St. Charles County Land Auction
Unincorporated St. Charles County - Horse Equestrians – Take Note

**SUNDAY, OCTOBER 6, 2019 AT 2:00 P.M.**

**SALE SITE:** 1200 Foristell Rd.; Foristell, MO 63348

**DIRECTIONS:** Take I-70 to Hwy Z/Wentzville Exit 209, go south on Hwy Z towards New Melle 6.5 miles to right on Foristell Rd., go 2.1 miles. (Farm starts on the right at the corner of Foristell Rd & Borgelt Rd. and lays on the north side of Foristell Rd. to Morrison Lane.) Note: Sale will be held on site on Tract #1.

**REAL ESTATE:** 125.52 acres m/l in Section 16 & 21 in TWP 46N R 1E in St. Charles Co., subject to survey. **REAL ESTATE:** 125.52 acres m/l w/old homestead and outbuildings with blacktop frontage on 3 sides. Several prime home sites w/public water w/meter at homestead. To be sold in 7 tracts from 10 to 28 acres, watch for aerial & plat or call David or Dusty at 636-366-4206. Farm is in the Francis Howell School District.

**TRACT #1:** 15 acres m/l (homestead) with old farmhouse(partial log), hip roof barn(big timbers), machine shed/shop & grain bin. Fronts Foristell Rd & corners on Morrison Lane, approx. 10 acres tillable or in pasture, balance in woods, prime tract.

**TRACT #2:** 15 acres m/l, joins Tract #1 on the east, fronts Foristell Rd, approx. ½ tillable & in crop w/balance in pasture & woods w/wet weather creek, prime home site. (Note: Gerdeman-Nierhoff cemetery on this Tract.)

**TRACT #3:** 15 acres m/l, lays east of Tract #2, fronts on Foristell Rd. & Borgelt Rd., prime corner tract, approx. ½ tillable & in crop w/balance in pasture & woods w/wet weather creek, prime home or business site.

**TRACT #4 & #5:** 2-28 acres m/l, frontage on Borgelt Rd., tracts are 90%-95% tillable, presently in crop, both have lake sites, presently farmed as one field, super nice unimproved tracts.

**TRACT #6:** 10 acres m/l, fronts Morrison Lane, joins Tract #1 to the north, approx. 90% tillable & in pasture, no improvements, prime home site.

**TRACT #7:** 14 acres m/l, fronts Morrison Lane, 90% tillable & presently in crops, no improvements, prime tract.

Terms: 10% down day of sale with the balance of cash at closing on or before 45 days after the sale with possession at closing. Subject to 2019 crop, possession of crop land after harvest. Survey cost to be split 50/50 between buyer & seller. Sale subject to approval of the Eleventh Judicial Circuit, State of Missouri Probate Division.

**AUCTIONEERS NOTE:** Virgil Morris lived to be 102. This farm is what sets real estate apart. Location, Location, Location! Here’s one that’s prime for development: home sites, horse set-up, home & business combination with beautiful homes and farms in the surrounding area. Again, farm will be split into smaller tracts. All will have their own blacktop frontage and will be sold by the acre by the choice system w/highest bidder having the option of any tract or any combination up to the whole farm.

**OWNER:** VIRGIL L. MORRIS TRUST, JOHN C. MAXWELL TRUSTEE

**AUCTIONEERS:** DAVID THORNHILL  DUSTY THORNHILL  BILL UNSELL
314-393-7241  314-393-4726  573-470-0037

For full listing & terms of this auction – www.thornhillauction.com