

MONDAY NIGHT MAY 22, 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/seating.

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

Possession of tillable ground subject to 2023 farm lease.

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.

OPEN HOUSE:

On the Real Estate is Thursday, May 11th, from 5:00 P.M.-7:00 P.M., we will have agents at Tracts #4, 5 & 6.

The rest of the homes will be unlocked to view.

For more information on these properties;

call David at 636-366-4206 or 314-393-7241, or Bill at 573-470-0037

OWNER:

SHIRLEY HENDRICKS

LATE HOWARD HENDRICKS, JR.

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



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PIKE COUNTY REAL ESTATE AUCTION



OWNER:

SHIRLEY HENDRICKS

LATE HOWARD HENDRICKS, JR.

AUCTIONEERS NOTE: Here's an opportunity to own several nice properties in & around Bowling Green. Most of these homes could be ready to move into by just doing the final finish. Homes in Bowling Green are in great demand, whether you're looking for your next home, rentals or homes to flip. Don't miss out on this opportunity. See you at the sale. David, Dusty & Bill

Celebrating 60 Years In Business

PIKE COUNTY REAL ESTATE AUCTION

TRACT 1:



320 North 12th St., City of Bowling Green

60' x 120' corner lot
Parcel #14-06-23-004-007-001.000
Improvements include a 1970 ranch style 4 room home on a concrete crawl space, with city water, sewer & natural gas. The home features 2 bedrooms, living room, kitchen & bath, some hardwood floors & vinyl siding. Just need to finish bathroom, clean up & this home is ready to move in.

TRACT 2:



#6 Champ Clark Dr., City of Bowling Green

60' x 120' lot on the corner of W. Champ Clark & S. Cuivre St.
Parcel #14-07-25-002-026-004-000.
784 sq. ft. 5 room frame home w/metal siding, 2 bedrooms, living room, kitchen & bath. City water, sewer, & gas. Home was rented for \$400.00 a month, needs remodeled.

TRACT 3:



#17 South Broadway St., City of Bowling Green

70' x 120' lot, Parcel #14-07-25-002-022-005.000. 6 room frame home approx. 1416 sq. ft. built in 1910. The roof looks new, has a new gas FA furnace. (Howard was in the process of remodeling, most of the work has been done.) Other improvements include a 28' x 30' unattached 2 car garage & shop, great location, good curb appeal.

For more information on these properties call David at 636-366-4206 or 314-393-7241, or Bill at 573-470-0037

TRACT 4:



20 South Broadway St., City of Bowling Green

Corner of W. Champ Clark Dr. & S. Broadway. 1½ story Victorian style home with new metal roof & vinyl siding. The home has 4 bedrooms, & 1 bath; 6 rooms on main level & 2 upstairs. Again, Howard was in the finishing stages of remodeling this home, put your finishing touches on the interior & have a home anyone would be proud to own.

TRACT 5:



11987 Hwy 54 Bowling Green

6 acres m/l in Section 28, Twp 53, R3W Pike Co., & fronting on Hwy 54 w/422' of frontage and approx. 620 ft. deep. Improvements include a 7 room ranch home w/3 bedrooms, 2 baths, formal living room, dining room, kitchen & utility room. Home has an attached oversized 2-car garage, on rural water w/LP gas furnace. (The Hendricks built this home new). Other improvements include a 36' x 70' machine shed & small stocked pond.

Note: The tillable portion is leased for 2023 row crop on a 1/3, 2/3 share.

Prime location just 1 mile west of Bowling Green city limits.

Home needs some TLC but tracts this size on the Hwy and not in a restricted subdivision are hard to find.

TRACT 6:



Booth property located 1.2 miles south of Bus. 61 & Hwy Y fronting on Hwy Y (Not in city limits). Lots 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229 & 230 (58 lots total). Fronting on Hwy Y & Pike #471 & Pike #473 know as the original town of Booth.

Lays nice, a large portion of this tract is in hay w/2023 hay crop excluded, 2 old mobile homes, remains of 2 old homesteads & wells. Prime tract to develop or annex into the city of Bowling Green. Rural water on Hwy Y. Call for copy of plat.