



# THORNHILL AUCTION

& REAL ESTATE COMPANY

## MONDAY NIGHT JUNE 26, 2023 AT 7:00 P.M

**SALE SITE:** Thornhill Auction Barn; 421 John Deere Drive; Troy, MO 63379

**DIRECTIONS:** From Troy, MO go south on Hwy 61 to Moscow Mills Hwy C Exit. Go east on Hwy C to first stoplight, turn left on John Deere Drive (by Bank of Old Monroe) and go approximately 1 mile to sale on right, next door to Thornhill Real Estate Office.

**Note:** Sale will be held indoors w/air & seating.

## ABSOLUTE LINCOLN COUNTY LAND AUCTION

Real Estate: 471 South Ridge Rd., Troy, MO 63379; 7 acres m/l in Section 27, Twp 49N, R1E in Lincoln County, MO. Exact legal to govern.

**DIRECTIONS TO PROPERTY:** From Troy at Hwy 47 & Hwy 61, go east on Hwy 47 approx. 4 miles to right on South Ridge Rd. and go 0.6th mile to tract on right.



Tract fronts on South Ridge Rd. w/approx. 550+ ft. of frontage, mostly wooded, lays nice with rural water & electric. Improvements include an old homestead & 3 abandoned mobile homes of no value.

### NO RESTRICTIONS

Troy School District, tracts this size in this area seldom come up for sale.

**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:** Sale will be held at Thornhill Auction Barn and NOT on site.

**OWNER:**  
ESTATE OF LEWIS R. STONE  
RANDALL W. STONE, PERSONAL REPRESENTATIVE

### AUCTIONEERS NOTE:

Here's one that needs some clean up but has the potential to be a super nice tract. Do the work and reap the benefits. See you at the sale. David, Dusty & Bill.



### AUCTIONEERS:



DAVID THORNHILL  
Troy, MO



DUSTY THORNHILL  
Troy, MO



BILL UNSELL  
Frankford, MO

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

Celebrating 60 Years In Business