

Real Estate

Farmers Column

The Joan Abbott Real Estate Team

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(home)



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(home)

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555 W Washington, Camden

Imagine Living On 3 Landscaped Acres On The Edge Of Town. Country Living - City Utilities. Entertain Your Company Easily Inside In Spacious Rooms Or On The Wrap Around Porch And Patio. Barn, 1 Car Detached Garage And A Heated Workshop Is Definitely A Wonderful Bonus. This 4 Bedroom Home Will Charm You From The Minute You Pull Into The Drive.



375 W Washington, Camden

Impressive! Dramatic Foyer, Wonderful Floor Plan, Basement With Rec Room And Utility, 2 Car Attached Garage, Off Street Parking And A Workshop. 3 Bedrooms And 2 Full Baths. New Furnace, A/C And Floor Coverings. Sitting On A Large Corner Lot With Lush Perennials And Shrubs With A Fenced Back Yard, This 2300 Sq. Ft Home Is Truly A Jewel.



922 E Main St, Delphi

You Can Enjoy The Flowers And Blooming Lilacs In The Large Back Yard While Relaxing On The Deck. A 2 Car Detached Garage With Work Area And A Loft Sits Close By. This 3 Bedroom Home Sits Back On A Quiet Street Close To The City Park. Both The Living Room And Master Bedroom Have Beautiful Hardwood Floors. It's A Wonderful Place Waiting For A Family To Call It Home.



6738 E St Rd 218, Camden

Newer Windows, Siding, Roof And Floor Coverings. Open Concept Kitchen And Family Room. Patio In The Back Overlooking The 1 Acre Site. 2 Car Attached Garage. 3 Bedrooms 1 Full And 1 Half Baths. This Home Has Been Well Taken Care Of Over The Years And It Shows. It's Cute As A Button And Neat As A Pin!



413 W Main, Camden

You Won't Feel Like You're In Town Sitting On This Corner, Double Lot. It's A Beautiful Home With Unbeatable Qualities. 4 Bedrooms, 2 Full And 1 Half Baths, A Fireplace In The Family Room, A Private Master Suite With Walk In Closet And Bath, Beautiful Cabinets Combined With Ample Work Area Makes A Great Kitchen, A Heated Glass Sunroom Leads To The Above Ground Pool. 2 Car Attached Garage With Off Street Parking. You Have To See This Home In Order To Appreciate All It Has To Offer.



426 W Main St, Delphi

2800+ Sq Ft Of Living Space For Your Family To Enjoy. 3 Spacious Bedrooms, 2 Full Baths, Living, Dining And Family Rooms All Have Beautiful Hardwood Floors. Outside You Can Enjoy The Patio And Deck Within The Fenced Back Yard. Welcoming Front Porch. 2 Car Detached Garage And Off Street Parking. Quality Plus Personality.



309 E Main St, Delphi

2000+ Sq Ft Of Living Space. Step Into The Past With Style. Foyer Starts Your Journey Through A Beautiful Home With Natural Woodwork And Hardwood Floors. French Doors And Pocket Doors Are Wonderful Additions To The Charm Of This Home. 3 Bedrooms, 1 Full And 1 Half Bath. Fenced In Back Yard. Past And Present In A Combination That Will Impress You.

OPEN HOUSE

3511 N Old 25 Delphi  
Sunday, May 21 1:00-3:00PM

4-5 bedroom log home 4 wooded acres \$249,000

1 mile from SR25/421 intersection.

For more info or private showing call 564-4785 or e-mail aloghome@yahoo.com

Realtors & serious buyers welcome.

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. 19tf

**Phone: 574-967-4195**  
**765-564-4600**  
**800-388-0229**

**RINEHART REALTORS AUCTIONEERS**

Member of Lafayette, Kokomo & Carroll County BOARD OF REALTORS

Buy from Rinehart's and we help with the move!

When you buy from Rinehart's you can use their truck to move -- FREE!

Very Motivated to sell this country property. Add your own "TLC" and this 3 bedroom, 2 bath home located on over 1 acre can be your new home. Delphi Schools \$99,000 (2598)

Like New Feel! Enjoy this completely remodeled 2 bedroom home. Custom cherry kitchen, great room, built-in entertainment system and lots more. Carroll Schools \$76,500 (2597)

Quality home, great location, near schools - all in one home. Features a large living room, family room, formal dining room, 3 bedrooms, 2 baths, 2 car garage, deck. Delphi Schools \$115,000 (2549)

**Bret Rinehart, GRI.....574-967-3085**     **Sandy Cooper, CRI, GRI...765-564-3816**  
*Lis. 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](http://www.rinehartrealestate.com)"

Auctions/Sale Calendar

May 20 9:00 am	Antique Auction	Mohler & Ward
May 26 2:00 pm	Dean & Perrietta Appleton	Craft & Michael
May 31 6:30 pm	Helen Montgomery RE	Dale Flory
June 10 10:00 am	Bob Toler	Mohler & Ward
June 17 10:00 am	Mary Oylar	Craft & Michael
June 19 3:30 pm	Kenneth Wolf Est.	Mohler & Ward

**AUCTION**  
**Every Saturday 5:00pm**

L.W. Jenkins AU09200218 *Lots of nice stuff*

Don't forget Anything on Wheels  
2<sup>nd</sup> 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](http://www.auctionzip.com)

**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](http://www.hickmanauctions.com)  
Don Hickman, Auctioneer, AU08701422 AH20200078

**\*\* GUNS - ANTIQUES - COLLECTIBLES \*\***  
**ANTIQUE AUCTION**  
**SATURDAY, MAY 20, 2006 @ 9:00 AM**

Located in the 4-H Building at the Clinton County Fairgrounds on State Road 39 at the South Edge of Frankfort, IN.

**CLOCKS - OLD SLEEPY EYE - INDIAN ITEMS**  
Gilbert Wall Clock from Lafayette Court House; J. Nieslein Walnut Wall Clock; Seth Thomas Oak Wall Clock; Elsie the Cow Borden's Clock by Pam Clock Co.; WFAM Ch. 59 Adv. Clock; Several Other Lafayette Advertising Clocks; Assorted Pocket Watches; Sleepy Eye Stoneware Incl. Brown Pitcher, Brush McCoy, Salt Crock, Butter Crock & Fan; Blue & White Stoneware Pitchers (Cattail & Wild Rose); Assortment of Old Indian & Misc. Baskets; Many Indian Arrowheads and Axes; Bronze Tribal Ceremonial Pipe w/Effigies; Indian Head Shell Lighted Clock.

**GUNS**  
Winchester Model 1912 16 Ga. Shotgun; Winchester Model 1912 12 Ga. Shotgun w/2 Barrels; N. R. Davis & Sons 410 Dbl. Barrel Shotgun; 2 Half Stock Kentucky Percussion Rifle; 1 w/Brass Patch Box; 2 Full Stock Kentucky Percussion Rifles; Bixler & Iddings Lafayette, IN Half Stock Percussion Kentucky Rifle; Stevens Model 62 22 Cal. Rifle; Springfield Model 15 22 Cal. Rifle.

**PAINTINGS - PICTURES - ADVERTISING ITEMS - MISC.**  
Several Oil Paintings & Prints; Dan Patch Print; 2 Old Tractor Pictures; Inside View Photos of Frankfort Stores; WW II Tippecanoe Co. Honor Roll; Large Assortment Clinton & Tippecanoe County Adv.; Lafayette Yv Taven Brewery Porcelain Sign & 4 Old Brewery Pictures; Purdue Memorabilia; Sim & Ohl Tray, Mulberry; Monon RR Picture & Book Matches; Chesapeake & Ohio 1943 Calendar; Peters Cartridge Calendar; Mulberry & Attica Circus Posters; 1865 Orig. "Abraham Lincoln Shot to Death" Paper in Frame; 3 Lincoln Hats, 1 w/Case; Lincoln Top Hat Trade Sign from Stek's Lafayette Store; Several Civil War & Lincoln Books; Civil War Final 1862 Statement; Old Comic Books; 1927 Edna Mills Garage Rock Island Implement Calendar; Other Good Old Calendars; Mulberry State Bank Glass Advertising; 3 E.Paul & Smeltzer Pyrrmont Glass Advertising; Other Glass Advertising; 1917 Coca Cola Mirror; Stek's Lafayette Tin Hat Advertising; Diamond Ring Neon Sign; Coca Cola Trucks in Boxes; Yard Sticks.

**BRASS CASH REGISTER - LAMPS - COLLECTIBLES**  
National Brass #313 Cash Register; Cranberry Cut to Clean Kerosene Lamp; Aladdin & Kerosene Lamps; Shoe Fly Horse Rocker; Enamel Top Table; Small Show Cases; Mounted 8 Lb. Bass; Quack Doctor Medical Kit; Baby Cast Iron Stove; Child's Enamel Top ABC Table; Child's Step Back Cabinet; Steif Bear on Wheels; 5 1800's Flip Block Puzzles in Orig. Boxes; Toy Tractors; Global World Windup Train in Box; Hand Cuffs; Brass Knuckles; Billy Clubs; Police Badges; Collection of Pocket Knives, Remington, Winchester & Others; Metal Detectors; Several Victorian Celluloid Boxes & Vanity Items; Old Saddle Blanket; Quilts, Linens & Doilies; Pheasant & Quail Plates; Flu Covers; Kitchen Crocks; Blue Fire King; Blue/White & Gray Enamel Ware; Texas Ware; Wood Bowls; Wood Forks; Horse Collar; Primitives; Many, Many Unlisted Items.

**NOTE: 6% IN Sales Tax Will Be Charged. Dealers Bring Exemption Numbers**  
**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**  
**Dealer Reducing Inventory at Absolute Auction**  
**NAME WITHHELD FOR SECURITY PURPOSES**

**AUCTIONEERS**  
Marvin Mohler Lic # AU01033715     Dwaine Ward Lic # AU01005514  
Phone & Fax 765-379-3612 or 1-800-487-6435     Cellular 765-430-8539  
E-Mail: [mjmohler@juno.com](mailto:mjmohler@juno.com)     Your Satisfaction - Our Priority

**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

**THREE COUNTRY HOMES** w/ Bldgs; 2 miles NW of Frankfort; Public Auction-June 9; 800-716-8189 or [www.loranda.com](http://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](http://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. 13tf

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

**AFFORDABLE CUSTOM HOMES** on your lot. Free plan book, 800-644-6566 or [HallmarkHomes.com](http://HallmarkHomes.com) 10tf

**HAY** - first cutting, orchard grass. You pick up in field and save. \$1.50/bale. Call (765) 268-2214. 20tf

**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

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

**KITTENS** - to good home, grey and black stripe, one month old, males

**Advertising Pays!!**

**BAIL BONDS**  
**JOE MOSS, AGENT**  
**765-564-2226**

Auctions/Sale Calendar

**MARVIN MOHLER**  
**AUCTIONS & APPRAISALS**

Rossville, IN Phone & Fax 765-379-3612  
Cellular 765-430-8539 e-mail: [mjmohler@juno.com](mailto:mjmohler@juno.com)  
Your Satisfaction - Our Priority

**AUCTIONEERS**

**DALE FLORY**  
AU08800680  
Frankfort, IN  
765-379-2562

**RICHARD COTTRELL**  
AU19600144  
Camden, IN  
574-686-3200

Farm  
Household  
Estates

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

**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](http://www.loranda.com)

**FRIDAY, JUNE 9 @ 1 PM**  
Call 800-716-8189 for brochure  
Seller: Rothenberger Farm

**AUCTION**  
**RESIDENTIAL - COMMERCIAL**  
**REAL ESTATE AUCTION**  
**SATURDAY, MAY 20TH 11:00 A.M.**

704 W. COLUMBIA, FLORIDA  
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     Auctioneers:  
Ph: 765-296-4134     [www.knopcorp.com](http://www.knopcorp.com)     David A. Knop     Lic# AU01041392

**REAL ESTATE AUCTION**  
**SATURDAY, JULY 1, 2006**  
**REAL ESTATE 1:00 PM**  
**PERSONAL PROPERTY 10:00 AM**

Located 4 Miles West of Rossville, IN, or 12 Miles East of Lafayette, IN, on St. Rd. 26 to Clinton Co. Rd. 900W (Dayton Rd.), then North 3 1/2 Miles in the Village of Pyrrmont. One Block North of the 4-Way Stop in Pyrrmont.

**REAL ESTATE:**  
Approximately 2 acres w/improvements which include a 2 story frame dwelling with approx. 1700 sq. ft. living space, 6 rooms, 2 bath rooms and porch down, 2 rooms up, partial cellar, natural gas forced air heat, central air, is fully insulated and has a new roof. Property includes 1 1/2 car unattached insulated garage, an approximate 24' x 40' barn w/ an approximate 24' x 40' shed and 3 other outbuildings.  
**TERMS: 10% (nonrefundable) down day of auction. Real estate is being sold as is, with no guarantees expressed or implied. Possession at closing in approx. 30 days.**  
**Open House May 30th, 4:00 to 7:00 PM.**  
Real Estate will sell in conjunction with personal property.

**DOROTHY E. MILLER ESTATE**  
Judith McKinley & Kathy Middaugh, Co-Executrix, 765-379-2743

**AUCTIONEERS**  
Marvin Mohler Lic # AU01033715     Dwaine Ward Lic # AU01005514  
Phone & Fax 765-379-3612 or 1-800-487-6435     Cellular 765-430-8539  
E-Mail: [mjmohler@juno.com](mailto:mjmohler@juno.com)     Your Satisfaction - Our Priority