

TO BE SOLD APPROX. 10:30 A.M. AFTER THE REAL ESTATE

**POLARIS RANGER
4 WHEEL DRIVE**



TRACTOR & BRUSH HOG



Satoh S-650G gas tractor
w/wide front end, 3 pt w/PTO,
shows 1458 hours



3 pt. 5 ft. King Kutter
brush hog

TRAILERS



5'x8' single axle trailer
w/drop rear ramp & title

- 16 ft. tandem axle flatbed trailer w/ball hitch & title
- 2 wheel yard trailer

- 12 volt boom type sprayer

**HUSQVARNA RZ461
ZERO-TURN LAWN MOWER
185.3 HRS. 46" CUT**



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.. 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

Absolute Real Estate & Personal Property Auction on:
SATURDAY APRIL 12, 2025
AT 10:00 A.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.

Note: Sale will be held indoors come rain or shine.



OWNER:
KENNETH SCHULTE



**ABSOLUTE
LINCOLN COUNTY
REAL ESTATE
AUCTION**

**HOME & 19 ACRES M/L
SELLING IN 2 TRACTS**

AUCTIONEERS NOTE: The Schulte homestead has been in the family for 3 generations. If you've been waiting for a home in the country with no restrictions, not in a subdivision, raise your own garden, place to hunt & fish, raise your own meat or raise that 4H project. Here it is, plus several nice wooded homesites on tract #2. See you at the sale. David, Dusty & Bill

Celebrating 62 Years In Business

REAL ESTATE SELLS AT 10:00 A.M.

(Note: Real Estate will be sold from the Auction Barn & NOT on site.)

REAL ESTATE: #7 W. Loop Rd; Winfield, MO 63389 - 19 Acres m/l in Section 11 TWP 49N R 1E in Lincoln County

PROPERTY ADDRESS: #7 W. Loop Rd; Winfield, MO 63389

DIRECTIONS TO PROPERTY: From Troy go east on Hwy 47 to left on Hwy W or from Winfield go west on Hwy 47 to right on Hwy W go 1.2 miles to #7 W. Loop Rd on left.



**Open House on the Real Estate
on Thursday, March 27, 2025 from 5:00 P.M. to 7:00 P.M.
or for a private showing
contact David or Dusty at 636-366-4206.**



Tract #1 – 12 Acres m/l to be adjusted to survey with frontage on Hwy W & W. Loop Rd.

Improvements include a 6-room 3 bedroom 2½ bath ranch home with updated kitchen w/gas cook stove, dining room, large living room with fireplace w/insert, partial walkout basement w/washer-dryer hook up on main & lower level.

Updates include a new roof in 2014, updated bathrooms & kitchen. The home has vinyl siding with all windows replaced with vinyl windows. Home has FA gas furnace w/air, is on county water w/septic with public sewer available at Hwy 47. Other improvements include a 30'x40' unattached 2 car garage & shop w/concrete floor & a 24'x24' machine shed.

Home sits back off the road & overlooks a stocked pond, front of tract is open & in hay, balance of the tract is wooded.

Tract #2 – 7 acres m/l lays to the south of Tract #1 All wooded, no improvements w/access to public water & public sewer in the area. Prime wooded homesite.

NOTE: Due to the law on lead based paint & lead based paint hazards on any home built prior to 1978, any inspections for lead base paint by a purchaser must be done 10 days prior to the auction. Buyers will be given an EPA pamphlet & will be required to sign a disclosure acknowledging that you were given the information.

Tracts are in the Troy School District, with rural water & sewer on Hwy W. No deed restrictions, come to the country, tracts with acreage & no restrictions are hard to come by, come bid to buy.

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.

Survey cost to be split 50/50 between buyer & seller.