

**MONDAY NIGHT, OCTOBER 2, 2023  
AT 7:00 P.M.**

**ABSOLUTE LINCOLN COUNTY LAND 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 AUCTION

& REAL ESTATE COMPANY

We will sell the following Real Estate for the Late William & Delores Gnade at Public Auction on:

**MONDAY NIGHT, OCTOBER 2, 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.

**75 acres m/l with  
51.7 acres tillable**



**ABSOLUTE LINCOLN COUNTY  
LAND AUCTION**

OWNER:

**WILLIAM C. & DELORES C. GNADE REVOCABLE INTERVIVOS TRUST  
DIANE MURPHREE & MARK GNADE CO TRUSTEES**

AUCTIONEERS NOTE: This may well be one of the cleanest farms we've had the privilege to sell. You can't get any closer to St. Charles County than this. Location, Location, Location that's what it's all about. What an honor to auction the Gnade Farm. Anyone would be proud to say they own this one. Call David or Dusty for a private showing or more details.

*Celebrating 60 Years In Business*

# Absolute Southern Lincoln County Land Auction

**PROPERTY ADDRESS:** 3475 Point Rd; Moscow Mills, MO 63362

**DIRECTIONS TO PROPERTY:** From Troy, MO go south on Hwy 61 or from Wentzville go north on Hwy 61 to the Moscow Mills Hwy C exit go east on Hwy C approx. ½ mile to right on Hwy MM & go 4 miles, continue south on Point Rd. 1.3 miles slight right stay on Point Rd. 1.1 miles to 3475 Point Rd. on the right.

**REAL ESTATE:** 75 acres M/L in Section 30 & 31 TWP 48 N R 2E in Lincoln County with 51.7 acres tillable. Exact legal to govern.

Improvements include a 3 bedroom, 1½ bath ranch style home, built new by the Gnade's in 1992. The home features a large kitchen w/refrigerator & electric cook stove, living room & main floor laundry. The home has a full walkout basement w/2 finished rooms & full bath. The home has a propane gas FA furnace w/central air, deep well & septic. Updates include vinyl siding, new roof, updated furnace in 2015 and attached 1-car garage. Other improvements include a 40'x60' machine shed built in 2011 w/concrete floor, walk in, overhead & sliding door, nice building. 24'x36' shed w/concrete floor, 16'x32' & 16'x40' shed with concrete floors, 12'x24' storage shed & 2 4500 bu GSI grain bins, real good set of improvements.

## Farm to be sold as follows:

**Tract #1** – Home, sheds, grain bins, deep well & approx. 5 acres.



**Tract #2 & #3** – Each tract approx. 20 acres, all tillable w/frontage on Point Rd. Presently in beans, lays nice, all one field. Prime for homesites, sod or row crop.



**Tract #4** – Approx. 27.5 acres m/l with access over existing road easement off Point Rd. Hilltop setting w/frontage on Big Creek bottoms approx. 10 acres tillable. Prime homesite w/privacy, plenty of deer, joins St. Charles County line.



**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 crop ground in beans. Possession of crop ground after harvest. Tract to be surveyed, cost of survey to be split 50/50 between buyer & seller. Sale price on Tracts 2, 3 & 4 to be adjusted to survey based on price bid per acre.

**Note:** No deed restrictions, looking to raise your family in the country, here it is. Bring your pets or 4H projects. Troy School District, dead end road, one of a kind find.

**Open House on the Farm is  
Tuesday, September 12, 2023 from 5:00-7:00 P.M.  
or for a private showing call David or Dusty  
at 636-366-4206 for appointment.**