

FRIDAY NIGHT, MAY 30, 2025

AT 7:00 P.M.

Open House on the Real Estate on Thursday May 8, 2025 & Thursday May 22, 2025 from 5:00 P.M. to 7:00 P.M. or for a private showing contact David or Dusty at 636-366-4206.

Note: What an honor to sell the Gray Family Farm at public auction. The family requested the farm to be sold as one tract and not be split up. The Grays purchased the Catlin Family Farm in 1976, originally the farm stable was set up to raise Percheron horses. The home has a 2nd stairway for the maid. Beautiful farm loaded with Pike County history. Someone is going to have the opportunity to own one of the premier farms in the picturesque Clarksville area. Come bid to buy. This is an absolute auction & sells to the highest bidder.



Note: Farm will not be available to view until May 1, 2025. To view from home; go to thornhillauction.com under Gray Auction and click on the link for an aerial video.

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. Items sold with no warranty. 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 Pike County Real Estate Auction
(Late Dr. John & Margaret Gray Trust)
FRIDAY NIGHT, MAY 30, 2025
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 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 with seating.



OWNERS:
MIKE, PENNY, MARELLA, ELLEN & NICHOLAS GRAY

Celebrating 62 Years In Business

REAL ESTATE

196 acres m/l in Section 5 & 6 Twp 52N R 1E, subject to survey. Exact legal to govern.

PROPERTY ADDRESS: 19436 Hwy W; Clarksville, MO

DIRECTIONS TO PROPERTY: Take Hwy 61 to Eolia, MO, take Hwy D out of Eolia to right on Hwy WW to farm on the left at the intersection of Hwy WW & Hwy W. From Paynesville at Hwy H & Hwy W, go north on Hwy W to the intersection of Hwy WW & Hwy W, farm lays on the left.

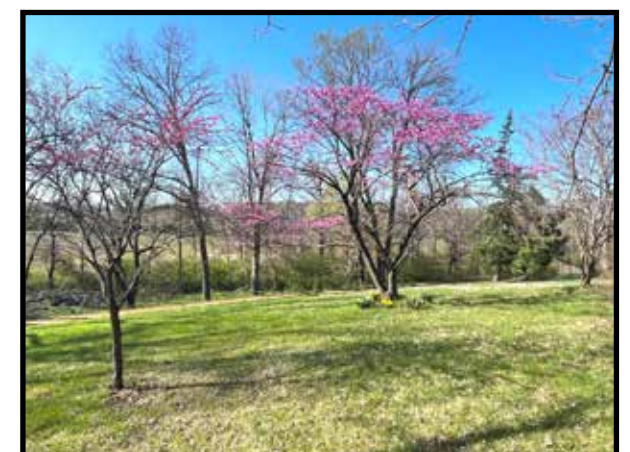


NOTE: Due to the law on lead based paint & lead based paint hazards on any home built prior to 1978, any inspections for lead base paint by a purchaser must be done 10 days prior to the auction. Buyers will be given an EPA pamphlet & will be required to sign a disclosure acknowledging that you were given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

Approx. 120 acres tillable and cash rented at \$200 per acre for crop year 2025, 1/2 paid in April balance on December 1, 2025. Buyer to receive December cash rent and full possession of tillable ground after harvest, with the balance of the farm in pasture, woods & creek.

Improvements include a 6 bedroom, 4 1/2 bath 2 story home built in the late 1930s. The home features 3 fireplaces, woodstove, kitchen, dining room, large living room, den, plus several small bonus rooms & 2 stairways and a partial basement (furnace room). Updates include a LP steam boiler in 2001. The home has a deep well and updated septic field.

Other improvements include a 48'x80' machine shed, storage sheds and stables. There is rural water available with 2 existing water meters (on Hwy W), Ameren UE & in the Clopton School District. The farm has approx. 1 mile of frontage on Hwy WW & Hwy W with approx. 1 acre that lays on the corner of Hwy WW & Hwy W to the south.



Terms: 10% down day of sale with the balance of cash at closing on or before 45 days after the sale with full possession of the home & outbuildings & ground not in crop at closing. Possession of the tillable ground in beans after harvest.