



THORNHILL AUCTION

& REAL ESTATE COMPANY

MONDAY NIGHT, NOVEMBER 24, 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 approximately 1 mile to sale on right, next door to Thornhill Real Estate Office.

ABSOLUTE PIKE COUNTY LAND AUCTION

Real Estate: 21.75 acres m/l located on Pike 9300, Eolia, MO Pike County, MO, Exact Legal to Govern.

DIRECTIONS TO PROPERTY: At Hwy 61 & Eolia exit, go west on Hwy FF past the gas station to right on Pike 9300 to property on right.



Acres will be sold by the choice method. We will be selling the property in 6 tracts ranging from 2.5 – 4.5 acres m/l. We will not be tying the tracts back together, so once a tract sells, it will be sold.

Beautiful homesites, rural water available and just off Hwy 61. No deed restrictions.

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.

Whether you're looking for homesites, investment, or potential business location, these size tracts are hard to find in any county. No deed restrictions, just off Hwy 61 and selling to the highest bidder.

Public water available and electric nearby, Clopton School District.

Survey cost to be split 50/50 between buyer & seller unless all 6 tracts are purchased by one buyer, then no survey will be done.

Open House
on Thursday, November 13, 2025
from 3:00 P.M. to 5:00 P.M. or for a private showing
call our office at 636-366-4206 for appointment.

OWNER:
ORVILLE L. THOROUGHMAN TRUST

AUCTIONEERS NOTE:

Whether you're looking for homesites, investment, or potential business location, these size tracts are hard to find in any county. No deed restrictions, just off Hwy 61 and selling to the highest bidder. Come bid to buy. 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:



DAVID THORNHILL
Troy, MO



DUSTY THORNHILL
Troy, MO



BILL UNSELL
Frankford, MO

Celebrating 62 Years In Business