

# **REAL ESTATE AUCTION**

**SUNDAY, OCT. 21 @ 12:00 P.M. NOON**

**974 CO. RD. 623, LINN, MO  
(RICH FOUNTAIN AREA)**

Directions: From Linn, take Hwy. 89 South 6 miles, turn right on Co. Rd. 623, take Co. Rd. 623 two miles to home on right.

## **98 +/- ACRES TO BE OFFERED IN TWO TRACTS**



### **TRACT I - BRICK RANCH HOME ON APPROX 30+/- ACRES**

Brick ranch style home on approximately 30+/- acres. Home has 3 bedrooms & 2 baths on

main level. 2 car main level garage. Laundry on main level. This home has a large kitchen. There is a full basement that is partially finished. It features propane heat & central air. The exterior is maintenance free. The acreage is approximately one-half wooded and one-half open. There are 3 small outbuildings.

### **TRACT II - 68 +/- ACRES**

Approx. 68 acres of bottom farm ground of which approx 60 acres are tillable.

**NOTE:** Seldom does a home on acreage come up for sale in the Rich Fountain area. Linus took excellent care of his home, and it is neat and clean. Due to the recent passing of Linus Rudroff, the family has now decided to sell the bottom portion of the farm, which is Tract II. Rarely does bottom ground come up for sale in the Rich Fountain area.

### **HOUSEHOLD \*\*SELLS AFTER REAL ESTATE\*\***

Solid oak dining table and 6 chairs - nice!, sofa, 2 swivel living room chairs, coffee and end table, sofa table, knick knacks, full size bedroom set, dresser, chest of drawers, Kenmore refrigerator, Kenmore washer and dryer 90 series, chairs, pots, pans, dishes, corning ware, set Norataki china, king sized bed, dresser with mirror, nightstand, sofa and love seat with wood trim, desk, RCA stereo, woodstove, exercise equipment, 1950s refrigerator, Kenmore chest freezer 15 ft<sup>3</sup>, table and 5 chairs, Christmas decor, glass jugs for wine, lots miscellaneous household not listed.

**For details & viewing, contact Richard Moffat at  
573-690-2823.**

The terms for the real estate and personal property are located at [www.moffatauction.com](http://www.moffatauction.com).

## **OWNER: RUDROFF FAMILY TRUST**

### **RICHARD MOFFAT AUCTION SERVICE**

708 E. McCarty St., Jefferson City, MO 65101 - Business Office

**Auctioneers:**

**Richard Moffat**  
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**Linn, MO**

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