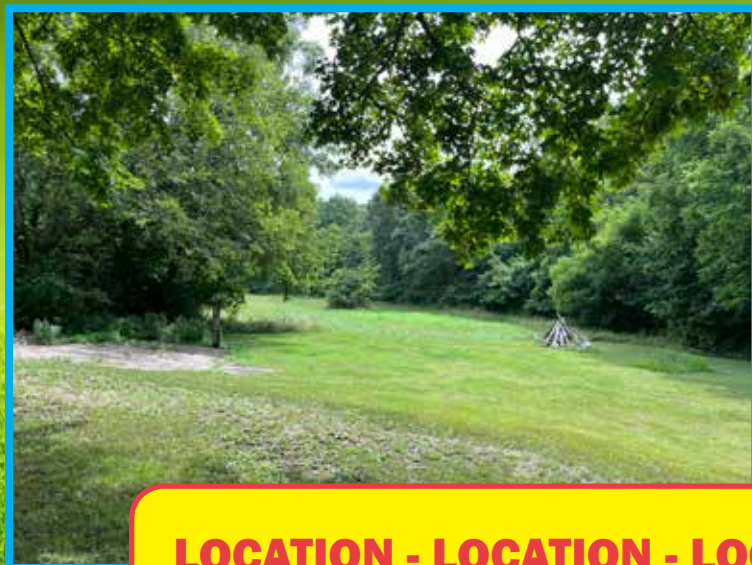


MONDAY NIGHT AUGUST 28, 2023

AT 7:00 P.M.



LOCATION - LOCATION - LOCATION

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

THORNHILL AUCTION & REAL ESTATE COMPANY



Due to our health, we will sell our home at Public Auction on:

**MONDAY NIGHT AUGUST 28, 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.

Sale will be held indoors with air & seating.

ABSOLUTE REAL ESTATE AUCTION



**OWNERS:
ALVIN & CHARMAINE POST SR
ALVIN POST JR P.O.A**

AUCTIONEERS NOTE: Most people know the most important fact on real estate is location, location, location. Here is a prime 10 acre tract in St. Charles county that's not in a subdivision, has no covenants and fronts the blacktop. This kind of real estate is almost impossible to find, build that dream home, bring your pets or 4H project, deer in the backyard, and a great place to raise your family. Be sure to check this one out, come bid to buy. Again, this is an absolute auction. The Post family have lived here over 50 years and this is the 1st time it has been offered for sale. See you at the sale. David, Dusty & Bill

Celebrating 60 Years In Business

REAL ESTATE

594 Duenke Road, Foristell MO - 10 acres m/l in section 17, TWP 47N R 1E in St. Charles County with 647.46 ft of frontage on Duenke Road.

PROPERTY ADDRESS: 594 Duenke Road, Foristell MO 63348

DIRECTIONS TO PROPERTY: Take North Point Prairie Road to west on Scotti Road go 1 mile to the corner of Scotti Road and Duenke Road, tract starts on the left or from West Meyer Road go north on Duenke Road 1.2 miles to tract on the right. Thornhill Auction signs on site.

ABSOLUTE ST. CHARLES COUNTY REAL ESTATE AUCTION

LOCATION, LOCATION, LOCATION



Improvements include a 5 room block and frame split foyer style home with 3 bedrooms, 1 bath, living room and kitchen and washer and dryer hookup. The home has a LP gas heating stove with window air unit. The home was built in 1950, has a deep well with septic, is on Cuivre River Electric and in the Wentzville School District.

Other improvements include an attached 1 car carport, tool shed, machine shed and farrowing house. Tract lays nice with a combination of pasture and mature timber and approx. 1/2 mile from Wentzville city water and sewer.

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

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.



**Open House
is on Tuesday night
August 15th, 2023
from 5:00 P.M.-7:00 P.M.
or for a private showing
call David or Dusty at
636-366-4206.**



**Note: Real Estate
will be sold from the
Thornhill Auction Barn,
421 John Deere Dr., Troy
MO 63379 and not
from the site.**