

**Downtown office space available** at 5th and Franklin, Colby. Call 785-462-3939. C 9/19-TFN

**Houses and apartments Goodland, KS.** All sizes. Call for details. (785) 890-6538. G 6/20-tfn

**Houses & Apartments.** Cole Real Estate in Goodland 785-899-2683. G tfn

**One and Two Bedroom Apartments,** income based. Open first of March. Contact: Lacy Frack, PHM, Norton Housing Authority, KS034, 785-877-2714. N 3/13

**STORAGE UNITS**

**Clean and Safe Storage Units** available. Call 785-877-2420. Craig Renner, Norton. N 8/12

**FARM SERVICES/EQUIPMENT**

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

**VEHICLES/RECREATION**

**2001 4WD Ford Escape XLT** \$7,000 OBO - 785-567-7864. C 2/27

**1982 Ford Tandum truck,** 45,250 miles, gas & 370 motor. 1989 Honda Civic 2 door, hatch back - call 785-626-2147. C 2/27

**1998 4x4 Chevy Cheyenne 1500.** 4.3L Vortec V-6, 237,170 miles, well taken care of, 5 speed. \$3,500. Call

Rusty at (970) 630-1930. G 2/6-tfn

**2011 Honda Rancher 420cc,** low miles, like new. Call 785-675-3245. C 1/23-2/26

**PASTURE WANTED**

**Grass pasture WANTED to rent,** Adam Jones, 785-332-6206. SF tfc

**FOR SALE**

**Wanting to plant trees** this spring? Rawlins County Conservation District is taking orders today. For more information call (785) 626-3149 ext. 1333. O 2/20-2/27

**Roberts 1407 Flooring Adhesive** \$30, Coleman Road Trip Grill \$40, 4x8 Vertical Siding \$20/sheet and camel back trunk 1/2 refinished \$60 in Atwood. Call 719-640-6567. C 2/20-2/27

**PICNIC TABLES AND YARD FURNITURE.** Built out of treated lumber, very sturdy. Call (785) 443-1863. G 2/20-3/20

**SK Tools.** Clearance Priced. All SK Tools are being cleared out we will no longer be a SK Dealer. Yost Farm Supply. SFH 2/27-3/7

**For Sale:** Cozy 2 Bedroom in St. Francis. several updates, all appliances, detached garage, large deck, and 75 X 140 lot. For more information please call 785-772-1280 asking price is \$17,500 but willing to negotiate. SFH 2/27tfn

**Like New Kirby 2 Tri Star New Oreck** \$179, bag, belt, & still repair. Dillons and Wil-

liam Street - Erwin Thiele, cell 785-462-5572. C 2/13-2/27

**Tires for sale:** Four (4) new Goodyear Assurance 235-65 R16 tires 785-672-0895. C 2/13-2/27

**Craftman riding mower** with bag, snowblower, push mower for sale! Call 785-462-3943. C 2/13-2/27

**2 - 12" Sony subwoofers** and a 1000 watt amp for sale. Box and wires are included. Call 719-930-9031. G 12/19 tfn

**FIREWOOD FOR SALE IN GOODLAND.** Call (785) 890-7224. G 12/12-tfn

**ASHLEY FURNITURE TEMPUR-PEDIC BEDDING AT COLBY FURNITURE AND HOME STORE, COLBY, KS.** (785) 460-6311. Website: www.colbyfurniture.net G 10/21-TFN

**Rubber stamps, custom made,** The Country Advocate, 1205 Main. Goodland, Kansas. (785) 899-2338. G tfn

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(785) 734-2659

**THE OBERLIN HERALD**  
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(785) 475-2206

**The Goodland Star-News**  
1205 Main, Goodland, KS  
(785) 899-2338

**The Saint Francis Herald**  
Box 1050, St. Francis, KS  
(785) 332-3162

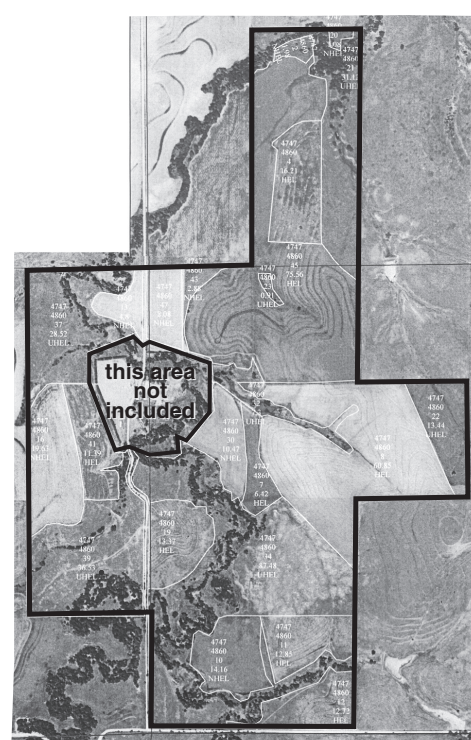
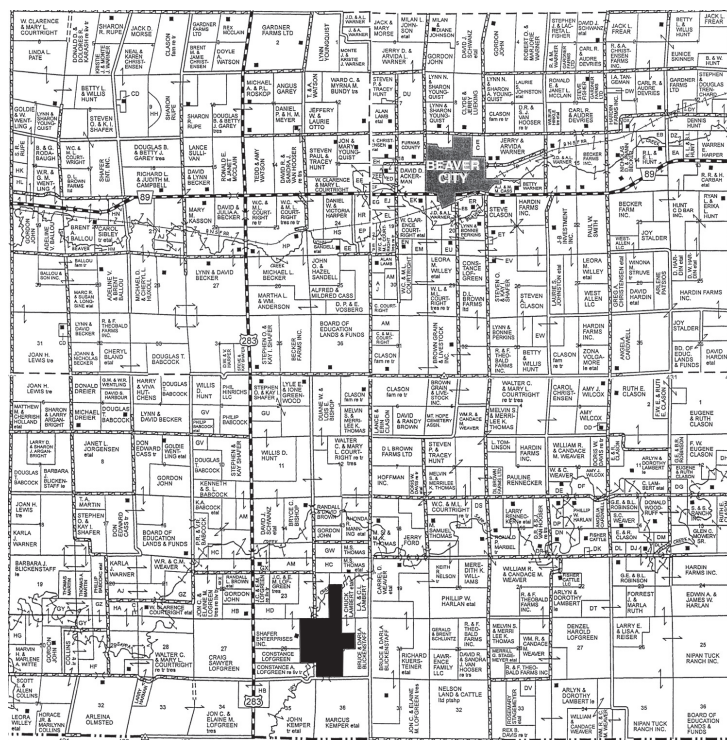
**478.2 ACRES FURNAS COUNTY LAND AUCTION**

**TUESDAY - MARCH 19, 2013 - 10:00 A.M. BEAVER CITY, NEBRASKA**

**AUCTION LOCATION: Beaver City Community Building**

**SELLER: RUTH STALDER ESTATE**

**AUCTIONEER'S NOTE:** This property is a good combination of productive dryland crop acres, C.R.P., and pasture. For a tour or more information about this auction, contact Jessup Realty, Monte Jessup, Broker, 785-653-2322 or 785-476-5328.



**LAND LOCATION:** 478.2 Acres, more or less, located from Beaver City, Nebraska, 3 miles west, 8 miles south on Hwy. 283, and 1 mile east to the southwest corner of the property. From Norton, KS, 12 miles north on Hwy. 283 and 1 mile east.  
**LEGAL DESCRIPTION:** The West Half and the Southwest Quarter of the Northeast Quarter (W<sup>1</sup>/<sub>2</sub>SW<sup>1</sup>/<sub>4</sub>NE<sup>1</sup>/<sub>4</sub>) of section Twenty Five (25), the East Half of the Northeast Quarter, and the Northeast Quarter of the Southeast Quarter (E<sup>1</sup>/<sub>2</sub>NE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub>) of section Twenty Six (26), and the East Half of the Southeast Quarter (E<sup>1</sup>/<sub>2</sub>SE<sup>1</sup>/<sub>4</sub>) of section Twenty Four (24), Township One (1) N, Range Twenty Three (23), West of the 6th P.M., Furnas County, Nebraska; except a 33.7 Acre Tract in Sections 25 and 26, specifically described on the survey.  
**ACREAGE:** 173.4 Acres Cropland, 99.0 Acres C.R.P. (Annual Payment - \$4,736.00 - Contract expires 9-30-13) - 205.8 Acres Pasture  
**FARM SERVICE AGENCY DATA:** Effective Cropland - 173.4 Acres; Wheat Base: 3112.9 Acres - Yield 36 Bu.; Grain Sorghum Base: 52.4 Acres - Yield 57 Bu.  
**2011 TAXES:** \$3,524.52

**TERMS:** 10% down payment at the auction, with the balance to be paid at closing. Closing shall be on or before April 19, 2013.  
**POSSESSION:** Full possession of the property will be transferred to the buyer at closing.  
**FSA PAYMENTS:** The buyer will receive the 2013 and subsequent years government payment and C.R.P. payments.  
**EVIDENCE OF MARKETABLE TITLE:** Title insurance shall be used to guarantee marketable title. The cost will be divided equally between the seller and the buyer.  
**ESCROW AGENT:** Dodson & Dodson Attorneys will be the closing agent. The closing cost will be divided equally between the seller and the buyer.  
**TAXES:** The 2012 and prior years taxes will be paid in full by the sellers. The 2013 and subsequent years are the responsibility of the buyer.  
**MINERALS:** The seller's rights transfer to the buyer at closing.  
**MANNER OF SALE:** This property will be auctioned by the acre for 478.2 acres.  
**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 sellers 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.



**Jessup Realty, L.L.C.**  
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