



THORNHILL AUCTION

& REAL ESTATE COMPANY

MONDAY JANUARY 16, 2023

AT 6:00 P.M

SALE SITE: Middletown Community Center; Middletown, MO 63359

DIRECTIONS: From Middletown take Hwy 161 north to left on Straube St. to corner of Straube & Main St., Community Center on the left.

ABSOLUTE MONTGOMERY COUNTY REAL ESTATE AUCTION

Real Estate: 715 N. Caldwell St., Middletown, MO 63359 - 77 Acres M/L in Section 1, TWP 50 R5 Montgomery Co., MO Exact Legal to Govern.

DIRECTIONS TO TRACTS 1, 2 & 4: Take Hwy 161 to Middletown at the circle in the center of town go north on Hwy AC to left on Flagstaff St. to the corner of N. Caldwell & Flagstaff (across street from water tower). Farm lays on the left.

DIRECTIONS TO TRACT #3: From the circle in downtown Middletown take Hwy BB approx. 1/4 mile to tract #3 on the right (Across from Fairmont Cemetery).

Tract #1



Improvements & approx. 8.5 acres m/l (Note: A part of this tract falls within the city limits of Middletown). 2005 – 30' x 50' 3 bedrooms, 2 bath ranch style manufactured home on concrete foundation w/crawl space. Large living room, formal dining room, main floor laundry, kitchen with refrigerator, gas cook stove, dishwasher & microwave. Vinyl siding w/large deck, one owner home, super clean, move in ready. The home is on city water & sewer with natural gas. Other improvements include a 36' x 36' machine shed open to the south, an older shed and a deep well. Approx. 1100 bu grain bin with concrete floor. 8.5 acres lays nice all-in pasture, fenced with small pond set up with automatic waters. Large garden area, big yard, great place to raise a family, bring your pets. No restrictions. Hard to find kind.

Tracts are in the Wellsville Middletown School District.

OWNERS:

**LATE HAROLD T. (TOM) & BARBARA (BARB) ECKLER
HOWARD, HAROLD & HEATH ECKLER
CARYLLE ANN FOLTA, CINDY KEMP, DONNA BUTTS
& DIANA HEINECKE**

Tract #2



57 acres m/l, approx. 70% tillable & presently in pasture & hay lays nice with access & frontage on Flagstaff Rd. with the balance in woods & draws with 4-wheeler trails & plenty of deer signs. Access to rural water, tract is fenced & crossed fenced, nice investment or add on tract, remove some fences & have a nice tillable tract. There are no improvements on this tract.

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

Tracts 1, 2 & 3 to be surveyed, cost of survey to be split 50/50 between buyer & seller, sale price to be adjusted to survey on tracts 2 & 3 based on price bid per acre.

Tract #3



11 acres all wooded, fronts on State Hwy BB, with access to rural water. There are no improvements on this tract.

Tract #4



Lot 3 & 4 in block 2 of Trower addition to the city of Middletown lays across the street from Tract #1. Fronts on N. Caldwell Street w/access to city water, sewer, and natural gas. There are no improvements on this tract.

OPEN HOUSE

Friday December 30th from 3:00 – 5:00 P.M. or for private showing call David or Dusty at 636-366-4206.

AUCTIONEERS NOTE:

Real nice family farm, Tom & Barb were married 65 years. Tom worked at the Brick Plant. They raised sheep and enjoyed their horses. Very nice clean farm setup for livestock & hay. Again, this is an Absolute Auction come bid to buy. Again, sale will be held indoors with seating & heat at the Middletown Community Center and not on site. 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

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