

**MONDAY NIGHT AUGUST 24, 2026
AT 7:00 P.M.**



Open House
on Thursday, August 13, 2026 from 5:00 P.M. – 7:00 P.M.
or for a private showing call our office at 636-366-4206 for appointment.
Bring your side by side.

AUCTIONEERS:



DAVID THORNHILL
Troy, MO



DUSTY THORNHILL
Troy, MO



BILL UNSELL
Frankford, MO



On any item purchased through our auctions, we are not experts on description or authenticity of item, buyers, it is your decision to purchase item as it appears day of auction.

Troy Office: 636-366-4206.
For Full Listing, visit
www.thornhillauction.com



Lunch will be served. 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, call for details. We do not accept Cashier Checks. Items sold with no warranty. 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 Bill Unsell – 573-470-0037
Troy Office: 636-366-4206 For full listing & terms of this auction – www.thornhillauction.com



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

Note: Sale will be held indoors with seating and air.

ABSOLUTE REAL ESTATE AUCTION



OWNERS:
JOHN & NICOLE DUNARD



**SELLING IN 6 TRACTS
TROY, MO**

AUCTIONEERS NOTE: The Dunard Family had the opportunity to purchase another farm that joins their land south of Troy & are doing a 1031 exchange, if not for the purchase of that tract this farm would not be for sale. Come bid to buy. No Buyers Premium.. See you at the sale, David, Dusty & Bill

Celebrating 63 Years In Business

REAL ESTATE TO BE SOLD AT 7:00 P.M. FROM THE THORNHILL AUCTION BARN; 421 JOHN DEERE DRIVE; TROY, MO

REAL ESTATE: 143 Penrod Rd.; Troy, MO 63379

62 Acres m/l in Section 35 TWP 50N R 1W in Lincoln County

DIRECTIONS TO PROPERTY: From Troy (Hwy 47 & 61) go north on Hwy 61 2.4 miles to left on Old Hwy 61/KK & go 1.9 miles to left on Davis Rd. go 0.3 miles to left on Penrod Rd., go 0.3 miles, farm starts on right (Thornhill Auction signs on site).

Improvements include a 6 room frame farm home w/3 bedrooms, 2 full baths; 1 with washer/dryer hook up, updated kitchen/dining room, living room with Franklin type woodburning stove & family room w/ fireplace. The home has an FA electric furnace w/central air, laminate & carpet flooring, updated vinyl windows, covered front porch & patio off the dining room. Home has a lot of updates & move in ready. Other improvements include a 40'x76' steel frame metal storage shed w/2 overhead doors & 1 walk in door w/dirt floor & small storage shed. It has a deep well w/septic. The 62 acres are a combination of native grasses & brome hayfields, pasture & woods. Approx. ½ open & ½ wooded with large pond & approx. 1900' of blacktop frontage on Penrod County Rd.

THE FARM WILL BE SOLD AS FOLLOWS - 6 TOTAL TRACTS:

Tract #1 – Approx. 6½ acres with the home, small storage shed, large pond, shared deep well & blacktop frontage on Penrod County Rd. Combination of pasture with few trees.

Tract #2 – Approx. 15 acres w/deeded 50' access to Penrod Rd. with 40'x76' steel frame shed & shared access to well with water hydrant on site. Combination of pasture & woods, some fencing. Prime homesite or investment tract. Lots of wildlife.

Tracts 3, 4, 5 & 6 – Approx. 10 acre tracts, all have blacktop frontage on Penrod County Rd. Tracts are a combination of native pasture & hay, all have woods. Prime homesites. Deer & turkey paradise. No Improvements, vacant land, buy to build or a great place to invest.

AUCTIONEER'S NOTE: What an opportunity to buy small acreage just minutes north of Troy off Hwy 61 & in the Troy School District at Absolute Auction. We will sell Tract #1 first & then offer choice with the high bid on Tracts 2-6. So, if you buy the home Tract #1, you will have the ability to buy more acreage adjoining Tract#1 to the north or east.

Deed Restrictions: No Junkyards, Landfills or Dumps, No Trailer or RV Parks, No Single or Double Wides

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.

All tracts will have a current survey, cost to be split 50/50 between Buyers & Seller. Acreage & sale price to be adjusted to the survey on Tracts 2-6.

[Check our website or stop by office for aerial & plat.](#)

For more information or to inspect the farm contact David or Dusty at 636-366-4206.

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.

Tract #1



Tract #1 – Approx. 6½ acres with the home, small storage shed, large pond, shared deep well & blacktop frontage on Penrod County Rd. Combination of pasture with few trees.

Tract #2



Tract #2 – Approx. 15 acres w/deeded 50' access to Penrod Rd. with 40'x76' steel frame shed & shared access to well with water hydrant on site. Combination of pasture & woods, some fencing. Prime homesite or investment tract. Lots of wildlife.

Tracts #3, 4, 5 & 6



Tracts 3, 4, 5 & 6 – Approx. 10 acre tracts, all have blacktop frontage on Penrod County Rd. Tracts are a combination of native pasture & hay, all have woods. Prime homesites. Deer & turkey paradise. No Improvements, vacant land, buy to build or a great place to invest.