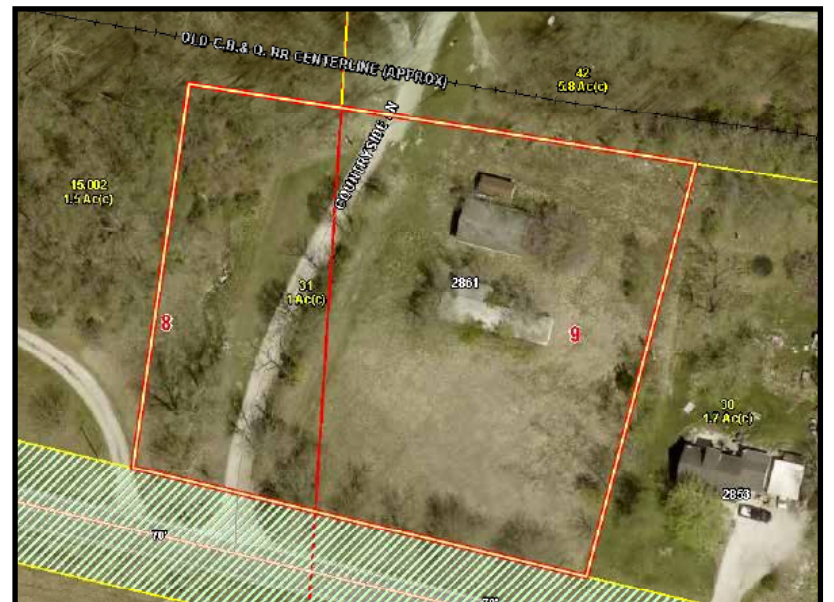
Improvements include in 1972, 1384 sq. ft. 5 room brick ranch home on a full basement w/attached 2 car garage. (Note: Home has been ram sacked & is not livable.) Other improvements include a storage shed & deep well. Located in the Elsberry School District.

Note: Tract is being sold with no value to the improvements. Prime building site on recreational tract approx. 80% wooded.

Real Estate: Tract #2 2861 Hwy C, Old Monroe, MO 63379

DIRECTIONS TO PROPERTY: From Old Monroe at Hwy 79 & Hwy C go west on Hwy C approx. 3.4 miles to 2861 on the right.

Real Estate: 1 Acre m/l fronting on Hwy C in US Survey 3035 Section 8 & 9 TWP48 R2E, exact legal to govern.



Improvements include a 1984 single wide mobile home (no value) and an unattached garage & shop w/deep well. Prime location nice home site or business location

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

Again, we are selling the land & giving you the improvements "AS IS" with no value towards the sale price.

Note: View at your own pleasure, stop by our office for more information or contact David or Dusty at 636-366-4206.

OWNER
CURTIS RAY MORROW DECEASED - WILLIAM W. CHEESEMAN ATTORNEY IN FACT FOR ERNEST L. MORROW – MICHAEL W. MORROW & SYNTHIA WATKINS

AUCTIONEERS NOTE:

Two prime tracts in Lincoln County. Come bid to buy. Again, we are selling the land & giving you the improvements "AS IS" with no value towards the sale price. Note: View at your own pleasure, stop by our office for more info or contact David or Dusty at 636-366-4206. 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. 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