



THORNHILL AUCTION

& REAL ESTATE COMPANY

FRIDAY NIGHT, JULY 10, 2026 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 approx. 1 mile to sale on right, next door to Thornhill Real Estate Office.

ABSOLUTE LINCOLN COUNTY REAL ESTATE AUCTION

Real Estate: 1.95 acres m/l within Lot 11 US Survey 742 in the City of Winfield,
Tax ID #136023000000003000, Exact Legal to Govern.

PROPERTY ADDRESS: 803 KELLY LANE; WINFIELD, MO 63389

DIRECTIONS TO PROPERTY: From Hwy 79 & Hwy 47 at Winfield, MO, go west on Hwy 47 to the top of the hill, go right on Old Troy Rd (Harry's Way), go 0.2 miles to left on Highland Road to immediate right on 8th Street, go 0.2 miles to Kelly Lane (To be sold at auction sign in yard).



**Open House on the Real Estate:
Monday, June 22, 2026
from 4:00 P.M. – 6:00 P.M. or for a private showing
contact David or Dusty at 636-366-4206**

Improvements include a 3 bedroom ranch home approx. 1440 sq.ft. with a full walkout basement built in 1960. The home features a large kitchen, living room w/fireplace, 2 baths, main floor laundry, unfinished basement & attached 2 car garage & covered patio. The home has no FA furnace, is presently heated by electric baseboard heat & window unit for air. The home is on city water w/septic, not hooked into city sewer.

The exterior of the home has painted cedar shake type siding & stone with shingle roof, large wooded lot backs to McClean Creek, big mature trees, located North of the Winfield RIV School.IV

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.

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.

**NOTE: AGAIN, sale will be held at:
Thornhill Auction Barn; 421 John Deere Drive;
Troy, MO 63379 & NOT on site.**

**OWNER:
LATE MARY H. KELLY
KELLY VS AUBUCHON CAUSE NO. 24L6-CC00174**

AUCTIONEERS NOTE:

Great location to Winfield Schools, hilltop setting with room for your pets. Here is one with some TLC will make a great place to raise your family. Homes in town with this size lot are hard to find. See you at the sale. David, Dusty & Bill
NOTE: This is an absolute auction, real estate sells to the highest bidder, come bid to buy. NO buyers premium.

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

Dusty Thornhill – 314-393-4726



AUCTIONEERS:



DAVID THORNHILL
Troy, MO



DUSTY THORNHILL
Troy, MO



BILL UNSELL
Frankford, MO

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