SUNDAY JANUARY 7, 2024 AT 2:00 P.M.

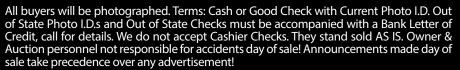
SOME OF MISSOURI'S PRIME TILLABLE FARM GROUND IN ANNADA VALLEY

Absolute Pike County, MO Land Auction









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





Troy Office: 636-366-4206. For Full Listing, visit www.thornhillauction.com





SOME OF MISSOURI'S PRIME TILLABLE FARM GROUND IN ANNADA VALLEY

SUNDAY JANUARY 7, 2024 AT 2:00 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.



AUCTIONEERS NOTE: Bob was 79 when he passed away due to the result of a farming accident. He was a lifelong farmer at Annada Valley Farm. He was an active member of Sacred Heart Catholic Church & was especially helpful w/the annual chicken dinner. Bob had one of the best tillable farms in the area. These kind seldom come up for sale. Call David or Dusty for details. See you at the sale. David, Dusty & Bill (Come bid to buy – no buyers premium)

Celebrating 61 Years In Business

KRISTINE BICKHAUS TRUSTEE

REAL ESTATE

REAL ESTATE: Approx. 314 acres m/l in Sec 13, Twp 52N, R1E Pike County, MO per assessor's map, subject to survey. Exact legal to govern. (Per Pike County Plat Book Sec 24, Twp 52N, R1E)

DIRECTIONS TO PROPERTY: From Elsberry, MO go north on Hwy 79 to Annada, turn left on Hwy H & go ½ mile to farm on both sides of State Hwy H. Thornhill Auction signs on site. Annada, MO 63330

Tract #1 - 106 acres m/l lays on the north side of Hwy H. All tillable except waterways, fronts Hwy H.

Tract #2 - 163 acres m/l lays on the north side of Hwy H. All tillable except waterways, fronts Hwy H & Pike Co. Rd. 214, levy on 3 sides.

Tract #3 - 45 acres m/l lays on the south side of Hwy H. Approx. 43.07 acres being tilled. Creek is levied. Prime tillable tract with hunting along the south side bordering creek.

To be sold by the choice method:

* 3 Prime tillable tracts
* Farm is not leased for 2024
* Full possession at closing

* No improvements
* Clopton School District

* Tracts to be surveyed, cost split 50/50 between buyer & seller. Sale price adjusted to survey based on price bid per acre
* Soils: Blackoar silt loam 0-2 percent slopes & tice silt loan 0-2 percent slope & Winfield silt loam

Terms: 10% down day of sale with the balance of cash at closing on or before 45 days after the sale with full possession at closing. Again, tracts will be surveyed cost split 50/50 between buyer & seller. Sale price to be adjusted based on survey & price bid per acre.



Open House is on Thursday, December 21st from 3:00 P.M. to 5:00 P.M. or for a private showing call our office at 636-366-4206 for appointment