



# THORNHILL AUCTION

## & REAL ESTATE COMPANY

We will sell the following Real & Personal Property of the Late Christine E. Schrader at Public Auction on:

# SUNDAY JANUARY 8, 2023

## AT 2:00 P.M

**SALE SITE: 204 Tecumseh Street; St. Charles, MO 63301**

**DIRECTIONS:** Take I-70 to Hwy 370, go 7.7 miles to exit 7 Hwy 94 & 3rd St., go right on N. 3rd St. & Hwy 94, go 0.4 mile to the 2nd exit on roundabout on to Tecumseh St. to #204 on right. (Thornhill Auction sign in yard.)

### REAL ESTATE SELLS AT 2:00 P.M. ON SITE

Real Estate: Lot 7 in block 2 of Riverside View addition to the city of St. Charles, lot approx.. 40' x 138' AKA – 204 Tecumseh St.



Improvements include a 6 room, 1½-story frame home built in 1935. The main level consists of 4 rooms w/updated kitchen with stainless steel refrigerator & gas cook stove, living room with laminate floors, dining room, bedroom & full bath w/shower-tub combo.

The 2nd level consists of 2 bedrooms. The home has a full basement w/2nd bathroom, balance is unfinished. Updates include vinyl siding & windows, updated gas FA furnace & central air, updated flooring & kitchen cabinets. Home is clean and appears to be move in ready. (Note: Electric & water has been turned off.)

Other improvements include a 3-car unattached carport 20' x 34' with access from alley on north side of tract, with concrete floor. A 10' x 10' portable barn type storage shed with wood floor.

Other features include a covered front & back porch, fenced in backyard.

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.

#### VEHICLES



2005 GMC Z-71 off road extended cab pickup, SLT 4-wheel drive, automatic, has been stored under carport, truck has been sitting



2000 Pontiac Grand Prix GTX, stored under carport, car has been sitting

**OPEN HOUSE**  
is on Thursday December 22nd 2022,  
from 1:00-3:00 P.M. For more information,  
call David or Dusty at 636-366-4206.  
Again, bring a flashlight as electric is off.

**OWNER:**  
CHRISTINE E. SCHRADER ESTATE  
JACQUELYN MILLER PUBLIC ADMINISTRATOR  
OF ST. CHARLES COUNTY APPOINTED  
PERSONAL REPRESENTATIVE

#### AUCTIONEERS NOTE:

Looking for an investment, rental home or nice starter home; here's one that should work. Again, home shows lots of updates, is clean w/great location. Just off Hwy. 370 & 94, at the north end of 2nd St. in Historic downtown St. Charles area. 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 60 Years In Business