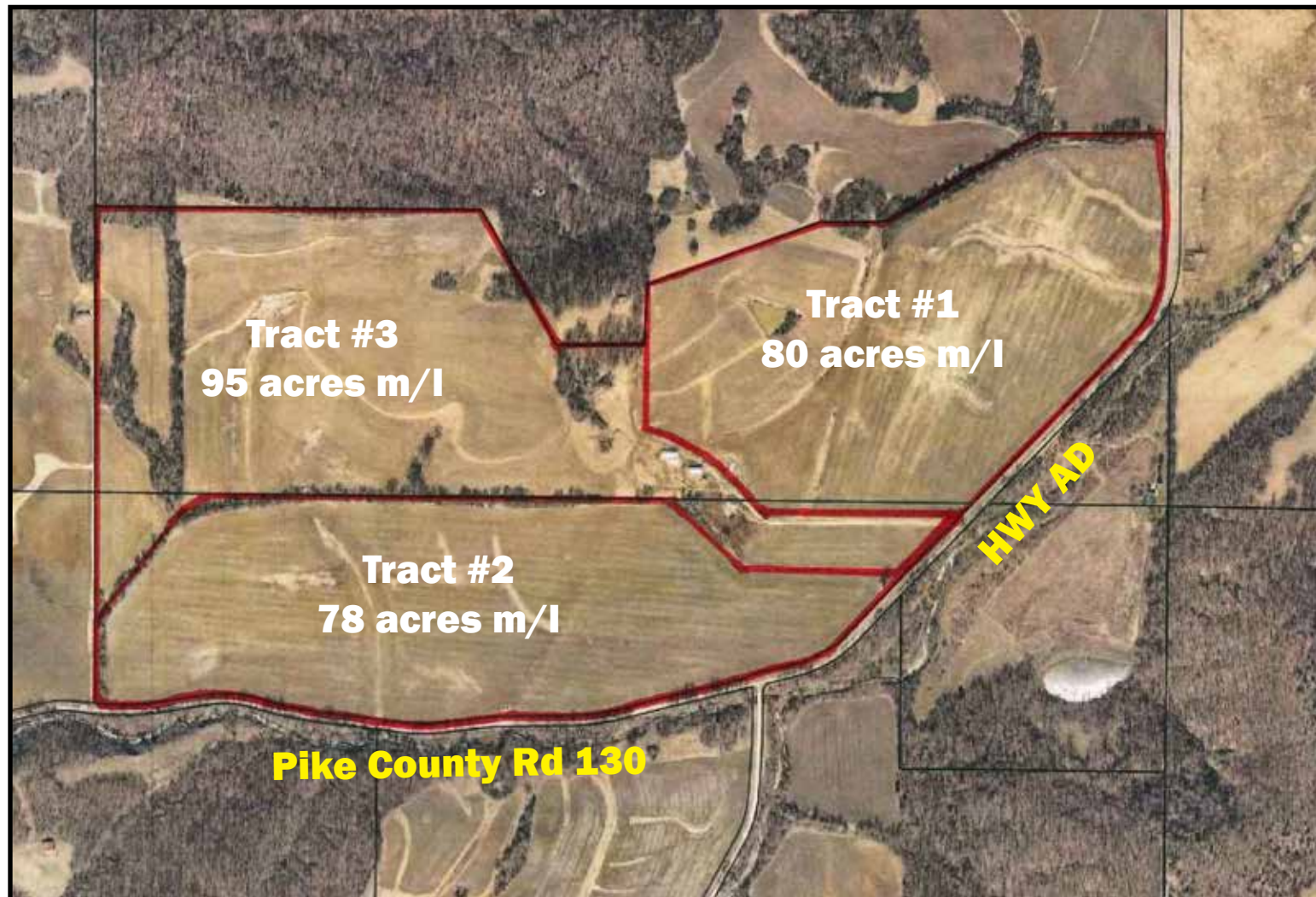


MONDAY NIGHT, SEPTEMBER 11, 2023

AT 7:00 P.M.

ABSOLUTE PIKE COUNTY LAND AUCTION



THORNHILL AUCTION
 & REAL ESTATE COMPANY

ABSOLUTE PIKE COUNTY LAND AUCTION
MONDAY NIGHT, SEPTEMBER 11, 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 seating.

253 acres m/l

PIKE COUNTY, MO

ABSOLUTE LAND AUCTION

OWNER:
DEREK R. DETERS REVOCABLE TRUST

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

AUCTIONEERS NOTE: We want to Thank the Deters Family for choosing Thornhill Real Estate & Auction Company to sell their century owned Family Farm at public auction. I think you'll agree when you view the farm that it shows pride of ownership. Anyone would be proud to own any or all 3 tracts. Again, this is an Absolute Auction, the farm will sell to the highest bidder. Come bid to buy. See you at the sale. David, Dusty & Bill.

Celebrating 60 Years In Business

**Absolute Pike County Land Auction
Prime Tillable Tracts**

PROPERTY ADDRESS: 9158 Hwy AD, Louisiana, MO 63353

DIRECTIONS TO PROPERTY: From Louisiana, MO go north on Hwy 79 approx. 6 miles to left on Hwy YY to immediate left on Hwy AD (Grassy Creek Baptist Church) & go approx. 1.1 miles, farm and Tract #1 start on the right.

REAL ESTATE: 253 acres m/l in Section 18 & 19, TWP 54N R 2W Pike County, MO with 220 acres tillable being cash rented (presently in corn). Improvements include a 60'x39' Quonset machine shed, a 47'x76' machine shed w/18'x36' living quarters w/ bathroom, small grain bin & rural water. Farm fronts on state Hwy AD & Pike Co. Rd. #130 with a total of approx. 1.3 miles of road frontage.

(To be offered in 3 tracts by the choice method)



Tract #1 – 80 acres m/l fronts on Pike State Hwy AD, approx. 72 acres tillable w/rural water available. Super nice tillable tract & nice homesite w/beautiful view.

Terms: 10% down day of sale with the balance of cash at closing on or before 45 days after the sale with possession at closing subject to 2023 crop lease, all hunting rights available at closing.

Tract #2 – 78 acres m/l fronts on Pike AD & Pike Co. Rd. 130, approx. 76 acres tillable all in one field, rural water available. Prime tillable tract.

Tracts to be surveyed, cost of survey to be split 50/50 between buyer & seller w/sale price to be adjusted to survey based on price bid per acre.

Tract #3 – 95 acres m/l fronts & access off Hwy AD, approx. 72 acres tillable w/balance in wooded draws & water ways. Improvements include the 60'x39' Quonset machine shed, the 47'x76' machine shed w/living quarters, grain bin & rural water. Super nice combination income & recreational tract (Boone & Crocket Big Buck Country). Great weekend getaway tract with nice lake site & income.

**Open House on the Farm is
Monday August 21, 2023 from 5:00-7:00 P.M.
or for a private showing call David or Dusty
at 636-366-4206 for appointment.**