

**MONDAY NIGHT AUGUST 14, 2023**

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

**ABSOLUTE PIKE COUNTY MO REAL ESTATE AUCTION**



**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**



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. 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**  
**60th**  
YEAR IN BUSINESS  
**AUCTION**  
& REAL ESTATE  
COMPANY

**ABSOLUTE PIKE COUNTY MO REAL ESTATE AUCTION**  
**MONDAY NIGHT AUGUST 14, 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/air & seating.



**ABSOLUTE REAL ESTATE AUCTION**

**OWNERS:**  
**LATE NORMAN & DOROTHY ATKINSON**  
**RALPH THOMAS ATKINSON**  
**& "THE CAVERLY FARM HOMESTEAD"**

**AUCTIONEERS NOTE:** Norman & Dorothy moved here in 1963. Norman was a teacher & Dorothy worked at the bank, the home has been in their family for 60 years. This is a huge lot. The home is very workable with some TLC. Here is one you can afford with a great location in town. The Caverly family settled here around 1880. They built the home on the hill overlooking 1000s of acres of farm ground. If you are tired of neighbors & looking for privacy, here it is. There is more tractor traffic than cars. This is a beautiful 3 acre tract with plenty of room for your pets. The home offers that historic country charm, this kind doesn't come along every day, be sure & check this out before the sale. See you at the sale. David, Dusty & Bill

*Celebrating 60 Years In Business*

# ABSOLUTE PIKE COUNTY MO REAL ESTATE AUCTION

**TRACT 1:** 616 South Court Street; Bowling Green, MO 63334

All of Lot 5 & the south 10' of Lot 7 in the J.D. Beauchamps sub in the City of Bowling Green. Zoned residential, lots approx. 125'x305'. Exact legal to govern.

**DIRECTIONS TO PROPERTY:** From the roundabout at Business 61 & 161 in Bowling Green, go east on South Court Street to #616 on the left.



Improvements include a 6 room frame home with 3 bedrooms, 1.5 baths, kitchen, dining room, living room & utility room with washer & dryer hook up and a covered front porch. The home has a FA gas furnace with window air units, is on city water & sewer with natural gas.

Other improvements include a 24'x28' garage & shop with add on carport.

## OWNERS:

LATE NORMAN & DOROTHY ATKINSON  
RALPH THOMAS ATKINSON

**Terms for Tracts 1 & 2:** 10% down night of sale with the balance of cash at closing on or before 30 days after the sale with possession at closing.

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 for Tracts 1 & 2**  
is on Monday, July 31, 2023 from 5:00 P.M. – 7:00 P.M.  
or call Bill for a private showing at 573-470-0037.

**TRACT 2:** 4615 Pike 110; Frankford, MO 63441 3 acres m/l in Section 22 TWP 55N R 3W Pike County MO fronting on Pike 110. Exact legal to govern.

**DIRECTIONS TO TRACT 2:** Take Hwy 61 to Frankford, MO exit, go east on Hwy B 2 miles to left on Pike County Road 107, go 3.7 miles to T in road, go left on Pike County Road 110 & go approx. 0.4 mile to homestead on top of hill on right.

From Louisiana, MO go north on Hwy 79 approx. 12 miles (past Hwy B) to left on Pike County Road 108 & go approx. 3.4 miles to left on Pike County Road 110 & go approx. 1 mile to 1st and only home on left.

## COME TO THE COUNTRY, ONE OF PIKE COUNTY'S FINEST



Improvements include a 1 ½ story 7 room farm house with 5 rooms on the main level including 2 bedrooms, living room, dining room, kitchen, and full bath with utility & laundry room. The upper level consists of 2 large bedrooms. The home has vinyl siding and is on rural water. Updates include new roof in 2015, new Carrier electric furnace & central air approx. 1 year old, new septic with lagoon.

Other improvements include a 30'x45' Morton building combination 3 bay shop & garage with concrete floor in shop, 30'x56' historic barn with stone foundation and wash or smoke house.

## OWNER:

"THE CAVERLY FARM HOMESTEAD"