



**MONDAY NIGHT SEPTEMBER 18, 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 stop light, 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.

**ABSOLUTE LINCOLN COUNTY LAND AUCTION
PRIME WOODED TRACTS**

Real Estate: 58.62 acres in Section 2 & 11, Twp 49N R 2W in Lincoln County, MO

DIRECTIONS TO PROPERTY: From Troy, MO go west on Hwy 47 to Hawk Point, at 4 way stop turn right on State Hwy D, go 5 miles to right on State Hwy TT to immediate right on Piepers Corner Rd. & go 1.4 miles. Tract starts on the left.



To be sold as follows by the choice method:

Tract #1 – 19.95 acres m/l in Section 11, Twp 49N R 2W in Lincoln County with 642.63 ft. of frontage on Piepers Corner Rd. All timber, electric at road, no improvements.

Tract #2 – 38.67 acres m/l in Section 2 & 11, Twp 49N R 2W in Lincoln County lays directly north of Tract #1 w/access off Piepers Corner Rd. w/a 30' deeded roadway along the west side of Tract #1.

All wooded tract w/cabin & storage shed (no water or electric), wet weather creek. Prime getaway or recreational tract.

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 September 5, 2023
from 5:00-7:00 P.M. or for a private showing
call our office at 636-366-4206 for appointment.
Bring 4-wheelers.**

**TO BE
SOLD AT
THORNHILL
AUCTION BARN
AND NOT ON
SITE**

**OWNERS:
PAUL, EDWARD & MARY SCHNIEDERMEYER**

AUCTIONEERS NOTE:

Tract #1 has been in the family for over 70 years. This was their family weekend getaway. If you're looking for wooded tracts that have not been timbered since they've owned them, here they are. This is one of the nicest stands of mature timber we've sold, tract lays nice. Tract #2 has a wet weather creek. Prime deer & turkey hunting, Troy School District. These size undeveloped tracts in our area with no deed restrictions are almost impossible to find. Again, come bid to buy this is an Absolute Auction w/no reserve. Call David or Dusty for more information.

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. 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



AUCTIONEERS:



**DAVID THORNHILL
Troy, MO**



**DUSTY THORNHILL
Troy, MO**



**BILL UNSELL
Frankford, MO**

Celebrating 60 Years In Business