



THORNHILL AUCTION

& REAL ESTATE COMPANY

MONDAY NIGHT APRIL 17, 2023 AT 7:00 P.M

SALE SITE: Pike County Fairgrounds, 15884 Hwy 54, Bowling Green, MO 63334

DIRECTIONS: From Bowling Green, MO take Hwy 61 North approx. 2 miles to Hwy 54 exit, go east on Hwy 54 1.2 miles to left to the Pike County Fairgrounds.

NOTE: Sale will be held indoors w/heat & seating.

ABSOLUTE PIKE COUNTY REAL ESTATE AUCTION

REAL ESTATE (FIXER UPPER'S)

NOTE: All homes were used as rentals, they are all vacant and need remodel. They are located in good areas in town. All have access to city utilities. Howard was in the process of remodeling the homes when he passed. Several will sell with building material on site included.



TRACT 1

320 W. Champ Clark Dr., corner of Champ Clark Dr. & Broadway. Large yellow frame home w/ shingle roof, 24' x 30' metal garage storage shed, unattached 1-car garage (to remodel)



TRACT 2

210 South Court St., White frame home w/metal roof, backs to alley (to remodel)



TRACT 3

1105 West Locust St., corner of W. Locust & 11th St., White vinyl home w/metal roof (to remodel)



TRACT 4

1019 West Locust St., corner of W. Locust St. & 11th St., White vinyl w/shingle roof (to remodel)



TRACT 5

1202 West Locust St., corner lot W. Locust St & 12th St., (to remodel or great home site)

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.

NOTE: Most of the homes are unlocked, view at your leisure.

Call David 636-366-4206/314-393-7241, or Bill 573-470-0037 for more information.

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.

**OWNER:
SHIRLEY HENDRICKS
LATE HOWARD HENDRICKS, JR.**

AUCTIONEERS NOTE:

Handymen get ready. Here is an opportunity to be a flipper or get in the rental business. Bowling Green has a great school system, is the location of the Pike County Court House, and has a lot of new growth; Banks, Wal-Mart, Restaurants, Livestock Market and numerous family run businesses. Truly a growing community, great place to invest or raise a family. Come bid to buy. All homes sell to the highest bidder.

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 60 Years In Business