

THORNHILL AUCTION & REAL ESTATE COMPANY

60th
YEAR IN BUSINESS

SUNDAY SEPTEMBER 24, 2023 AT 2:00 P.M.

SALE SITE: 15744 Hwy NN, Bowling Green, MO 63334

DIRECTIONS: From Bowling Green go south on Hwy 61 to left on Hwy NN & go approx. 5 miles to #15744 on left. Thornhill auction sign in yard.

ABSOLUTE PIKE COUNTY REAL ESTATE AUCTION

Real Estate legal: 2.58 acres m/l in Section 23 TWP 53N R 2W Pike Co., MO being approx. 259'x355' fronting on state Hwy NN. Exact legal to govern.



Approx. 2952 sq. ft., 3 bedroom, 2 full bath, 1 1/2 story frame home. Main level has living room with fireplace, kitchen, dining room, bedroom, office or bonus room & full bath, the 2nd story has 2 bedrooms w/full bath. The home has partial block walkout basement (Approx. 768 sq. ft.). The home has 2 FA gas furnaces, 1 approx. 2 yrs. old & 1 with heat pump with 2 central air units, 2 gas hot water heaters & vinyl siding with 2 decks. The property has rural water, on septic & propane gas (seller owns tank – stays with sale).

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.



Other improvements include a 24'x40' 3 car garage & shop (2 overhead doors). The shop is insulated & has 220 electric. A 30'x38' shop & shed & a 10'x16' portable storage shed.

(NOTE: Property is in the Bowling Green School District and not in a subdivision – no covenants.)

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.

TO BE SOLD ON SITE

Open House on Thursday September 7th, 2023
from 5:00-7:00 P.M. or
for a private showing call our office
at 636-366-4206 for appointment.

OWNERS:
DARRYL & LINDA FRITZ

AUCTIONEERS NOTE:

Here's a beautiful home with a rural country setting, great view. Super nice set of outbuildings, no restrictions & great school district. Come bid to buy. 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