



# THORNHILL AUCTION

## & REAL ESTATE COMPANY

We will offer the following Real Estate of the Late Betty Cox at Public Auction on:

# SATURDAY, AUGUST 9, 2025

## AT 11:00 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 w/air & seating.

## HOME ON 3.65 ACRES M/L IN LINCOLN COUNTY

Real Estate: 3.65 acres m/l in Section 36 TWP 50N R1W in Lincoln County. Fronting on State Hwy KK. Exact legal to govern.

**PROPERTY ADDRESS:** 1071 Hwy KK; Troy, MO 63379

**DIRECTIONS TO PROPERTY:** From Troy (Hwy 47 & 61) go north on Hwy 61 6 miles to right on Old Hwy 61 go 0.9 miles to left on Hwy KK & go ¼ mile to #1071 on the left.



**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.



Improvements include 3 bedroom 2 bath ranch style, brick & cedar 1 story, 1914 sq. ft. home built in 1973. The home features a formal living room, formal dining room, family room, kitchen w/center island & main floor laundry. The living room/family room has vaulted ceiling, divided by a massive stone fireplace, kitchen has built in double oven, smooth top cookstove & dishwasher. Home has a full walkout basement, partially finished w/3 finished rooms & 3rd bathroom plus utility room & workshop. The home has an attached 2 car garage & 2 tier deck.

Updates include new furnace & air approx. 2 years old & newer garage door. Home is total electric w/a deep well & septic, has an unattached 1 car garage & shop.

**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.

**Open House**  
on Thursday July 17th & Thursday  
July 31st from 5:00 P.M. to 7:00 P.M.  
or for a private showing call  
David or Dusty at 636-366-4206  
for appointment.



**BETTY COX TRUST**  
**DEBORAH K. WALLACE TRUSTEE**

### AUCTIONEERS NOTE:

Betty had the home built new. It was her pride & joy, it's never been offered for sale. This is an all-wooded tract with big mature oak trees, fronting on State Hwy. Truly a park like setting & only minutes from Cuivre River State Park & all its amenities. Home is in the Troy R3 School District.

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. 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  
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 62 Years In Business