

CLASSIFIEDS

small ads

BIG deals

CLASSIFIED  
AD  
DEADLINES

All classified ads must be in our office by the following deadlines.

For the Osgood Journal, by Friday at 11:00 a.m.

For The Versailles Republican, by Tuesday at 11:00 a.m.

ADJUSTMENT  
OF ERRORS

The Ripley Publishing Company cannot be responsible for more than the first publication of any ad, so please check your ad for accuracy. Subsequent repeated errors are the responsibility of the advertiser. If a classified ad should be under a heading other than the advertiser would like it to be please contact the paper and it will be corrected for the following insertion, however, no credit will be given on the ad. The Ripley Publishing Company reserves the right to reclassify, revise or reject at its option any advertisement deemed detrimental to the public interest or the policy of the newspapers.

All real estate ad-

vertised herein is subject to the Federal Fair Housing Act, which makes it illegal to advertise any preference, limitation or discrimination because of 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 basis

For Rent

Upstairs 1 bdrm, 1 bath, Versailles. Unfurnished, electric not included. \$600/month, month to month. 812-756-8862 56tfxp

Help Wanted

Flatland Farms LLC is looking for full time class A and one class B CDL drivers. Local routes/home daily. 1 year of tractor/trailer driving experience preferred. Must have clean driving record. Pay based on percentage per load. Contact Matt 812-621-1033. 5-12p

POST FRAME BUILDINGS

24x24x8 1-16x7 garage door

1-3" door, Concrete Floor \$12,900

30x40x10 1-16x8 garage door

1-3" door, Concrete Floor \$22,900

40x80x14 1-16x10 garage door

1-3" door, Concrete Floor \$46,900

**(812) 265-5290**

Built on your lot! 60 years experience. Large selection of colors & sizes. Material packages available.

**GOSMAN INC.**

www.gosmaninc.com

Ripley Publishing Company

home of the

Osgood Journal and

The Versailles Republican

Subscribe today at [ripleynews.com](http://ripleynews.com) or call 812-689-6364.

Madison Metals

We manufacture Premium Metal Roofing and Trim

• Buy Factory Direct

• 15 Colors

• 40 Year Warranty

• Next Day Service

• Custom Trim Available

• 20", 24", 30", & 40" Trusses in Stock

Call for current pricing

Scratch & Dent - \$1.25 per linear foot

DELIVERY AVAILABLE

**(812) 273-5214**

Multi Family Garage Sale

Thursday May 15 through Sat. May 17

Thursday 6 pm - 8 pm

Friday 8 am - 4 pm

Saturday 8 am - ?

Too many items to list!

4288 W. Hopewell Rd

Holton, In 47023

Country Wood Apts.

is currently taking applications for low-income apartments. Rent subsidy is available.

All apts. are furnished with stove, refrig., & central air. Water & sewer are included in rent. Applications accepted daily 10 am - 4 pm, closed Thursday. Office hours: Mon., Tues., Wed. & Fri. 10 am - 4 pm.

**745 Ashwood Drive**

**Versailles**

**812-689-7205**

PUBLIC AUCTION

Saturday, May 24 @ 9:30 AM

Located at 7473 N County Road 700 E

Rushville, IN 46173.

**Tractor/Equipment/Misc:** Kubota B7610 D MFWD, HST w/ LA 352 loader, 428 hrs; Bush Hog RTC 48 3pt. tiller & BBX 60 3pt. box scraper; 4' 3pt. grader blade & rotary mower; 7'x 4' manmade wagon; 10'x 5' single axle trailer; Snyder 55 gal. pull-type sprayer; E-Z-Go Workhorse 800 G; Toro Time Cutter 24.5 hp. w/60" cut, 274 hrs.; Agri-Fab lawn spreader & sweeper; Huskee 6.5 hp. chipper/shredder; **Woodworking/Shop:** Steel City model 40270 20" planer; Craftsman 10" table saw; DeWalt 12" compound miter saw; Grizzly Ind. Inc model G1061Z knife buffer/grinder; Ridgid EB 44241 Oscillating edge/belt sander; Jet model JJ-6CSX 6" jointer; Craftsman 12" 2sp band saw; Jet model DC-650C dust collector; Dremel 16" scroll saw; Bauer 12" & Craftsman 10" drill press; shop vac w/ Dust Right separator; Hitachi M12V ½", Ryobi & other routers; Bauer palm & other sanders; Hitachi 7 ¼" circular saw w/ straight edge; Bostitch, Porter Cable, & Master Force air nailers; lots of misc. shop & woodworking tools; bar & wood clamps; Kobalt 26 gal. port. air compressor; battery charger; portable air tank; Stihl F538 weed eater, MS170 chainsaw & BG86 leaf blower; Brute 2700 psi w/ B&S 7.75 hp. pressure washer; B&S Elite Series 7000 watt w/ 5.2 hrs. & All Power 3250 watt portable generators; **Antiques/Misc:** Peter Wright anvil; dinner bell; 1R pull-type plow; wood pulleys; hanging & other scales; Stanley/ Bailey & other planes; oil & milk cans; Springdale Feed & Livestock RR1 Greensburg thermometer; boot cleaner; dovetail & other wood boxes; lightning rod balls; cup & saucer sets; old plates & other misc. dishes; canning jars; Christmas decorations; many other items.

Jeff & Rodella Speer

TERMS: Cash/Check

Lunch Served

Not Responsible for Accidents

**OWENS AUCTION SERVICE, INC.**

PH. 812-528-7021

Brian Owens- AU19300185;

Steve Fortner, Chad Carder,

Brayton Owens, Josh Kuntz

Auctionzip.com23153 for complete listing & pictures.

All Merchandise Sold As-Is

LEGALS

Applicant's Legal Notice of Public Hearing

BOARD OF ZONING APPEALS  
Notice is hereby given that the undersigned has filed with the Board of Zoning Appeals of the County of Ripley, Indiana, and an application for variation in the regulations of the zoning ordinance to wit: Appeal  
Description of action requested:  
Appeal of the Directors Decision to issue an Improvement Location permit & Building Permit  
The application and file on this matter are available for public inspection during regular working hours at the Area Plan Commission office in the Ripley County Courthouse Annex in Versailles, Indiana, prior to the hearing date.  
A public hearing will be held by said Board on June 3, 2025, at 7:00 P.M., or after the Plan Commission meeting, in the meeting room in the Ripley County Courthouse Annex, Versailles, Indiana, at which time all interested persons will be given the opportunity to be heard in reference to the matters set out in the application. In the event that said item is tabled or postponed, or the meeting is cancelled or postponed, the application will be heard at the next regularly scheduled meeting. No further notification will be sent by certified mail or by publication.  
APPLICANT  
Lori Samples

6x hspaxlp L56

JOIN OUR TEAM!

Fiber Technician Wanted

We're looking for a skilled Fiber Technician to support our growing network.

View job requirements, responsibilities and apply today at [seiremc.com/employment](http://seiremc.com/employment).

REMC

SOUTHEASTERN INDIANA

ELECTRIC | FIBER

PUBLIC AUCTION

At Lutz Auction Center

25980 Auction Ln. Guilford, IN 47022

Saturday May 17, 2025 at 9 a.m.

Doors open at 8 a.m.

TC 40A New Holland front wheel assist diesel tractor with Woods loader; Ford 4630 diesel tractor; Cushman gas trike Turf Truckster; 2004 Cadillac Deville; 2004 Jeep Grand Cherokee; 2010 Sure Trac single axle utility trailer; 1996 International 20 ft. gooseneck deck over trailer; 1996 BBT skid steer trailer; 1996 Timb car hauler trailer; Wellcraft boat sells with tandem axle trailer and Mercury motor; Kubota ZD 331 72" zero turn mower; John Deere Z425 zero turn mower; Cub Cadet XT1 LT46 lawn mower; John Deere LT 166 lawn mower; portable 37 ton log splitter; vibratory compactor; set of skid fuel tanks with pumps and meters; New Holland 852 Auto Wrap round baler; 3 pt. post hole digger; hay wagons; 3 pt. 2 bottom plows; Ford 3pt. sickle bar mowers; 3 pt. rotary cutters and finish mower; collection of farm primitives and small horse drawn implements; large reel of 1" conduit; garage and shop items; building supplies; fishing and camping; string musical instruments; large selection of nice antiques and collectibles includes Pyrex, crocks, pickle castors, Fenton and Alladin lamps; glassware and furniture; clothes washer; Firearms include 20 hand guns, 12 shotguns and rifles; ammunition. 2 buildings full plus the outside larger items.

**AUCTIONEERS NOTE: Check [lutzauctions.com](http://lutzauctions.com) for details, pictures, sale order, and late additions.**

**The Estates of Ralph Dierckman, Gayle Harnishfeger, Danny Horn & Various Consignors – Owners**

**Dale & Randy Lutz – Auctioneers AU01030327, AU10100126**

**513-266-1859 / 513-266-1860**

**TERMS: Cash or check with ID. No Buyers Premium. Indiana sales tax collected.**

Osgood American Legion

Post #267

NOW HIRING

Bartenders & Cooks

Stop in for application

(after 4pm, Closed Mondays)

at 120 S. Elm St. Osgood, IN 47037

or call 1-252-876-1437.

Finding Answers and Gaining Confidence: A journey sparked by DCMH's Women's Health Expo

Born and raised in Decatur County, it was a flyer at work that caught Melissa Blasczak's eye—an invitation to the 2024 Women's Health Expo hosted by Decatur County Memorial Hospital (DCMH). She had been feeling unusually tired and drained, even after her normal daily activities. At first, Melissa wasn't sure if it was a vitamin deficiency, the beginnings of depression, or grief. Her husband had recently passed away after 19 years of significant health challenges, during which she had dedicated herself to helping him and managing his many medical appointments.

Like so many, Melissa had spent years putting her loved one's needs ahead of her own, and it wasn't until winter 2024 that she realized her health deserved attention too. She decided to attend the Women's Health Expo, hoping to find some answers. The registration process was quick and easy, and despite the event's busy pace, Melissa felt optimistic about getting the information she needed. Without a primary care provider or insurance, the free screenings were a huge blessing.

The 2024 Women's Health Expo and its no-cost health screenings were made possible thanks to the support of the Hospital Foundation of Decatur County and its generous donors and community partners. "Having access to these tests was such a relief—without them, I might still be unaware of what was really going on," Melissa said.

After receiving her results through the Patient Portal and by mail, Melissa took time to review her information carefully. By clicking the information icons within the portal, she was able to see the normal recommended ranges and noticed her A1c and cholesterol levels were elevated. Although Dr. Isaiah Steffen was working at the Women's Health Expo, the two hadn't met during the event. When Melissa called to schedule a follow-up, DCMH's Contact Center recommended Dr. Steffen as an excellent provider with availability. She accepted

USDA to open general and continuous conservation reserve program enrollment for 2025

The U.S. Department of Agriculture (USDA) today announced several Conservation Reserve Program (CRP) enrollment opportunities for agricultural producers and landowners. USDA's Farm Service Agency (FSA) is accepting offers for both the General and Continuous CRP beginning today through June 6, 2025.

CRP, USDA's flagship conservation program, celebrates its 40th anniversary this year. For four decades, CRP has provided financial and technical support to agricultural producers and landowners who place unproductive or marginal cropland under contract for 10-15 years and who agree to voluntarily convert the land to beneficial vegetative cover to improve water quality, prevent soil erosion and support wildlife habitat. The American Relief Act, 2025, extended provisions for CRP through Sept. 30, 2025.

"With 1.8 million acres available for all CRP enrollment this fiscal year, we are very aware that we are bumping up against the statutory 27-million-acre statutory cap," said FSA Administrator Bill Beam. "Now more than ever, it's important that the acres offered by landowners and those approved by USDA address our most critical natural resource concerns. With the limited number of acres that we have available, we're not necessarily looking for the most acres offered but instead prioritizing mindful conservation efforts to ensure we maximize the return on our investment from both a conservation and economic perspective."

General CRP (Signup 64)

Agricultural producers and landowners submit offers for General CRP through a competitive bid process. Offers are ranked and scored, by FSA, using nationally established environmental benefits criteria. USDA will announce accepted offers once ranking and scoring for all offers is completed. In addition to annual rental payments, approved General CRP participants may also be eligible for cost-share assistance to establish long-term, resource-conserving vegetative cover.

Continuous CRP (Signup 63)

Unlike General CRP, Continuous CRP offers are not subject to a competitive bid process. To ensure enrolled acres do not exceed the current statutory cap of 27 million acres, FSA is accepting Continuous CRP offers on a first-come, first-served basis through June 6. However, should allotted CRP acreage remain available following the June 6 deadline, FSA will accept continuous CRP offers from interested landowners through July 31, 2025, and may be subsequently considered for acceptance, in batches, if it's determined that the offered acres support USDA's conservation priorities.

Continuous CRP participants voluntarily offer environmentally sensitive lands, typically smaller parcels than offered through General CRP including wetlands, riparian buffers, and varying wildlife habitats. In re-

turn, they receive annual rental payments and cost-share assistance to establish long-term, resource-conserving vegetative cover.

**Continuous CRP enrollment options include:**

State Acres for Wildlife Enhancement Initiative: Restores vital habitat in order to meet high-priority state wildlife conservation goals.

Highly Erodible Land Initiative: Producers and landowners can enroll in CRP to establish long-term cover on highly erodible cropland that has a weighted erodibility index greater than or equal to 20.

Clean Lakes, Estuaries and Rivers (CLEAR) Initiative: Prioritizes water quality practices on the land that, if enrolled, will help reduce sediment loadings, nutrient loadings, and harmful algal blooms. The vegetative covers also contribute to increased wildlife populations.

CLEAR30 (a component of the CLEAR Initiative): Offers additional incentives for water quality practice adoption and can be accessed in 30-year contracts.

Conservation Reserve Enhancement Program: Addresses high priority conservation objectives of states and Tribal governments on agricultural lands in specific geographic areas.

Grassland and Expiring CRP Acres

FSA will announce dates for Grassland CRP signup in the near future.

Additionally, landowners with acres enrolled in CRP set to expire Sept. 30, 2025, can offer acres for re-enrollment beginning today. A producer can offer to enroll new acres into CRP and also offer to re-enroll any acres expiring Sept. 30, 2025.

For more information on CRP participant and land eligibility, approved conservation practices and detailed program fact sheets, visit FSA's CRP webpage.

More Information

Interested producers should apply through the FSA at their local USDA Service Center.

Signed into law in 1985, CRP is one of the largest voluntary private-lands conservation programs in the United States. Originally intended to primarily control soil erosion and potentially stabilize commodity prices by taking marginal lands out of production, the program has evolved over the years, providing many conservation and economic benefits.

FSA helps America's farmers, ranchers and forest landowners invest in, improve, protect and expand their agricultural operations through the delivery of agricultural programs for all Americans. FSA implements agricultural policy, administers credit and loan programs, and manages conservation, commodity, disaster recovery and marketing programs through a national network of state and county offices and locally elected county committees. For more information, visit [fsa.usda.gov](http://fsa.usda.gov).

Finding Answers and Gaining Confidence: A journey sparked by DCMH's Women's Health Expo

the recommendation and quickly connected with him.

"I really liked Dr. Steffen right away," Melissa shared.

At her appointment, Dr. Steffen confirmed what Melissa had suspected: a diagnosis of type II diabetes and high cholesterol. While the news felt overwhelming at first, Melissa quickly channeled her energy into making changes. Through portion control, a dramatic reduction in sugar and carbs, and a serious commitment to drinking more water (five bottles a day!), she transformed her health.

In just five months, Melissa lowered her A1c from 8.5 to 5.7 and lost 30 pounds. Her mom was a little worried for her at first, but Melissa explained that by reducing and eliminating certain foods—like sugars, carbs, and high-cholesterol items—rapid weight loss can follow. She made these changes under the direction of Dr. Steffen, who closely monitored her progress and overall health throughout the

process. With a careful focus on balanced nutrition and portion control, Melissa's results have been healthy and sustainable.

Today, she feels more energized, focused, and positive—even gaining the confidence to become more outgoing.

"It's been a good experience—I've had coworkers ask me for advice because they noticed the difference," Melissa said. Reflecting on her journey, she encourages others to take advantage of the free health screenings Decatur County Memorial Hospital offers, especially if they don't have insurance.

"You can't ignore your own health. I spent so much time focused on others that I forgot about myself. These screenings helped me take my life back."

For more information about the upcoming free health screenings at DCMH's 2025 Healthy Fair, visit [dcmh.net/healthy-fair](http://dcmh.net/healthy-fair)