



THORNHILL AUCTION

& REAL ESTATE COMPANY

MONDAY NIGHT MAY 20, 2024 AT 6:30 P.M

SALE SITE: 211 Lincoln Lane; Winfield, MO 63389

DIRECTIONS: From Troy, take Hwy 47 East approx. 8.7 miles to right on Lincoln Lane & go approx. 0.4 miles to home on right #211 Lincoln Lane.

From Winfield, take Hwy 47 West approx. 5 miles to left on Lincoln Lane & go approx. 0.4 miles to home on right #211 Lincoln Lane. (Thornhill Auction sign in yard)

ABSOLUTE LINCOLN COUNTY REAL ESTATE AUCTION

Real Estate: Lot #16 Lincoln Place Subdivision, 3 acres m/l in Section 29 TWP 49N R2E in Lincoln County, MO

LINCOLN PLACE - LAKE FRONT HOME



**Open House on the Real Estate is:
Thursday, May 2, 2024 & Thursday, May 9, 2024 from 5:00 to 7:00 P.M. or
for a private showing contact David or Dusty at 636-366-4206.**

Improvements include a 1500 square foot 2 bedroom, 2 full bath ranch style brick & vinyl home built in 1986. The home features a vaulted great room 25'x16' with fireplace, kitchen & breakfast room. The home also features hardwood floors throughout with quarry tile in the kitchen. The home has an enclosed 3 season room with deck, full basement with 2 finished rooms.

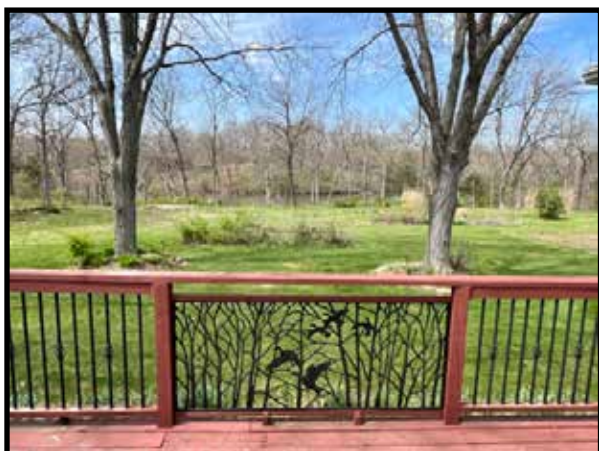
The home is total electric and is on public water, septic and located in the Winfield School District.

This is a beautiful lake front lot with several nice shade trees with park like setting.

Other improvements include a 24'x22' unattached 1 car garage & shop with concrete floor & 220 electric.



NOTE: This property is in Lincoln Place, a planned community with covenants & association fees of \$300 annually.



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.

**OWNERS:
FOX FAMILY TRUST
WILBUR L. & VALERIE J. FOX,**

AUCTIONEERS NOTE:

Here is a beautiful home with a country setting. Just walk out your back door into your own park & enjoy the view and access to stocked lake. What a great place to raise your family or retirement retreat. Come bid to buy. See you at the sale. David, Dusty & Bill. Note: Sale will be held on site.

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 61 Years In Business