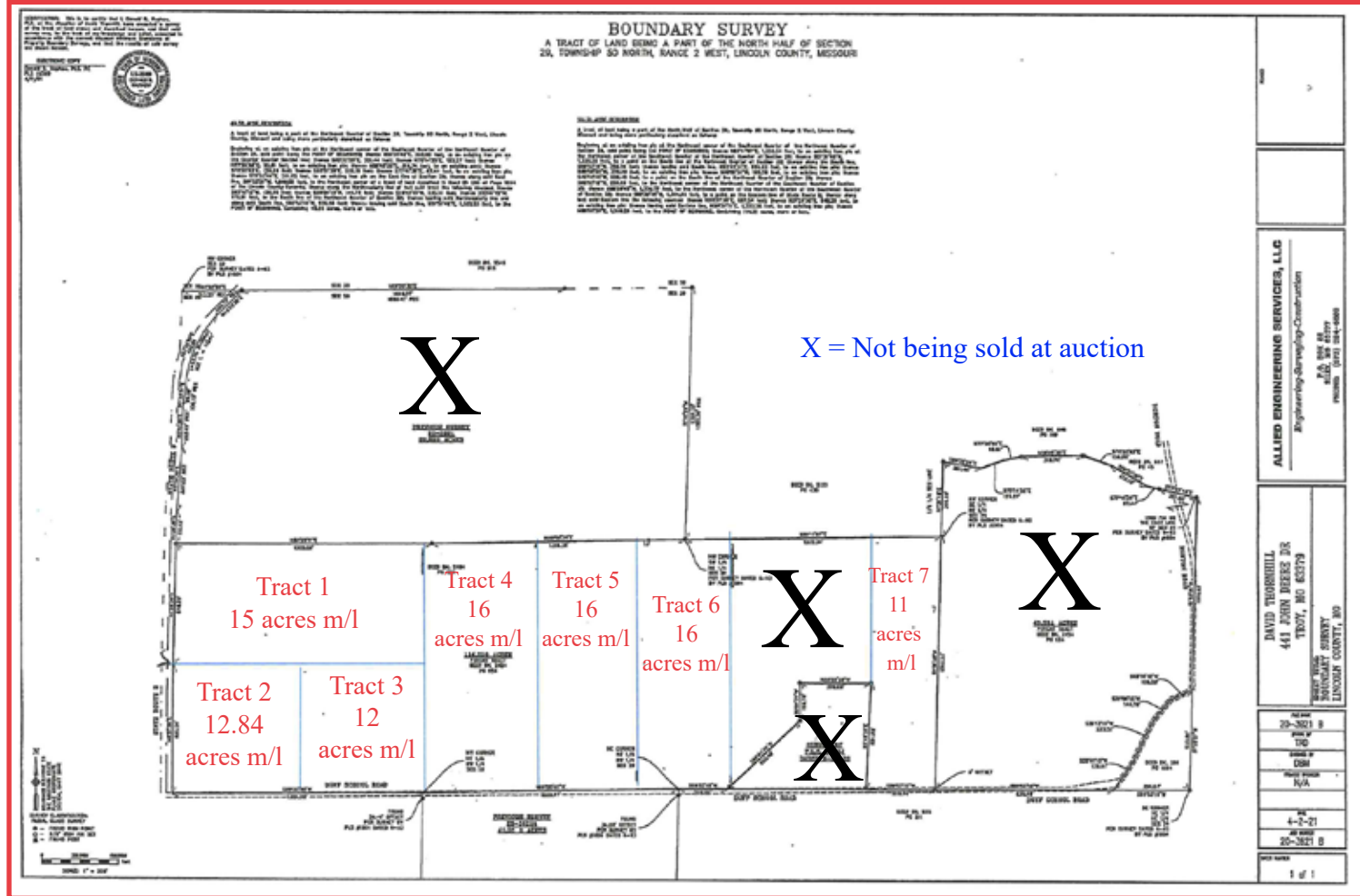


**MONDAY NIGHT, OCTOBER 16, 2023
AT 7:00 P.M.**

ABSOLUTE LINCOLN COUNTY LAND AUCTION



THORNHILL AUCTION & REAL ESTATE COMPANY

60th YEAR IN BUSINESS

ABSOLUTE LINCOLN COUNTY LAND AUCTION - SILEX SCHOOL DISTRICT

**MONDAY NIGHT, OCTOBER 16, 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.



AUCTIONEERS NOTE: Leon & Connie have decided its time to slow down and sell one of their farms. Small tracts in the Silex School District seldom come up for sale. All tracts have their own road frontage. Leon & Connie have kept the farm manicured. If you're looking for a place to build a Shouse or your future home, here it is. Tracts are large enough to have your pets, 4H projects, etc. Again, this is an Absolute Auction. Come bid to buy. See you at the sale. David, Dusty, & Bill.

Celebrating 60 Years In Business

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



**Absolute Lincoln County Land Auction
Silex School District**

DIRECTIONS TO PROPERTY: From Silex go west on Hwy E 6.7 miles to left on Hwy D & go 2 miles. The farm starts on the left. From 4 way stop at Hawk Point go north on Hwy D approx. 9 miles to Duff School Rd. & Hwy D. Farm starts on the right on Hwy D & lays on the north side of Duff School Rd.

REAL ESTATE: 99 Acres m/l in Section 29 TWP 50 N R 2W in Lincoln County fronting on Hwy D & Duff School County Rd. Approx. 85% tillable w/the balance in woods & waterways. 1 stocked pond, no other improvements.

To be sold as follows in 7 tracts from 11 to 16 acres by the choice method:



Tract #1- 15 acres fronts Hwy D approx. 12 acres, tillable, prime homesite.



Tract #3 - 12 acres m/l fronts on Duff School Rd., nice, stocked pond, approx. 9 acres tillable, prime homesite (parklike setting).



Tracts 4, 5 & 6 – all tracts are 16 acres w/ frontage on Duff School Rd. Tracts 4 & 6 are highly tillable. Tract 5 has a great lake site approx. 60% tillable. All tracts drain to the north, great for walkouts. Again 3 prime homesites.



Tract 7 – 11 acres fronts Duff School Rd., 90+ percent tillable, lays on the east side of the Nortons homestead, 199 Duff School Rd., Silex, MO 63377 again, prime homesite.

Tract #2 -12.84 acres fronts Hwy D & Duff School Rd. (road on 2 sides) approx. 9 acres tillable, prime homesite.

Tracts will have the following deed restrictions:

No mobile homes, single or double wides, no trailer parks, no RV parks, no car storage lots, no junk yards, dump or waste sites.

New Manufactured homes allowed but must be on permanent foundation.

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 bean & corn crop, possession of crop ground after harvest.

Tracts to be surveyed, cost of survey to be split 50/50 between buyers & seller.

Open House:
Wednesday, September 27, 2023 from 5:00-7:00 P.M.
or for a private showing call our office at 636-366-4206
for appointment or stop by our office for Plat.