

Real Estate

All real estate advertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation, or discrimination based on race, color,

religion, sex, handicap, familial status or national origin, or intention to make any such preference, limitation, or discrimination. We will not knowingly accept any advertising for real estate which is in violation of

the law. All persons are hereby informed that all dwellings advertised are available on an equal opportunity evidence

\$85,000 - 1150W, DELPHI. 3 car garage, 3 bdrm, 2 bath, vaulted ceilings, fireplace, screened patio plus deck, 1.128 acres, 1,530 sq. ft., (219) 863-7919. 19ft

3 LARGE RESIDENTIAL LOTS in Burlington. Good location, 1 has a 4" well with submersible pump and 1 lot has town sewer hook-ups. For more information call 765-566-3138. 1812

THREE COUNTRY HOMES w/ Bldgs; 2 miles NW of Frankfort; Public Auction-June 9; 800-716-8189 or www.loranda.com; The Loranda Group-AC39700010; LeeAnn Moss, Auctioneer-AU19700041; Seller-Rothenberger Farm. 1914

FARMLAND FOR SALE- 354 Acres in 11 Tracts w/ 3 Homes, 150K Grain Storage, Hog Bldgs; 2 miles NW of Frankfort; Public Auction-June 9; 800-716-8189 or www.loranda.com; The Loranda Group-AC39700010; LeeAnn Moss, Auctioneer-AU19700041; Seller-Rothenberger Farm. 1914

FULLY WOODED, level lot in newer subdivision, located on cul-de-sac, 0.43 acres. City utilities, geothermal, Delphi, \$24,500. (765) 497-9049. 13ft

DELPHI - 3 bedrooms, 1 bath, attached garage. Recently remodeled with new windows, flooring, etc. \$74,000. Call (765) 427-9424 or (765) 564-6387. 11ft

AFFORDABLE CUSTOM HOMES on your lot. Free plan book, 800-644-6566 or HallmarkHomes.com 10ft

DELPHI - For sale by owner. 7025W. Crestwood Dr. 1,400 sq.ft. brick ranch, 3 bdrm., 2 bath, living room, large kitchen and dining room, family room, 2 car garage. Corner lot. Storage shed. New roof 6/05. Asphalt drive. Major appliances included. Price reduced: was \$120K, now \$110K. (765) 564-6190. 1815



CARROLL
TITLE SERVICES
A DIVISION OF TIPPECANOE TITLE SERVICES, INC.
COMPLETE TITLE INSURANCE
RESIDENTIAL - COMMERCIAL
Serving Delphi & Surrounding Counties
Backed By Over 100 Years of Experience in Real Estate Law
● INSURED REAL ESTATE CLOSINGS
● FAST, FRIENDLY SERVICE
756-564-3489
TOLL FREE 888-564-3489
Fax 765-564-3510
Located at 120 West Main St., Delphi, IN 46923

Mortgage Loans Made Easy.
Gretchen Walker
(765) 564-7162
Delphi
gretchen.walker@sandridgebank.com
Member FDIC Equal Opportunity Lender



FOR SALE
515 East Main Street, Camden, IN 46917
3 bedroom, 1 bath, 1.5 story, 1,191 square feet, GFWA, 2 car detached garage, shed, covered patio, 1 year old furnace, new drywall and freshly painted throughout downstairs, 2 full city lots, \$55,000.
Call Mindi Miller 765-771-8062

RINEHART REALTORS AUCTIONEERS
Member of Lafayette, Kokomo & Carroll County BOARD OF REALTORS
Phone: 574-967-4195
765-564-4600
800-388-0229
Beautiful brick ranch home with all of the extras you want located on over 10 acres. Three bedrooms, 2 full baths, large living, family and dining rooms. Also features a sun room, laundry room, foyer, C/A, fireplace, 2 car garage and so much more. Delphi Schools \$195,000 (2625)
Well maintained 3 bedroom ranch home in desirable neighborhood in Rossville. Two full baths, fireplace, C/A, deck & storage shed. \$114,900 (2626)
Three bedroom ranch with a 2 car and a 1 car garage, and storage building. Located on wooded lot, 1.7 acres and within easy distance to grocery store. Delphi Schools \$98,900 (2634)
Perfect for your family This three bedroom tri-level home has a large living room, dining room, family room, kitchen, den and laundry area. Carroll Schools \$129,000 (2614)
Bret Rinehart, GRI.....574-967-3085
Sandy Cooper, CRI, GRI...765-564-3816
Lisa Appraiser
Carolyn Wagner, CRS, GRI...765-564-3333
Pam Ennis, GRI.....574-965-4510
Jeff & Marcy Nelson.....765-564-4282
Stephanie Pencsek.....765-566-2533
Ken Murray.....765-564-3342
"View all our listings at www.rinehartrealestate.com"

OPEN HOUSE
709 N. WASHINGTON ST. DELPHI
SATURDAY, MAY 13TH 1-4 P.M.
& SUNDAY, MAY 14TH 2-4 P.M.
3 or 4 Bedroom Home. Energy Efficient Gas Heat, Central A/C 2 Car Garage. Across from Senior Citizen Center & near Canal Park.
Immediate possession. Bargain priced at \$47,900.
Terms: Cash, Possible short term owner financing, may exchange for property in Florida or may consider Car, Truck, Motor Home as partial payment. For private showing or more info: Call 850-819-5227. COME BY AND LET'S TALK !!!!!

Full SIZED TRUCK CAP - full view, screened sliding windows, complete with seal tape and clamps only \$200. Excellent condition. 574-967-4592 or 574-686-4160. 1812

TOP SOIL - \$10 per ton + delivery. F&K Construction, Inc. 574-967-4543. 9ft

BEAUTIFUL BRASS BED, queen mattress set, frame (all brand new). Cost \$500, sell \$280. 765-447-7658. 11ft

Child Care
LOVING MOTHER will care for your child this summer and before and after school this fall. Across from Flora park. Call Kate at 574-967-3601. 1912d

NONSMOKING mother is babysitting in her Rockfield home starting May 25. Affordable rates for full-time or part-time. Please call Shannon (574) 686-3588. 1813

DAY CARE PROVIDER - Down on the Farm Daycare. Openings available. All ages. Full and part-time. Near Burlington. (765) 258-3222. 1815d

Free
CAT - male, with purple bell collar. Found near Madam Carroll. Call (574) 870-2474, (574) 583-3545.
KITTEN - Grey-striped, female and litter trained. (765) 564-4704

Advertising Pays!!

KING PLUSH pillowtop mattress set, brand new. Cost \$700, sacrifice \$340 765-447-0653. 11ft

USED APPLIANCES - Maytag washers \$185; washer from \$125; electric dryers from \$85; electric ranges from \$95. See at Ayres Hardware, Flora. 49ft



Wanted
WANTED TO BUY! 35 or more mature Cherry, Maple, Oak or Walnut trees. TOP PRICES PAID. Contact a Pike Lumber Company forester at 1-800-356-4554 or email forester@pikelumber.com. 1911

WANTED TO BUY - good Craftsman radial saw. Call anytime, 765-566-3138. 1812

JUNK VEHICLES-and old farm equipment, combines, farm trucks. Will remove for free. Call 574-686-2379. 51ft

Farmers Column
FARM LOANS
NO APPRAISALS
FAST SERVICE
Fixed and Adjustable Rate
Mortgages 1 to 20 years
Call or Write:
FLORA & BISHOP
P.O. Box 4
Flora, IN 46929
(574) 967-4137

Auctions/Sale Calendar
May 12 3:30 pm Maurice Wolf
May 13 9:30 am Dana Wolf (Wolf Machine Shop)
May 20 9:00 am Antique Auction
June 10 10:00 am Bob Toler
Mohler & Flory
Flory & Cottrell
Mohler & Ward
Mohler & Ward

MARVIN MOHLER AUCTIONS & APPRAISALS
Rossville, IN Phone & Fax 765-379-3612
Cellular 765-430-8539 e-mail: mjmoehler@juno.com
Your Satisfaction-Our Priority

CAMDEN AUCTION BARN
CONSIGNMENT AUCTION EVERY FRIDAY AT 6PM
PUBLIC WHOLESALE AUCTION EVERY MONDAY 11:00AM
Quality consignments accepted - Call 574-686-3000
614 East Main St., Camden, IN (6 Blocks East of Junction Hwy 218 & Hwy 75)
WEBSITE: www.hickmanauctions.com
Don Hickman, Auctioneer, AU08701422 AH20200078

PUBLIC LAND AUCTION
354 Acres in 11 Tracts
- 2 miles NW of Frankfort, IN
► Productive Farmland
► Confinement Hog Barns
► 150,000 Bu. Grain Storage
► 3 Country Homes
FRIDAY, JUNE 9 @ 1 PM
Call 800-716-8189 for brochure
Seller: Rothenberger Farm

THE LORANDA GROUP, INC.
Springfield, IL
Lafayette, IN
Indiana Auction Company
License # AC9700010
LeeAnn Moss, Auctioneer
License # AU19800041
Larry Skiles, Sales Rep.
www.loranda.com

PUBLIC AUCTION
FRIDAY, MAY 12, 2006, 3:30 PM
Located 1 Mile West of Rossville, IN on St. Rd. 26 to Co. Rd. 600W, then South 1 1/2 Miles to 750N, then East 1/2 Mile, Back Lane on the Right. (Watch For Signs).
FURNITURE - HOUSEHOLD: Oak Drop Leaf Extension Table w/ Boards; Formica Dinette Table; Reclining Love Seat; Recliner; Occasional Chairs; Platform Rocker; Sewing Rocker w/Cane Seat & Back; Lighted Curio Cabinet; Glass Door Wall Curio Cabinet; Knee Hole Desk; Roll Top Desk (Not Old); Slant Front Desk; Wood 2 Drawer File Cabinet; 6" Wood Bench; Seller's Wood Utility Cabinet; Hall Tree; Lamps; Pictures; 5 Pc. White Bedroom Suite w/Poster Bed; 4 Pc. Dark Wood Bedroom Suite; 3 Pc. Dark Wood Bedroom Suite; 2 Pc. Bedroom Suite; 3 Pc. Bedroom Suite; **Old Spool Bed from Cottrell Family:** Cedar Lined Chest; Quilt Rack; Youth Chair; Oak Baby Bed; Pfaff Sewing Machine in Cabinet; Fern Stand; School Desks and Chairs; School Table; Child's Wood Table & Benches; 2 Child's Rockers; Old Fisher Price Toys; Little Tykes Play Kitchen & Workshop; Hobby Horse; Child's Desk; Misc. Toys and Games; Christmas Decorations; Several Longaberger Baskets; Rug Beater; Boxes of Party Lite Items; St. Clair & Joe Rice Paper Wts.; Lead Glass Bell, Compote & Candlesticks; Viola Bennett Painted Sugar & Creamer; Bell Collection; Misc. Glass & Dishes; Rossville and Carroll Year Books; Encyclopedias & Other Books; Electric Fans; Set Stainless Pans; Misc. Pans & Kitchen Ware; Bedding & Linens; Dell Computer w/Pentium, 192 RAM, Windows 98, Monitor & Keyboard; Computer Desk; Old 2 Door GE Refrigerator; Coppertone; Other Items. **LAWN & GARDEN - BARN ITEMS:** Ranch King 42" Riding Mower; 4 HP Power Mower; Wood Wheel Barrow; Hand Saws; Misc. Tools; Dinner Bell; 2 Old Corn Planter Wheels; Shoe Lasts; 2 Iron Bean Pots; Crock; Hog Scraper; Hay Forks; Spring Seat; Ranch Trac Pedal Tractor; Wood Play House Furniture; Cross Cut Saws; Foot Tubs; Octagon Picnic Table; Misc. Lumber; Wood Step Ladder; 7 1/2" Dia. Galv. Water Tank; Wood Lawn Play Set; Misc.
TERMS: Cash or Check w/ID. Neither Sellers Nor Auctioneers Assume any Liability in Case of Accidents Nor Are They Responsible for Articles After Sold. Lunch Served.
MAURICE E. WOLF
765-379-3692
AUCTIONEERS
Marvin Mohler Lic. # AU01033715 Dale Flory Lic. # AU0800680
Phone & Fax 765-379-3612 or 1-800-487-6435 Cellular 765-430-8539
E-Mail: mjmoehler@juno.com Your Satisfaction - Our Priority

AUCTION
Every Saturday 5:00pm
L.W. Jenkins AU09200218 Lots of nice stuff
Don't forget Anything on Wheels
2nd Monday of each month
Accepting Quality Consignments - Can Pick up
CARROLL COUNTY AUCTION & LIQUIDATORS
Office: 765-564-6201 Cell: 765-564-0060
1351 N. Ruffing Ave. Delphi, IN 46923
To see full listing: www.auctionzip.com

PUBLIC AUCTION MACHINE SHOP
Saturday May 13, 2006 9:30 A.M.
Having decided to downsize and relocate "Wolf Machine Shop" will offer the following for public auction located: From the intersection of SR 75 and SR 18, in Flora, go east to Willow St. then south (right) to auction on left.
Milling Machines-Surface Grinder-Metal Lathes -Shears and Bending Brakes
2 hp; Series I Bridgeport Milling Machine 3hp. Variable speed drive, digital readout & 9"x42" table; 1 hp. BRG Bridgeport Milling Machine belt drive 3hp; 1936 Model #2 Brown & Sharp surface grinder; 5"x10" magnetic table; stone wheels; Lodge & Shiple 7hp 3hp 16"x72" metal lathe w/3&4 Jaw Chucks, taper attachment & steady rest; Regal 1 hp. Metal lathe-14"x72" w/turret attachment 4" & 8" chucks & steady rest; 3hp. South Bend Model 222 flat Belt Drive Lathe 14"x36" w/3&4 Jaw Chucks 3hp.; Dumore tool post grinder; 40 Ton Scotchman Ironworker w/angle shear, punch, flat shear & 8" angle break; Niagara flat shear 42" width-16 gauge capacity; combination wall mount punch & shear; Angle Iron Shear; universal index 4"x6" dividing heads & centers; Osborne bending brake-6ft. 16 gauge cap; 3 ft bending brake; Baldor pedestal grinder 8"-3/4 hp. single phase
Welders-Presses-Band saw-Torches-Drills
Millermatic 200 wire feed welder; hand spool gun; Miller Syncrowave SD 180-Tig & stick welder w/cart.-used less than 40 hrs.; Lincoln 250 Ideal arc stick welder; 100 ton hyd. Press w/50 ton pump; #12 Air Arbor press; air drill press feed; Delta drill press 1 1/2 hp. 3hp. Variable speed; Roll-in metal Band saw; Abaroga Radial Drill 3hp. 2hp Smith cutting torch & cart; 8 ft. Plate burning table w/torch & variable speed
Air Compressors-Chain hoists-Hand tools & misc.
2hp. 3hp. Speedaire air compressor w/40 gal. tank; Ingersoll Rand 5 hp. 2 stage air compressor; 5 hp. motor & air storage tanks; 12 ft. rolling A frame; 1&2 ton chain hoists; welding tables; work benches; Large assort. Sheet metal-stainless, Aluminum, Expanded Metal; steel rack w/assort. of angle, channel, flat & bar stock; steel and sheet metal racks; Milwaukee 9" Rt. Angle grinder.; Milwaukee 3/4 magnetic drill; air impact wrench; Milwaukee 1/2" drill; B & D 7" right angle grinder; Milwaukee sawzall; Large Inside Dial Calipers; Sheet metal scissors; Adj. shop stands; 220v buffer; 2 parts washers; 2 pc. Rolling tool cab; 16x32 steel surface Plate; 3 ft. balancer; parallel bars; shop vac; 115 v. hyd. Pump; Hossfeld Bender w/dies; standing shop desk; hydr. Jacks; Floor Jacks, Lrg. Assort. Pipe threaders, pipe wrenches, pipe cutters; conduit benders; Rigid 300 pipe threader w/power head & stand; Lrg. Assort tap & pipe dies; bearing pullers; Lrg. Assort. Lathe tool bits & holders, tapping heads; offset boring heads; boring bars & cutters; Lathe Centers-tapered-Lg. & Sm.; #3 Morse Taper Turret Head; Carbide milling cutters; Face Mills; Tool bars w/carbide tips; hold down clamps; Tool Arbors-straight & taper; Lrg. Assort. Woodruff cutters; Splitting mills; Mill Collets; Lrg. Assort. of new & used electrical supplies; Wood parts cabs; pipe & bar clamps; all sorts of hand tools; Siegler forced air heater; 1/4" copper & aluminum tubing; Boxes of nuts, washers; Drill bit sleeves; Fairbanks Morse Scale; 5 section Antique oak parts bins-loaded; Flat belting w/clips; Antique lead melting pot; Several metal Storage Cabs & file Cabs; chain saws & trimmers-(parts); table clamps and milling vises; bolt, nut, washer bins-loaded; tube bending dye's; holes saws; hand carts; Potato sizer; Asbestos siding shear; Lifting hooks & rings; Chains, hooks, binders; new & used air cylinders; in line air dryer; office desk; chairs; file cab; tables; fax machine; large two compartment combination safe; Many more items too numerous to mention.
Commercial Butchering Equipment
Hobart 16" band saw 3hp; 5hp Hobart meat grinder 3hp; Shrink wrap machine; 5ft. stainless sink;
Forklift-Tractor
International 2400 series B, sn 2230134U203851, Nearly new tires; 6ft. 3pt. Blade; 4x8 trailer w/metal sides & Livestock rack; Clark 2 ton forklift Lp-good rubber.
Auctioneers note: Wolf Machine has been in business since 1942; all equipment is in good condition and working order. We will sell in 2 rings for a portion of the day. **Lunch served**
Terms: Cash or check with proper ID. **Not** responsible in case of accident or items after sold.
Wolf Machine Shop
Dana Wolf-Owner 574-967-4111
Auctioneers
DALE FLORY Lic. # AU0800680 - 765-379-2562
RICHARD COTTRELL Lic. # AU19600144 - Cell 765-564-1639
Working For You!

Call DWAIN WARD 765-268-2302
*Auctioneer
*Pioneer Hi-Bred Seed Salesman
*Replacement handles

AUCTION
RESIDENTIAL - COMMERCIAL REAL ESTATE AUCTION
SATURDAY, MAY 20TH 11:00 A.M.
704 W. COLUMBIA, FLORA
Take St. Rd. 18 to west edge of town!
- ATTENTION INVESTORS, CONTRACTORS, HOME BUYERS -
EXCELLENT OPPORTUNITY TO OWN
HOME & BUSINESS IN THE SAME LOCATION!
TRACT 1: Well cared for 2 Bedroom, 2 Bath 1,872 Sq. Ft Residence. On .94 acres with Inground Pool and 3 exceptional outbuildings.
A) 36' x 36' Heated & insulated
B) 42' x 64' with 16' x 32' Wash bay, insulated! Office & 2 baths! Upstairs living area with kitchen & bath, GFA heat & Central Air.
C) 20' x 32' plus 28' x 50' shop with hanging gas heaters
TRACT II: Commercial business lot 150' x 171.5' zoned Planned Business. Terms: 10% down day of auction, balance within 30 days or less at closing. Possession 7 days after closing of transaction.
Auction held for: Karen S. Thomas
Knop Corporation
8605 W. St. Rd. 26, Rossville, IN 46065
Ph: 765-296-4134 www.knopcorp.com
Auctioneers: David A. Knop Lic# AU01041392

REAL ESTATE AUCTION
Estate of Ione Kingery
Saturday, May 13, 2006 10:00 a.m.
At the Offices of Obear, Overholser, Huffer, Rider & Fouts
102 S. Union St., Delphi, IN 46923
765-564-3060
Open House Friday, May 12, 2006 4:00 p.m. - 6:00 p.m.
3 Bedroom, 1 Bath Residence located at 5201 N. Springboro Road, Brookston, Indiana.
Procedure: Bidding will be oral and bidders may compete against one another. The property will be sold in the manner resulting in the highest total sale price, subject to approval of the seller. All bidding will be in lump sum dollars, and exact acreage is not guaranteed.
Acceptance of Bid Prices: The successful bidder will sign a contract to purchase immediately following the close of bidding at the auction. Seller has the right to refuse any and all bids for any reason. The final bid price is subject to approval by the seller.
Earnest Money: A non-refundable 10% earnest money down payment will be due at the time of signing the purchase agreement. This down payment may be made in the form of cash, check, or cashiers check, immediately negotiable. The balance shall be due upon closing. The obligations of the buyer will not be conditional upon the buyers ability to obtain financing, so, if needed, be sure that you have your financing arranged and that you are capable of paying cash at closing.
Closing and Possession: Closing to take place within thirty days from the date of the contract to purchase, unless an extension of time is mutually agreed to in writing by both buyer and the seller, with possession given at closing.
Real Estate Taxes: Real estate taxes shall be prorated as of the date of closing.
Title: Seller will provide an Owners Policy of Title Insurance in the amount of the purchase price and will provide deeds conveying the real estate to the buyer.
Survey: Legal description of the parcel available at 102 South Union Street, Delphi, Indiana. Any other survey will be at buyers expense.
Inspection: Persons interested in inspecting the parcel may attend the open house or make arrangements to do so by contacting Obear, Overholser, Huffer, Rider and Fouts at 765-564-3060.
Obear, Overholser, Huffer, Rider & Fouts is the exclusive agent of the seller. The property is being sold on an as is where is basis and no warranty or representation, either expressed or implied, concerning the property is made by Obear, Overholser, Huffer, Rider & Fouts, agent for the personal representative of the Estate of Ione Kingery or the personal representative of the Estate of Ione Kingery. Announcements made by Obear, Overholser, Huffer, Rider & Fouts on the day of the sale take precedence over any previously printed materials or any other oral comments made. The sale of this property is subject to any and all easements, legally effective restrictions, public highways and streets, ditches and drains, real estate taxes, applicable zoning laws and ordinances, and federal and state environmental laws and regulations. Each buyer is responsible for conducting its own independent inspections, investigations and all due diligence concerning the property, its environmental condition and terms of its sale. Information obtained in this notice is subject to verification by all parties relying on it, and Obear, Overholser, Huffer, Rider & Fouts shall not be held liable for the accuracy, errors or omissions in this brochure. All information contained in this brochure and any related materials are subject to the terms and conditions of sale outlined in the purchase contract. All decisions of Obear, Overholser, Huffer, Rider & Fouts are final.