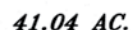


SECTION 30 AND 31  
TOWNSHIP 50 NORTH, RANGE 1 WEST,  
LINCOLN COUNTY, MO.



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](http://www.thornhillauction.com)

**REAL ESTATE: 2758 Hwy H; Silex, MO 63377**

105 Acres m/l in Section 30 & 31 TWP 50N R 1W in Lincoln Co. & fronting on Hwy H

**DIRECTIONS:** From Hwy 47 & 61 in Troy, MO go west on Hwy 47 2.4 miles to right on Hwy H (By Mordt Tractor) & go 7.8 miles to the farm.

Tracts 1, 2 & 3 lay on the east side of Hwy H

Tract 4 lays on the west side of Hwy H

Improvements include a 2 bedroom full brick ranch style home built new by the Albarts in 1971. The home features updated kitchen w/appliances, formal dining room, formal living room, 2 bedrooms, 1½ baths w/main floor laundry, full walkout basement w/family room, wet bar, 3rd bedroom, full bath & utility room. The home is total electric with many updates in 1999 including the windows.

Other improvements include a 42'x75' Martin Building built in 2001 w/2 overhead doors, 1 walk in door, 220 electric & concrete floor. Super nice shop & machine shed, good hip roof hay barn & small machine shed.

The farm is fenced & cross fenced (woven wire) with a live stream spring fed & a deep well.

Approx. 73 acres tillable.

**TO BE OFFERED AS FOLLOWS 4 TRACTS:**

**Tract #1** – 7.47 acres fronting on Hwy H east side with home, deep well, shop, barn & improvements. Fenced to match survey, Silex School District.

**Tract #2** – 46.22 acres lays north of Tract #1 fronts w/entrance on Hwy H., Silex School District, fenced, no improvements, approx. 37.7 tillable. Great homesite.

**Tract #3** – 41.04 acres lays south of Tract #1 fenced, no improvements, fronts & entrance off Hwy H. Troy School District, approx. 27 tillable, balance in pasture & woods. Great homesite with live spring

**Tract #4** – 10.22 acres fronts Hwy. H with entrance off Hwy H, fenced, no improvements w/spring fed creek. South side in Troy School District, North side in Silex School District. Approx. 8.4 acres in pasture. Prime tract.

NOTE: Tracts 2 & 3 have an existing pipeline easement on the east end of tracts.

**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.**

Tracts to be surveyed prior to sale. Survey cost to be split 50/50 between buyer & seller.

Tillable ground has been enrolled in Pollinators Monarch Butterfly 10 year program with contract ending October 2026. Seller to retain 2026 final payment. Excellent opportunity for organic farmers as it's been rested for 10 years. Seller states that prior to program the farm raised 200 bu. corn and 60 bu. bean yields.

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 to view the Farm:**  
**Thursday, August 6, 2026 & Thursday August 20, 2026**  
**from 6:00 P.M. – 8:00 P.M. or for a private showing**  
**call our office at 636-366-4206 for appointment. Bring your side by sides.**

*Go to [thornhillauction.com](http://thornhillauction.com) for aerial & video of farm.*

**Tract #1**



7.47 acres fronting on Hwy H east side with home, deep well, shop, barn & improvements. Fenced to match survey, Silex School District.

**Tract #2**



46.22 acres lays north of Tract #1 fronts w/entrance on Hwy H., Silex School District, fenced, no improvements, approx. 37.7 tillable. Great homesite.

**Tract #3**



41.04 acres lays south of Tract #1 fenced, no improvements, fronts & entrance off Hwy H. Troy School District, approx. 27 tillable, balance in pasture & woods. Great homesite with live spring

**Tract #4**



10.22 acres fronts Hwy. H with entrance off Hwy H, fenced, no improvements w/spring fed creek. South side in Troy School District, North side in Silex School District. Approx. 8.4 acres in pasture. Prime tract.