

# TELEGRAM *Extra*

MONDAY, FEBRUARY 14, 2005

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NORTON, KS  
67654  
Permit No. 150  
**POSTAL PATRON**  
Distributed free to more  
than 4,600 homes in and  
around Norton County  
Volume 12, Number 7

## NOTICES

**The Barbeque Barn**, 2 miles west of Norton, has new hours, Feb. and March, Fri. & Sat., 11 a.m.-7 p.m. Extended summer hours starting April. Weekly specials. 785-871-2332.  
— N 2/16 —

## HELP WANTED

**Looking for experienced rig hands** for a double/triple. Call 785-899-7060.  
— G 2/23 —

**Farm labor;** Hay, Grain/Oilseed Crops, Livestock, Irrigation; and repairs/maintenance; 3 mths exp req must provide current driver's abstract showing an acceptable driving record; tools, equipment, and housing provided free. Transportation expenses to worksite provided/or paid upon completion of 50% of work contract, or earlier and return transportation to the place of recruitment upon completion of work period; \$8.83 hr, 3/4 work period guarantee from 3/15/05 to 1/15/06. Workers interested in the job should contact the local State Workforce Agency at Colby, Kan., Job Order no. 8061228.  
— G 2/16 —

**Job Opening:** Person needed in retail gun shop and manufacturing company in northwest Kansas. Business needs person with machine sewing ability in custom made leather products. Person will need computer and typing skills or be willing to learn. Knowledge of value of diamonds, gold and silver helpful. Person will sell firearms and other products. Criminal background checks will be run. Must be non smoker, non drinker, non drug user and must have a drivers license. There will be 6 weeks trail time and earnings according to ability. The right person may earn share of the com-

panies profit. This company started in 1961 and is expanding each year. A car will be provided with living quarters. Please send resume and request for application forms. Applicants will be required for personal interview after criminal background check is run. Person must provide photo ID and Social Security number and copy of drivers license is fine. Female and minority groups are welcome to apply. Send resume to Country Trader Gun and Pawn Shop, HC 1 Box 69, Bird City, Kansas 67731. Our phone is 785-734-2762.  
— G 2/23 —

**Full time bookkeeper.** Must have computer skills, experience with Quickbooks, and payroll. Send resume to: Taxes and More, LLC, 135 N. Franklin Ave., Colby, KS 67701.  
— C 2/16 & 2/23 —

**'Bull hauler'** opening at Cranston Trucking, Oakley KS. Applicants need to be at least 23 years old with a good driving record, a good disposition and a willingness to work. Call don at 866-672-9292. Let's Truck.  
— C 2/16 & 2/23 —

**CNA needed** for full time night shift at Sheridan County Hospital. Contact Kyle at 785-675-3281.  
— C 2/16 —

**Owner-operator** to pull 50 foot cattle pot. 4 state area. Must have insurance and permits. Based in Hoxie and Olathe, KS. Call 8:00 a.m. - 6:00 p.m. at 1-800-542-7838.  
— C 2/16 & 2/23 —

**Bartenders and wait staff.** Apply in person. Colby Country Club, N. Country Club Dr.  
— C 2/16 —

**Asphalt paving company** seeking shop supervisor. Must have knowledge of diesel and gasoline motors; tools, good work and driving records. Con-

tact Venture Corporation, 214 S. 281 Highway, Great Bend, KS. Equal Employment Opportunity.  
— C 2/9 & 2/16 —

**A full time** position with benefits is now available at Colby Fertilizer Inc. Must be able to obtain a CDL driver's license.

Agricultural background preferred. Pickup application at 1580 K-25, Colby, KS. 785-462.6440.  
— C 2/9 & 2/16 —

**Asphalt paving company** seeking shop supervisor. Must have knowledge of diesel and

gasoline motors; tools, good work and driving records. Contact Venture Corporation, 214 S. 281 Highway, Great Bend, KS. Equal Employment Opportunity.  
— G 2/16 —

**JOBS LOTS OF JOBS!!!** A legitimate shopping Company

# Bulletin Board

## Business and Professional Directory

Your Guide to Services Available in Northwest Kansas

### Auto Service Repair

#### Problem Solved!

Complete Computer Diagnosis  
CAREFUL ATTENTION SETS  
OUR SERVICE SHOP  
APART FROM OTHERS  
~Tune-ups ~Air Conditioner  
~Brakes ~Exhaust System  
~Shocks ~Radiator Repair

### WALTER MOTOR COMPANY

NORTON—1-800-479-3112 (877-3112)

### Guttering

## FLANDERS GUTTERING

"A better way to go"

**SPECIALIZING IN:**

- 5 inch seamless guttering
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- Soffit and Fascia

**CALL FOR SPRING SPECIALS! FREE ESTIMATES**  
785-694-2865 or 785-462-0632

### Auto Glass Repair



Frank and Pauline Kaiser—Owners

P.O. Box 93

Long Island, KS 67447

**888-247-5153**

**CALL MOBILE,**

**WE COME TO YOU**

Insurance usually waives deductible on repairs

### Hot Opportunity

**LISTEN UP**

Wouldn't Your Ad Look Great Here—Call 877-3361



### Construction

**OVERLEASE CONSTRUCTION**

**785-877-2115**

410 South Street

•Remodeling •Additions •Custom Cabinets  
Call Greg Overlease for all your carpentry needs

**Wouldn't Your Ad Look Great Here!**  
Call 877-3361

**GIVE YOUR BUSINESS THE ATTENTION IT DESERVES!!**

CALL . . .

Spaces Always Available:

- 1" per month — \$42.50
- 2" per month — \$76.50
- 3" — per month — \$103.50

THE NORTON  
**TELEGRAM**

785-877-3361

requires evaluators in Goodland, Colby and Norton to audit Businesses. **WE PAY YOU - YOU PAY NO FEES!!** Apply online and start Today at [www.secretshopnet.com](http://www.secretshopnet.com).  
—G 2/23—

**Yard help wanted.** Apply in person at Norton Homestore.  
— N 2/16 —

**Thursday help at Norton Livestock.** Apply at office or to Clarence Tien, 785-877-5161 or 785-567-8113.  
— N 2/16 —

**Part-time help wanted.** Apply within at Sunshine Learning Center, 110 North State, Norton.  
— N 2/16 —

**Swine Industry Careers—** Nebraska Pork Partners is actively seeking candidates for farm technicians and farm management positions in all areas of production in the Arapahoe area. Experience preferred but willing to train the right people. NPP offers a competitive compensation and benefits package. Call Wendy at 402-464-9464 ext. 228, email inquiries to [whoadley@neporkpartners.com](mailto:whoadley@neporkpartners.com), or mail resume or application to P.O. Box 1920, Columbus, NE 68602-1920.  
— N 2/16 —

**Applications are** being accepted for Norton County Road & Bridge Secretary. Accounting and computer skills required. Immediate opening, wages depend on skills. Applications available at County Shop, West Washington, Norton.  
— N 2/23 —

**Hi-Plains Co-op, Lenora,** has an opening in the grain elevator department. Duties will include, but not limited to, day-to-day elevator operations, maintenance, grain handling, etc. This would be a full-time position with benefits. If interested, please contact us at 785-567-4296 or stop by our office at West Highway 9 and fill out an application.  
—N 2/23 —

**BUSINESS OPPORTUNITIES**

**Extra money or a new career.** Avon has the opportunity for you. Work as much or as little as you want - you be the boss. \$15 to start. Call Amy. Indep. Avon Rep. [www.youravon.com/afenner](http://www.youravon.com/afenner). 785-890-6196.  
—G 2/23—

**SERVICES**

**DirectTV Special** - Free HBO and Cinemax for limited time. Free equipment and installation, no S & H when you buy locally. Ask about our local networks. Sunflower Satellite 785-462-9669.  
— C 2/16 - 3/9 —

**Computer problems?** Who you gonna call? A high school kid that you pay to learn? A high priced technology company? Or a local professional with four plus years expert training and 10 plus years experience. Call **Mike's Computers**, 785-734-2007.  
—SF 2/16 & 2/23—

**Carpet cleaning:** 3 rooms \$99.95. Dry foam. NWKS mileage free. A+ Cleaners. 785-538-2526. Johnene Cheney.  
— C 2/16 & 2/23 —

**Your new AVON** representative is here! Please call 785-460-0227 to place an order today or on-line anytime at: [www.youravon.com/apfeifer](http://www.youravon.com/apfeifer)  
— C 2/16 & 2/23 —

**Farmer's Machine Quilting** has been in business for ten years. Let us finish your quilt top. We offer references. Ask for Dale. 785-460-7157.  
— C 2/16 & 2/23 —

**Stitches For You** now offering machine quilting for your quilt tops. Low introductory rates through April. Call Judy Pomeroy, 785-460-0047.  
— C 2/9 & 2/16 —

**Hickert and Scott Enterprises, LLC** Windmill repair and service. Tree trimming and removal. Portable welding. 785-475-2729.  
— O 2/9 - 4/27 —

**Truck lettering,** Call 1-800-886-2423. Pin striping, signs of all kinds, including magnetic, vinyl, over 25 years of experience. Hot Brush, 800-886-2423, fax 785-734-2459, 204 W. 4th, Bird City, KS 67731.  
— SF 4/00 tfn —

**Piano works:** Piano tuning and repair by qualified piano technician. Call for appointment, 719-346-5699.  
— G-tfn —

**Trav's Welding & Fabrications,** 107 N. Brown, Norton, Ks. 67654. Gates, trailers, portable welding, repairs, etc. Travis Dial, owner. Call 785-877-2680.  
— N 3/2 —

**M.D. Heating and Cooling** for all your mechanical needs, 20 years experience. New to this area, excellent service and

prices. Call 785-567-4267 or 785-567-6482.

—N tfn —

**Disc Rolling** — Rolling on the farm. Call Ron Lewis, Eustis, NE. 308-486-3501.

— N-tfn —

**Frank's Trailer Sales,** new and used horse and cattle trailers. Hill City, Kansas. Phone 421-2033.

— N-tfn —

**Piano, Voice, Guitar, Violin lessons.** \$8, your home, in any area. Call 308-265-7417.

— N 3/9 —

**✠ Cross Roads ✠**

*"This is what the Lord says: 'Stand at the crossroads and look... ask where the good way is, and walk in it, and you will find rest for your souls.'"*

Jer. 6: 16 (NIV)

**Community Full Gospel Church**

313 W. Lincoln St.

Norton, KS 67654

Phone: 785-877-2416

Email: [laughlin@ruraltel.net](mailto:laughlin@ruraltel.net)

**Visit our website at:**

[www.standatthecrossroads.com](http://www.standatthecrossroads.com)

-or-

<http://emfellowship.us/crossroads>

*Weekly CrossRoads*

*CrossRoads Archives*

*CrossRoads Doctrine*

*Church Doctrine*

*Mission Statement*

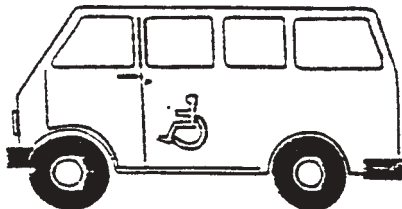
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**TELEGRAM Extra**

A publication of

**The Norton Telegram and Nor'West Newspapers**

Cynthia Haynes ..... editor and publisher  
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# DEATH NOTICES

## Vivian L. Goins

Vivian L. Goins, age 73, of Beaver City, Neb., died Sunday at Phelps Memorial Hospital, Holdrege, Neb.

Viewing and visitation will be Monday from noon until 8 p.m. and Tuesday from 9 a.m. until 8 p.m. at Wenburg Funeral Home, Beaver City, Neb., and prior to

services on Wednesday at the church.

Funeral services will be held at 1:30 p.m., Wednesday at First Presbyterian Church, Beaver City, Neb., with Keith Theobald, officiating.

Burial will be at Mount Hope Cemetery, Beaver City.

## Imojean Hoyt

Imojean Hoyt, age 79, Norton, died Friday at the Andbe Home in Norton.

Visitation will be from 3 p.m. to 8:30 p.m. Monday at Enfield Fu-

neral Home.

Funeral services will be held at 2 p.m., Tuesday at the Enfield Funeral Home, Norton.

Interment will be in the Norton

Cemetery.

A memorial has been established to the Church of God.

## Kenneth C. Martin

Kenneth C. Martin, age 86, Oberlin, died Sunday at the Decatur County Hospital, Oberlin.

Visitation will be from 8 a.m. to 8 p.m. Monday and 8 a.m. until service time at Pauls Funeral

Home, Oberlin.

Funeral services will be held at 10:30 a.m., Tuesday at Pauls Funeral Home, Oberlin, with Rev. Doug Hasty officiating.

Interment will be in the Oberlin Cemetery.

# This could be your next job



Are you interested in a better job? A professional position, dealing with the business community? With a good compensation package? Then this could be your next job. The Norton Telegram is looking for a full-time advertising executive. This person will represent the newspaper the Norton Extra and the Country Advocate with customers as part of a two-person advertising department. Pay is by commission — the more you sell, the more you make.

Call Cynthia Haynes, publisher, for an interview. 785-877-3361

EOE m/f/h

# THE NORTON TELEGRAM

215 South Kansas Avenue, Norton, KS 67654

# Community Calendar

### Monday, Feb. 14

#### Happy Valentine's Day

- Child Safety Awareness Week, Feb. 13-20
- Norcaturo Post Office open house.
- Jennings K-fourth grade Valentine parties, 2:30 p.m.
- Northern Valley K-sixth grade Valentine parties, 2:30 p.m.
- Eisenhower Elementary Valentine parties, 2:30 p.m.
- Jennings High basketball, 6 p.m., at Dighton.
- Heritage Quilt Club, 7 p.m., Community Room, Lenora.
- Norton City/County airport board, 5 p.m., city offices.
- Norton Senior Citizen potluck supper, 6 p.m., Senior Center.
- Norton Alcoholics Anonymous, 6:30 p.m., VFW.
- Norton County Horse Council, 7 p.m., city offices.
- Take Off Pounds Sensibly, 7 p.m., hospital basement.
- Army Ground Forces Band, 7:30 p.m. at Colby Community Building.
- Northern Valley school board meeting, 7:30 p.m., conference room.
- Norton board of education meeting, 7:30 p.m., Alice Tweed office.
- Norton Narcotics Anonymous, 8 p.m., VFW.

### Tuesday, Feb. 15

- Norton County Health blood draws, 7 a.m. to noon. at department offices. Call 877-5745.
- Norton Lions Club, noon, American Legion.
- Norton County Spelling Bee, 4 p.m., East Campus Auditorium.
- Norton high school junior varsity, varsity basketball, 5 p.m., at Hoxie.
- Norton Women's 12-step meeting, 5:30 p.m., VFW.
- Jennings High School basketball, 6:30 p.m., with Norton at Hoxie.
- Norton Alcoholics Anonymous, 8:30 p.m., VFW.

### Wednesday, Feb. 16

- Northern Valley, No school.
- Norton forensics, 7:30 a.m. at Dighton.
- KAY unit conference, 8:30 a.m., at Almena.
- Mayor signing proclamation of "Youth Art Month", 5:15 p.m., City offices.
- Norton City Council, 5:30 p.m., city offices.
- Duplicate bridge, 7:30 p.m., Norton Manor.
- Norton Al-Anon, 8:30 p.m., VFW.

### Thursday, Feb. 17

- Norton Ministerial Alliance, 10 a.m., Town and

Country.

Preschool story hour, 10:30 a.m., Norton Public Library.

Northern Valley vocal clinic at Almena, 1 p.m., practice; 5:30 p.m., dance; 7 p.m., concert.

Jennings Junior High girls basketball, 4:30 p.m., with St. Francis at Oberlin.

Norton Junior High wrestling, 4:30 p.m., Hill City and WaKeeney here.

Jennings Junior High wrestling, 5:30 p.m. at Hoxie.

Christian Women's After 5 Club, 6:30 p.m., Town and Country.

Norton Narcotics Anonymous, 8:30 p.m., VFW.

### Friday, Feb. 18

- Regional wrestling tournament at WaKeeney.
- Red Cross volunteers birthday party at Andbe Home.
- Northern Valley fourth and fifth grade basketball game, 1:30 p.m. at Long Island.
- Northern Valley High basketball, 4:30 p.m., at Kensington.
- Norton high school junior varsity/varsity basketball, 5 p.m., Ellis here
- Recognition of 1951 and 2003 State Championship basketball teams. Introduced during half-time at game with Ellis.
- Jennings High School basketball, 6:30 p.m., at Goodland.

### Saturday, Feb. 19

- Norton Alcoholics Anonymous, 8:30 p.m., VFW.
- State Piano Festival at Wichita.
- Regional wrestling tournament at WaKeeney.
- Norton and Northern Valley forensics, 7:30 a.m. at Hays.
- Norton Alcoholics Anonymous, 1 p.m., VFW.
- Northern Valley post prom trivia night, 7 p.m., high school auditorium.
- Norton Narcotics Anonymous, 8 p.m., VFW.
- Northern Valley High FFA dance, 8:30 p.m.-11:30 p.m. Dance team lock up after dance.

### Sunday, Feb. 20

- Meals on Wheels, Feb. 21-27, Mendo Club.
- God's Pantry, 3 p.m., Norton Trinity Episcopal Church.
- Disc golf, 3 p.m., Elmwood Park.
- Busy Jayhawkers 4-H Club, 4 p.m., 4-H Building.
- Overeaters Anonymous, 4 p.m., VFW.
- Boy Scouts Blue and Gold Banquet, 5:30 p.m., Norton Christian Church Fellowship Hall.

Brought to you by

# THE NORTON TELEGRAM

215 South Kansas Avenue,  
Norton, KS 67654

785.877.3361 Fax: 785.877.3732  
E-mail: telegram@nwkansas.com

**Plastering, drywall & stucco repair.** 30 years experience. Call Mack 785-890-8051.

— G tfn —

**FREE 4-Room DIRECTV SYSTEM** including standard installation. 3 MONTHS FREE HBO & Cinemax! Access to over 225 channels! Limited time offer. S&H, restrictions apply. 1-800-310-3681.

— G 2/16 —

**SEED, FEED FERTILIZER**

**Oats hay \$50 A TON, 2004** wheat straw \$20 big round bale. 785-399-2470.

— G 2/16 —

**500 round bales, \$35/ton,** protein 9.1, nitrates 300. Two year old feed \$30. 785-891-3741.

— C 2/2 - 2/23 —

**Wanted: Farmland and/or pasture** to rent-cash, shares, custom farm or purchase. Northwest Norton or Northeast Decatur counties. Call Spencer or Roger Braun at 785-877-3147. References available.

— N 2/16 —

**Wanted to rent, summer pasture.** Call 785-877-3783.

— N 3/9 —

**Wanted: Pasture to rent** for family owned cow-calf opera-

tions. References furnished. Call Philip at 785-973-2312.

— N 3/9 —

**AGRICULTURAL EQUIPMENT**

**JD 7200** 16 row planter, fertilizer, insecticide, coulters, trash fingers, radar and monitor. 785-672-3771.

— G 2/16 —

**Exactrix 2K series** NH3 injection system, 36 port, ground drive, mounted on 35' Richardson flex tool bar, 28 Dutch openers, 15" bands, 17"

coulters, field ready, \$25,000. 786-626-3834.

— C 2/9 & 2/16 —

**1981 OMC roll baler.** Runs or good for parts, \$500 O.B.O. 785-891-3591.

— C 2/2 - 2/16 —

**LIVESTOCK**

**36 red-black big cows,** few black calves. \$885. 785-938-2295.

— G 3/2 —

**Large adult geese,** \$20 each on foot. 785-462-6355.

— C 2/16 —

**LUNDGREN ANGUS RANCH BULL SALE**—Febru-

ary 18, 2005. Selling 50 bulls, 30 heifers. **CALL LARRY LUNDGREN** for catalog, Gove, Kansas 67736, 785-938-4404.

— N 2/16 —

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**MILES FURNITURE & RENTALS**

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MONDAY-FRIDAY: 9:00-5:00; SATURDAY: 9:00-12:00

 **James E. Reeves DPM, P.A.**  
Podiatrist — Foot Specialist  
Norton Hospital Specialty Clinic  
**Tuesday, February 15**  
1:00-4:00 p.m.  
Phone (785) 877-3351

**PUBLIC AUCTION**  **MONDAY, FEBRUARY 28, 2005**  
2:00 P.M.  
**SALE LOCATION: COURTHOUSE LOBBY**  
**SELLING: ALMENA, KS. REAL ESTATE**

**LEGAL:** The West two-fifths of Lot 42, in Block 3 of the Stevens Addition to the Town of Almena, KS, in Norton County, KS, formally known as the Church of Christ, West Pratt Avenue.

**TERMS OF SALE:** \$500.00 down day of auction with balance due upon final closing. Final settlement to be within 30 days of auction.

**POSSESSION:** Upon delivery of Deed from Norton County.

**TITLE POLICY:** Title policy to be furnished to purchaser. Seller to pay for 50% and buyer to pay for 50% of title insurance cost.

Announcements made day of sale will take precedence over printed material. Taxes will be the responsibility of the buyer.

Buyer will be required to sign real estate contract date of auction.

**SELLER:** Norton County

**ATTENTION**  
**Farm and Fleet Operators**  
**Annual Filter and Battery Sale**

We said last year's sale was the biggest ever. We were wrong!

**Thurs., February 17, 2005**

**UP TO**  
**74%**

**Off List Price on Fuel, Oil & Air Filters**

**40% Off List Price on Batteries**

Carquest Farm and Fleet Filters; a broad line of quality protection for your heavy duty equipment. We keep it going to keep you going.

**Special Prices on BCA Ag Bearings and Other Specials**

 **Free Coffee and Doughnuts: 8:00-11:00 a.m.**   
**Sloppy Joes and Chips: 11:00 a.m.-4:00 p.m.**

**CARQUEST AUTO PARTS**  
102 N. 2nd Street • Norton, Kansas 67654  
**PHONE: 785-877-3333**



**100-18 month old** registered Angus bulls, LBW, extremely high growth. Weaning and yearling EPD's in the top 3% of the breed. Average EPD's on sale bulls are 2.5 51 20 91. Nemeth Angus. Phone 785-322-5505 or 785-626-4309.  
— C 2/9 - 3/16 —

**30 head bred registered Hereford heifers**, weigh 1,000 to 1,100 pounds. Bred to calving ease Hereford bull. Complete vaccination program. Are calving now. Sell with or without papers. Also private treaty bull sales. Douthit Hereford, 785-332-3009 day or 785-332-3229 night.  
—SF 2/16 - 3/4—

**Crooked Creek Angus** registered bulls, best bloodlines of the breed at affordable prices. Adam Jones, St. Francis, 785-332-3908.  
—SF 2/2 - 6/8—

**PETS**

**Great Pyrenees puppies**, ready 3/10/05, shots, wormed. Phone 785-626-3802.  
— C 2/2 - 2/23 —

**FOR SALE**

**55 gallon fish aquarium** with wrought iron stand. \$75. O.B.O. 785-899-6152.  
—G tfn—

**Genie garage door opener**, 9x7 garage door, \$50. 785-462-3440.  
— C 2/16 —

**End of winter specials.** Frustrated with high shop heating costs? consider an Omni Waste Oil Heater. Turn used oil into free shop heat. Zero smoke. Approximate 1 hour annual cleaning. 785-673-3377. 785-673-5509.  
— C 2/16 & 2/23 —

**Console piano**, dining table with 4 chairs, antique desk. 785-694-3478.  
— C 2/16 —

**Used Roper washer** and electric dryer, works well, \$100. Cash and carry. 785-462-2963.  
— C 2/16 —

**Polaris 4-Wheeler**, 1992, 250, good shape. \$1,300. (785) 626-5110 or (785) 626-3121.  
— O 2/16 & 2/23 —

**Shiatsu massage recliner.**

Most advanced massage chair in the world. Feel better from head to toe. Call 785-462-7530 after 5:30 p.m.  
— C 2/16 —

**Lighted curio/china cabinet** with glass doors. Entertainment center (fits 32" TV). 785-462-3457.  
— C 2/16 —

**Large wheel chair.** 9000 Series XT Invocare. 785-462-8786 or 785-462-7920.  
— C 2/16 —

**Welsh Corgi pups**, AKC or APR, 4 males coming 8 weeks, \$160. Corn stalk bales and wheat hay round bales, \$25-\$30 a ton. 785-687-3941.  
— C 2/9 & 2/16 —

**Recycled candle wax.** Call 785-877-2395.  
— N 2/16 —

**Quality pre-owned single carport** and double carport. Excellent buy. 785-567-4502.  
— N 2/23 —

**1948 8N Ford Tractor** with scoop and blade. 10x50 Trailer at Red Willow Lake, Neb. 785-

890-5985.  
— G 2/16 —  
**New 5 ft. shower stall** complete with tub. 785-891-3761.  
— G 2/23 —  
**Motorcycle leather apparel**, jackets, vests, chaps, gloves, boots, tool bags, saddlebags. Great prices! The Great Outdoors. Atwood, Kansas 785-626-9425  
— O 2/2 - 3/30 —

**510 ACRES  
FURNAS COUNTY LAND  
AUCTION  
WEDNESDAY - MARCH, 9, 2005 - 10:00 A.M.  
BEAVER CITY, NEBRASKA  
AUCTION LOCATION: Beaver City Community Building**

**DARREL D. BEINS TRUST**

**TRACT 1:** 240 Acres, more or less, located from Beaver City, Nebraska, 5 miles south, 4 1/2 miles east, and 1 1/4 miles south to the northeast corner of the property.

**LEGAL DESCRIPTION:** The South Half of the Northwest Quarter (S 1/2 NW 1/4), and the Southwest Quarter (SW 1/4), of Section Nineteen (19), Township One (1) North, Range Twenty One (21) West of the 6th P.M., Furnas County, Nebraska.

**ACREAGE:** 153.9 acres Crop-land (Open Ground); 78.1 Acres Pasture; 2 Water Wells and a Pond. Balance: Waste, Roads, and Right-Of-Ways.

**FARM SERVICE AGENCY DATA:** Effective Cropland - 172.3 Acres; Wheat Base: 109.4 Acres - Yield 40 Bu.; Grain Sorghum Base: 79.2 Acres - Yield 56 Bu.; Soybean Base: 3.5 Acres - Yield 19 bu.

**2004 TAXES:** \$1,841.70 (estimate)

**TRACT 2:** 270 Acres, more or less, located from Beaver City, Nebraska, 5 mile south, 4 1/2 miles east, and 1 mile south to the northwest corner of the property.

**LEGAL DESCRIPTION:** The West Half of the Northeast Quarter (W 1/2 NE 1/4), except the cemetery, West Half of the Southeast Quarter (W 1/2 SE 1/4), South Half of the Northeast Quarter of the Southeast Quarter (S 1/2 NE 1/4 SE 1/4), the Northwest Quarter of the Northeast Quarter of the

Southeast Quarter (NW 1/4 NE 1/4 SE 1/4) except a strip of land 4 rods wide along the north side, Section Nineteen (19), Township One (1), North, Range Twenty One (21), and the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) Section Twenty (20), Township One North Range Twenty One (21) West of the 6th P.M., Furnas County, Nebraska.

**ACREAGE:** 54.2 acres Cropland (53.6 Acres planted to wheat); 96.2 Acres C.R.P. (Annual Contract Payment - \$3,707 to 9-30-07); 124.0 Acres Pasture - 2 Water wells, pond and creek. Balance: Building site, waste, roads and right-of-ways.

**FARM SERVICE AGENCY DATA:** Effective Cropland - 54.2 Acres; Wheat Base: 34.4 Acres - Yield 40 Bu.; Grain Sorghum Base: 19.0 Acres - Yield 56 Bu.; Soybean Base: .8 Acres - Yield 19 bu.

**2004 TAXES:** \$1,469.32 (estimate)

**TERMS:** 20% down payment at the auction, with the balance to be paid at closing. Closing shall be on or before April 9, 2005.

**POSSESSION:** Possession of Tract 1, and the pasture and C.R.P. on Tract 2 shall be given at closing. Possession of the acres planted to wheat shall be following the 2005 wheat harvest. The buyer will receive the landlord's rent payment for the 2005 growing wheat crop.

**FSA PAYMENTS:** The buyer of Tract 1 shall receive the 2005 government payment. The buyer of Tract 2 will receive the 2005 and subsequent years C.R.P. payments. The 2005 government payment for Tract 2 will be paid to the tenant.

**EVIDENCE OF MARKETABLE TITLE:** The seller has the option to provide either a certified abstract or title insurance. If title insurance is used, the cost of an owner's policy for the amount of the purchase price will be divided equally between the seller and the buyer.

**TAXES:** The 2004 and prior years taxes are paid in full by the sellers. The 2005 and subsequent years are the responsibility of the buyer.

**MINERALS:** The seller's rights transfer to the buyer at closing.

**MANNER OF SALE:** Each tract will be sold individually and shall be auctioned by the acre.

**AGENCY OF DISCLOSURE:** Jessup Realty, L.L.C. is the agent of the seller with the duty to represent the seller's interest.

**CONDITIONS:** All acreages are based on U.S. Government measurements and are considered approximate. All statements, representations, and information are from reliable sources and are believed to be correct; however, the seller and Jessup Realty makes no warranties, either expressed or implied. Any costs incurred in establishing boundaries are the responsibility of the buyer. Buyer's should verify details and view the property prior to the auction. This property sells in "as is" condition. Announcements made at the auction take precedence over printed material.

**AUCTIONEER'S NOTE:** This auction offers a very productive quarter of farm ground with 80 acres of grass, plus 270 acres of cropland, C.P.R., and pasture that has a house and outbuildings. This is a very good property for hunting. For more information and a tour of this property, contact Jessup Realty, Monte Jessup, Broker, 785-669-2556 or 785-476-5328.

**Conducted By:**

