

**MONDAY APRIL 3, 2023**

**AT 7:00 P.M.**



**80 Acres m/  
Selling in 2 Tracts**

**OWNERS:  
THE CHILDREN OF THE LATE  
RAYMOND W. & BERNICE (PETE) RANEY**

**AUCTIONEERS:**



**DAVID THORNHILL**  
Troy, MO



**DUSTY THORNHILL**  
Troy, MO



**BILL UNSELL**  
Frankford, MO



On any item purchased through our auctions, we are not experts on description or authenticity of item, buyers, it is your decision to purchase item as it appears day of auction.

**Troy Office: 636-366-4206.**  
**For Full Listing, visit**  
**www.thornhillauction.com**



Lunch will be served. 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, call for details. 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 Dusty Thornhill - 314-393-4726 Bill Unsell - 573-470-0037  
Troy Office: 636-366-4206 For full listing & terms of this auction - www.thornhillauction.com



**THORNHILL**  
**AUCTION**  
& REAL ESTATE  
COMPANY

**MONDAY APRIL 3, 2023**  
**AT 7:00 P.M.**

**SALE SITE:** Pike County Fairgrounds, 15884 Hwy 54, Bowling Green, MO 63334  
**DIRECTIONS:** From Bowling Green, take Hwy 61 north 2 miles to Hwy 54 exit, go east on Hwy 54 1.2 miles to left into the Pike County Fairgrounds, sale will be inside with seating.

**ABSOLUTE PIKE COUNTY LAND AUCTION**



**OWNERS:  
THE CHILDREN OF THE LATE  
RAYMOND W. & BERNICE (PETE) RANEY**

**AUCTIONEERS NOTE:** The Raney's have owned the farm since 1948. Bernice (Pete) was 100 years old when she passed away. She was a lifelong member of Grassy Creek Baptist Church. One of her many joys were her Sunday family dinners. This farm offers something for everyone. Again, this is an ABSOLUTE AUCTION, the farm will sell to the highest bidder, so come prepared to bid to buy. See you at the sale. Dusty, David & Bill.

*Celebrating 60 Years In Business*

# ABSOLUTE PIKE COUNTY LAND AUCTION

Real Estate: 14052 Hwy YY, Frankford, MO 63441; 80 acres m/l in Section 2, Twp 54, R 3W in Pike County, MO. Exact legal to govern.

**DIRECTIONS TO FARM:** At Hwy 61 & Frankford exit go right on Hwy C to right on Hwy B, go approx. 5 miles to right on CR 122, go 2 miles to right on Hwy YY, go 4/10 mile to farm on both sides.



80 acres m/l with 55 acres m/l in pasture with the balance in timber. The Raney family settled here in 1948. The white farmhouse sits on top of the hill overlooking the entire property. Like most old homesteads; they farmed, raised livestock and their family. The farm is set up for livestock with good boundary fencing. 60 acres m/l lays on the north side of Hwy YY and 20 acres m/l lays to the south.

Farm to be sold as follows & by the choice method.

**TRACT #1** – 60 acres m/l to be adjusted to survey laying on the north side of Hwy YY to include home & farmstead.

**TRACT #2** – 20 acres m/l to be adjusted to survey laying on the south side of Hwy YY. There are no improvements on this tract.

Improvements include a 2 bed, 1 bath farmhouse w/kitchen, living room, and mud room. Home has partial basement, propane gas furnace with central air, and connected to rural water. Other improvements include 2 car detached garage, older barn and shed. The historic Sugar Creek School house still stands in the valley. There are 2 ponds located on the north side and a wet weather branch that runs through the property.

The farm is cattle ready, and you can make this a full time residence or weekend getaway. Public water runs down Hwy YY on the north side with 2 meters on each end of the north tract. 360° views with abundant wildlife. This farm has never been offered for sale. This is an Absolute Auction; the farm will have a new owner.

**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.

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. Farm to be surveyed, cost of survey to be split 50/50 between buyer and seller. Final sale price to be adjusted to survey based on price bid per acre.

**OPEN HOUSE Thursday March 16, 2023  
from 5:00 p.m. – 7:00 p.m.  
Bring your 4-wheelers.**