

SATURDAY AUGUST 5, 2023

AT 10:00 A.M.

NORTHERN LINCOLN & SOUTHERN PIKE COUNTY MO FARMS

Known as "THE KIRBY WILSON FARM"

TOTAL OF 637.70 SURVEYED ACRES

Farms to be sold by the choice method.

Possession of cropland & pasture, bins & outbuildings subject to 2023 farm lease.

NOTE: Crops are not a part of the sale.

Tracts to be surveyed, cost of survey to be split 50/50 between buyer & seller. If farms sell in one tract seller will furnish current survey at seller's cost.

Terms: 10% down day of sale with the balance of cash at closing on or before 45 days after the sale. Again, possession subject to 2023 farm lease.

NOTE: Sale will be held at the Thornhill Auction Barn and NOT on site!

OPEN HOUSE on the Real Estate is Monday, July 17, 2023 from 5:00 P.M – 7:00 P.M.

For a private showing call David or Dusty at 636-366-4206

as the gates on the Lincoln Co. farm are locked.

Note: Bring 4 wheelers for Lincoln County Farm

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



NORTHERN LINCOLN & SOUTHERN PIKE COUNTY MO FARMS

SATURDAY AUGUST 5, 2023

AT 10:00 A.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.

Sale will be held indoors with seating & air

**TOTAL OF 637.70
SURVEYED ACRES M/L**



OWNERS:

Known as "THE KIRBY WILSON FARM"

HEIRS: DOTTIE WILSON HUNGATE & MARJORIE WILSON RUSSELL

AUCTIONEERS NOTE: Kirby Wilson was born on the Lincoln County farm. Frank Wilson, his dad, owned the farm prior to Kirby being born, so this farm dates back over 120 years in the Wilson family. Kirby bought the 1st piece of the Pike County farm around 1919 & pieced it together over a period of time. Neither farm has been offered for sale until now. These types of farms seldom come up for sale in our lifetime. See you at the sale. David, Dusty & Bill.

Celebrating 60 Years In Business

REAL ESTATE: 637.70 ACRES M/L IN NORTHERN LINCOLN & SOUTHERN PIKE COUNTIES

LINCOLN COUNTY, MO FARM

FARM #1 – 294.3 acres in Section 4 & 5, Twp 51N R 2W Lincoln County, exact legal to govern.

DIRECTIONS TO FARM: From Troy, MO go north on Hwy 61 approx. 25 miles to left on Hwy HH or from Bowling Green go south on Hwy 61 5 miles to right on Hwy HH & go 6 miles to right on Teague Rd. & go ½ mile, farm starts on the left.

To be offered in 2 tracts:



TRACT #1



78 acres m/l in Section 4 & 5 w/frontage on Teague Rd. being the east side of the farm presently in pasture, scattered trees, spring fed branch, deep well & fenced on 3 sides. Presently cattle running on this tract. Dead end county road, beautiful hilltop views overlooking Sulphur Creek Bottoms. Big Buck Country

TRACT #2



216 acres m/l in Section 5 joins tract #1 on the west. Access on Teague Rd., combination livestock, grain & recreation farm. Approx. 55 acres in crop (beans). Sulphur Creek runs through farm, lot mature walnut trees along creek. Prime deer & turkey habitat. (No Improvements) Super nice tract.

PIKE COUNTY, MO FARM

FARM #2 – 343.4 acres m/l in US Survey 1685, Twp 52N R 2 West Pike County

DIRECTIONS TO FARM: From Troy, Mo go north on Hwy 61 approx. 22 miles to left on Pike Co. Rd 305 & go ½ mile, farm starts on the left. From Bowling Green go south on Hwy 61 approx. 8 miles to right on Pike 305 go ½ mile, farm starts on left.

To be offered in 5 tracts:

TRACT #1



76 acres m/l to be adjusted to survey. Fronts on Pike 305 with access to rural water, approx. 90% tillable, nice tract.

TRACT #2



60 acres m/l to be adjusted to survey w/frontage on both Pike 305 & 301. Rural water available, approx. 26 acres in corn w/balance in pasture & feed lots. Improvements include a deep well, 2 hip roof barns, 22' x 56' & 22' x 70' sheds, silos & 5 grain bins; 4-4500 bu & 1- 3700 bu.

TRACT #3



56 acres m/l to be adjusted to survey, fronts on Pike 301 approx. 44 acres in corn, no improvements.

TRACT #4



80 acres m/l to be adjusted to survey, approx. 14 acres in corn, balance in pasture with some woods. Big valley setting, fenced for livestock, pond w/drink. Fronts Pike 301. Super nice tract.

TRACT #5



70 acres m/l to be adjusted to survey, fronts Pike 301 approx. 42 acres in corn, fenced for livestock. Improvements include a deep well, 32' x 70' shed, silo, 26' x 60' cattle shed, 22' x 84' covered Smidley shed & 22' x 60' cattle shed. Nice combination tract.

