

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



AUCTIONEERS:



DAVID THORNHILL
Troy, MO



DUSTY THORNHILL
Troy, MO



BILL UNSELL
Frankford, MO



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. 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 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

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.

ABSOLUTE
Pike County, MO
Land Auction



OWNER:
ROBERT B. BURKEMPER REVOCABLE LIVING TRUST
KRISTINE BICKHAUS TRUSTEE

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

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 loam 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