

Well maintained 4 bedroom, 1 bath country home w/ oversized detached 2 car garage & outbuildings sitting on 3.48+/- acres just outside Ossian, Indiana.

3
omptions (2014 p 2015)

furnace
water heater
water softener (owned)

- covered back porch
- Jefferson Twp.
- Wells County | Ossian Schools
- Close to the corner of SR 1 & US224



A photograph of a room with a patterned wall, a doorway, a wooden cabinet, a lamp, and a small table.



Monday March 28th @ 5-6:30 pm
Monday April 11th @ 5-6:30 pm



SCHEERERMcCULLOCH AUCTIONEERS, INC.

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DALE B. & MARY M. OSBORN, OWNERS

TERMS ON REAL ESTATE: Buyer Brokers welcome (contact auctioneer for details). \$5,500 down day of auction, balance on closing. Buyer(s) to pay winning accepted bid price plus a 2.5% buyers premium (2.5% of winning bid) due at closing. Property sells absolute, no reserves, sells regardless of price. Property sold as-is, where-is. Property sold for cash. (The sale of this property may be financed; however, the sale of this property IS NOT CONTINGENT to financing approval). The information stated in this brochure are the opinions of the sellers, Scheerer McCulloch Auctioneers, Inc. and its agents; however, the decision to bid on the real estate property is entirely up to the individual bidders based on their own individual inspections, research and opinions. All statements, measurements, zoning and tax information are from reliable sources, however, are not guaranteed to be accurate. Statements made day of auction takes precedence over any and all previous oral or written matter.

Real estate closing within 40 days of auction.

***Real estate taxes:** Real estate tax information stated indicates what the current owner is required to pay and is merely a guideline (the new buyer's real estate taxes may or may not be the same as what the current owners is required to pay). RE taxes prorated to date of closing.

TERMS ON PERSONAL PROPERTY: 13% buyers premium on all items sold onsite, 16% buyers premium for online items. Cash, MC/VISA. All items sold as-is. Statements made day of sale take precedence over printed matter. All sale final. Not responsible for accidents.

PERSONAL PROPERTY

**SOME ITEMS OFFERED ONSITE & ONLINE @ www.liveauctioneers.com
VISIT OUR WEBSITE FOR MORE DETAILS, ITEMS & PHOTOS**

1975 FORD F150 PICK UP TRUCK: 360, V8 engine, C6 – automatic transmission, 119,470 miles, green exterior w/ green leather interior. – Runs great! 1 owner truck – great shape for the amount of year. **1947 HOME BUILT TRACTOR (SHOW PIECE):** Beautiful piece of history, a real show piece! Fully restored home built tractor w/ Wisconsin 6.5hp rope start engine, Chevy 3-speed transmission w/ reverse, Chevy rear end. **1947 CO-OP E-3 TRACTOR (RESTORED):** Fully restored, very clean & runs great. 6 volt, added hydraulics (pump in front, runs off engine), homemade snow blade, rear weights, runs on gas, original Goodyear 10-38 tires. **1940 IH FARMALL M TRACTOR:** Fully restored, very clean & runs great. Show quality tractor. newer tires. **1939 ALLIS-CHALMERS MODEL B TRACTOR:** hand crank start motor, runs great. 5ft belly mower attachment. **1946 FORD 2N TRACTOR (RESTORED):** 6 volt, hydraulics, newer rear tires w/ original fronts, fully restored & runs great. **HOMEMADE STEAM ENGINE REPLICA (ONE OF A KIND!):** Made from a scrap pile of metal, one of a kind show piece! non-operational but does have movable parts to give the feel of a real steam engine. **FARM RELATED ITEMS (JOHN DEERE, OLIVER, FERGUSON, WISCONSIN):** (2) John Deere Model A front spoke rims (restored, great shape); John Deere 290 2 row planter; John Deere rear steel rims (cut off); (2) John Deere rims – 10 x 38; Allis-Chalmers rear steel rims w/ lugs; single row cultivator; Co-Op 2 bottom trip plow; The Deming Co., Salem, Ohio water wagon pump for steam engine; garden tractor w/ disc – walk behind, Wisconsin 4hp. engine (made by Simplicity, sold by Montgomery Ward); (2) Co-Op walk behind garden tractors; 1946-47 miniature grain wagon; (2) hay tracks w/ several carriers (Porter Co. – some fully restored, tracks are 10-15ft long – beautiful); (6) John Deere check wire stakes; Reading restored tailgate; wagon frame (Model A vehicle frame); orchard pump (ceramic lined cylinders); Ferguson 2 bottom 3pt. plow; PTO drive log splitter; Easy Ride model seat – restored; Allis-Chalmers parts; lawn roller; several spare tractor tires; vacuum pump for dairy farm; F20 PTO & belt pulley (parts); misc. tractor parts; well pump (Palling, Ohio); (2) flat belts (6 inch); Wisconsin VF4 engine; Oliver 1 bottom plow; metal 4-wheel cart; movable yard bench on wheels; steel wheel wagon; tractor weights. **NICE SELECTION OF HEAVY EQUIPMENT & TOOLING MACHINERY (ROCKWELL, CINCINNATI, LINCOLN):** Skat Blast 960 Finish Line sand blaster (Limited Edition) – very clean, well taken care of; Ingersoll-Rand 60gal. air compressor (3hp motor, 220v – single phase); Rockwell upright drill press (4-speed, belt drive – great shape); handmade belt sander; handmade H-frame press (12 ton press w/ bending tools & press blocks); Cincinnati tool & cutter grinder; large vertical band saw (single speed, setup to cut metal, 2ft spacing); Atlas 6 inch shaper; Cincinnati drill press (large, power feed, belt drive); Lincoln 225 arc welder; Signal Corps – U.S. Army generator (PE 75, 120v., 60 cycle, 1800 RPM, 2500w); 1975 Cadillac motor & transmission; cement mixer; Zee-Line barrow pump; Sears Craftsman radial arm saw (10 inch blade); Delta 6 inch motorized jointer; Sears Craftsman 12 inch band saw / sander; Shopmaster small table saw; wood lathe (36w/ nice selection of tools & accessories); (2) cans of 90 weight transmission fluid; Kennedy machinist hand held toolbox; 200 lb. plus anvil w/ several hardys; air compressor hose reel w/ hose; several electric motors; 4,000 lb. hydraulic cylinders; chop saw; high pressure painter; heavy duty pallet racking. -- **AND MUCH MORE!**



LIVE & ONLINE BIDDING

AUCTION

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PUBLIC AUCTION

Saturday April 16, 2016 @ 9:00 AM • 6115 N. State Rd 1, Ossian, Indiana 46777