



# THORNHILL AUCTION

& REAL ESTATE COMPANY

We will sell the following Real Estate at Public Auction on:

## MONDAY NIGHT, OCTOBER 20, 2025 AT 6:30 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 approx. 1 mile to sale on right, next door to Thornhill Real Estate Office.

### LINCOLN COUNTY LAND AUCTION

Real Estate: 44.55 acres m/l in Section 6, Twp 48N, R1 West Lincoln County, MO

DIRECTIONS TO PROPERTY: From Troy, MO At the intersection of Hwy H & Hwy 47, take Hwy 47 west 2.3 miles to left on Linns Mill Rd., go 0.9 mile to right on Trackside Farm Rd. go 0.6 mile to left on Schupmann Dr. to property at the dead end, sign on property.



Tract #1 – 8.91 acres m/l on the east side of Schupmann Dr. Parcel is mostly open w/wooded tree line. Acreage lays well and beautiful homesites. 50' recorded easement for access with electric nearby.

Tract #2 – 35.64 acres m/l that is mostly woods w/food plot area. Acreage offers a 4+ acre stocked lake & riding trails through the property. This piece offers privacy and recreation right outside the city limits of Troy. No deed restrictions, recorded road & utility easement for access and wildlife abundant.



For an aerial video, go to [thornhillauction.com](http://thornhillauction.com)

Tracts are already surveyed at no cost to buyer. NO buyers premium

Tract #1 will be offered, & Tract #2 will sell Absolute to the highest bidder, come bid to buy.



**Open House**  
on Thursday, October 2, 2025 & Thursday, October 9, 2025  
from 4:00 P.M. to 6:00 P.M. or for a private showing call our office at 636-366-4206 for appointment.

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:  
BRIAN & SARA MULLEN**

#### AUCTIONEERS NOTE:

Less than 7 miles from the city limits of Troy. No deed restrictions. Build your family compound, invest in the future. We will sell the farm from the Thornhill Auction Barn. See you at the sale. Dusty, David & Bill

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:



Celebrating 62 Years In Business