



# Classifieds

Real Estate

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WATCH FOR THE FLASHING SCHOOL ZONE WARNINGS!

Rock Bedore \* Molly Oliver \* Ed Currier \* Steve Hazlett \* Ron Evans

## FARM & RANCH REALTY, INC.

1420 W. 4<sup>th</sup> - P.O. BOX 947  
COLBY, KS 67701  
785-462-3904 or 1-800-247-7863

**DONALD L. HAZLETT, Broker**

VISIT OUR WEB SITE AT [www.farmandranchrealty.com](http://www.farmandranchrealty.com)

"WHEN YOU LIST WITH FARM & RANCH, IT'S AS GOOD AS SOLD!"

**\*\*HOME OF THE WEEK\*\***

**A FABULOUS HOME!!!!**  
When you close your eyes & dream of a home this is what you will see. Brick rambling ranch, formal & informal areas, 5 Br's, 4 baths, office/den, large kitchen, private master suite, pool, hot tub, plus a recreation bldg for pool table & more!!!!  
110 N. RANGE \$194,500.00

**\*THIS IS IT!!!!\***  
Brick ranch style home. 4 Br's, 3 baths, full bsmt, corner lot, and newer oversized garage/workshop. A MUST TO SEE!!!  
Call MOLLY at 462-6700  
1705 Lynda \$96,500.00

**\*COLONIAL STYLE!\***  
2-Story, 3 Br, 2 bath with personality & charm. A large lot, privacy fence, large rear deck—A home to view  
Call MOLLY at 462-6700  
250 S. Garfield \$66,900.00

**\*IMMACULATE HOME!!!!\***  
A beautiful home from days gone by. Lots of light oak wood work & hardwood flooring, new updated kitchen, W.B. fireplace open to living room & parlor, plus an oversized grg/workshop  
Call MOLLY at 462-6700  
140 N. Garfield \$102,000.00

**\*SO AFFORDABLE!!!!\***  
Attractive ranch style home. 4 Br, 2 bath, full bsmt., spacious living area with W.B. stove  
Call MOLLY at 462-6700  
917 Court Terrace \$68,500.00

**\*SELLER WANTS OFFER!\***  
Incredible home from early 1900's with 4 Br's and 2 baths. A large wrapping front porch, garage/workshop w/loft. Beautiful pool & hot tub area. Look Today!!!  
Call MOLLY at 462-6700  
725 W. 7<sup>th</sup> \$105,500.00

**\*MINT CONDITION!!!!\***  
Luxury throughout this very large, brick family home. Current bed & breakfast. A home with lots of features & options.  
Call MOLLY at 462-6700  
1060 Villa Vista Dr. \$269,000.00

**\*BE YOUR OWN LANDLORD!\***  
Come view this bungalow. 2 Br, 1 bath with appliances including newer washer & dryer, private rear yard and 2-car garage.  
Call MOLLY at 462-6700  
480 S. Garfield \$36,000.00

**\*TIMELESS KEEPSAKE!!!!\***  
Lovely restored home that is usually hard to find. Lots of wonderful features, beautiful ornate wood & light fixtures, 2-car grg. plus a separate workshop.  
Call MOLLY at 462-6700  
670 N. Grant \$139,000.00

**\*STEAL OF A DEAL!!!!\***  
A charming 1 1/2-story home on a large corner lot, detached 1-car garage. Cute Cottage.  
Call MOLLY at 462-6700  
575 W. 6<sup>th</sup> \$52,500.00

**\*A-FRAME HOME!\***  
You'll have to see to appreciate this home's beauty & style. A home with lots of newer upgrades. MAKE AN OFFER!!!  
Call MOLLY at 462-6700  
715 S. Garfield \$73,500.00

**\*15 ACRES IN GEM!\***  
3 Br, 2 bath home with full basement, kitchen w/breakfast bar, front room, living room, central air & heat, rear porch and a detached garage, barn and corrals.  
Call ROCK 462-3904  
315 6<sup>th</sup> St \$68,500.00

**\*NEW LOWER PRICE!\***  
This 4 Br, 1 bath 2-story home is located across from the grade school, single car detached grg, central air & heat and a fenced rear yard.  
Call ROCK 462-3904  
135 N. Grant \$67,000.00

**\*COMMERCIAL INVESTMENT\***  
This property includes two lots. The building is approx. 6800 sq. ft. and is divided into 2 separate areas, the front is occupied by ADAC and the back part is known as "The Tool Box" which has an office, storage and a shop with an overhead door.  
Call ROCK 462-3904  
1523-1524 W. 4<sup>th</sup> \$85,000.00

**FARMLAND FOR SALE:**  
New Listings:  
RA - 160a cropland w/improvements - SE/4 of 22-5-35. Just listed!  
TH - 160a cropland just 2 1/2 mi. from Colby. Avail. in 2 tracts! Just listed!  
Call for a tour on any of our listings:  
RA - 320a cropland & grass w/improv. located 9N & 3W of Atwood  
TH - 584a sprinkler irr cropland N. of Oakley on I-70. Cash lease avail.  
TH - 160a dryland & irr w/improvements 4 mi. N. of Oakley near I-70  
TH - 320a cropland in 12-10-36 SE of Brewster.  
TH - 160a cropland 12 mi. SE of Brewster. Immediate possession!  
LG - 320a cropland & CRP 18 mi. SW of Oakley  
LG - 320a cropland & CRP South of Monument  
LG - 4,140a of cropland in Western Logan County - available in parcels  
LG - 320a LEVEL cropland on Vista Road S. of Monument

**UPCOMING AUCTIONS:**  
11/02/02 - ANNUAL FALL CONSIGNMENT AUCTION

**OTHER LISTINGS:**  
**COUNTRY HOMES**  
453 U.S. 83 - Oakley 11 Cottonwood Dr.  
130 Main - Rexford 310 S. Garfield  
270 N. Riddle 1315 E. 8th  
335 W. 6th 1280 W. 7th  
160 N. Range 185 N. Range  
545 S. Garfield 425 W. 6th  
480 W. 7th 475 Lawrence Dr.  
1121 Summer Sun 390 N. Franklin  
295 E. Plum 950 S. Range  
370 S. Mission 850 N. Franklin  
575 W. 7th Building Lots

## ASAP..... HOME INSPECTIONS

When a home is for sale, a professional home inspection makes a difference to the seller and the buyer.

For Security. For Protection.  
For a Smoother Closing...

Call: **PAUL BAILEY, Inspector**  
785-443-2096

**Western Appraisal Service**  
For your appraisal needs to include:  
Farmland, Commercial and Residential Property.

Edward G. Currier, Certified General Appraiser  
Paul F. Bailey, Associate  
Ph# 462-6913  
Fax# 462-6883

\* 23 years experience in adjusting insurance claims  
\* Special knowledge in building construction

For Home Purchases or Refinancing  
**CALL ME 1st!!!**

**ROBERT DIBLE**  
HL Financial Services  
140 W. 4th • Colby, KS  
785-462-3359  
1-800-658-4697  
American Home Loans  
Conventional • VA • FHA  
NO APPLICATION FEES

Country Home • Ag Land • Farm Equipment • Cattle

# AUCTION

**SATURDAY, SEPT. 21 • GOODLAND, KS**  
Real Estate at 10:00 a.m. MT • Buffalo Inn  
Equipment & Cattle at 2:00 p.m. MT • Home Site

**TRACT 1 - Country Home & Improvements on 20± ac.**  
3 mi. North, 4 mi. East & 3/4 mi. North of Goodland  
Located in NE corner of NE/4 Sec. 14, 7-39, Sherman Co.

- ✓ 4 bedrooms, 3 bathrooms
- ✓ Open floor plan
- ✓ Oak cabinets; built-in china
- ✓ Full partially-finished basement
- ✓ Central heat & air on LP
- ✓ 6'x12' wood deck
- ✓ Private well & septic
- ✓ 26'x32' garage
- ✓ 30'x40' metal pole barn with metal lean-to

**7170 Co. Rd. 24**  
Well-maintained 28' x 44'  
1986 Schult Modular with many extras!

**JUST LISTED!**

Purchase either 80 or 160 acres within 2 miles of Colby! Excellent cropland, or perhaps this is that perfect spot to build your own "Country Home" within a 5 minute drive of town! **THE POSSIBILITIES ARE ENDLESS!**

**CALL DON FOR A TOUR!**

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Colby, KS 67701  
(785) 462-3904  
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**TRACT 2 - 122.8± Crop Ac.**  
NE/4 Sec. 14, 7-39

BASES: 63 ac. wheat base; 36 bu. yld.  
CROPS & FSA PAYMENT: There will be no planted crops. 2003 FSA payments go to Buyer.  
MINERAL INTERESTS: All Sellers' interests going to Buyer.

**TRACT 3 - 317± Ac. Grass**  
SE/4 Sec. 11, 7-39  
SW/4 Sec. 12, 7-39

BASES: 28.3 ac. wheat base; 36 bu. yld.  
Currently all grassland; 2003 FSA payments go to Buyer.  
MINERAL INTERESTS: All Sellers' interests going to Buyer.

**SELLERS: Patricia Carney & Howard Carney**  
Call today for a sale bill!  
For more information on real estate & to view photos of equipment & cattle to be sold, visit our web site:  
[www.shayrealty.com](http://www.shayrealty.com)

**First-time buyer?**  
100% financing plus closing costs available

**FARMERS & MERCHANTS BANK OF COLBY**  
Together...Making a Difference  
240 W. 4th • Colby • 462-3321

**WE OFFER THE FOLLOWING PROGRAMS:**

- Conventional Loans
- Refinancing
- FHA/VA Loans
- Rural Housing Loans

**ELAINE KOERPERICH**  
MEMBER EQUAL HOUSING LENDER FDIC

**SHAY REALTY, Inc.**  
Rodney W. Shay, Broker • Auctioneer  
Ryan W. Shay, Auctioneer  
Reese W. Shay, Auctioneer  
Diana Y. Argabright, Auctioneer  
107 E. Washington, St. Francis, KS  
785-332-2566 or 800-476-7185

you're on the right track in the CLASSIFIEDS!

# Open Houses

**815 Cherokee**  
1:00 - 2:00 p.m.  
Sunday, August 25th  
Hosted by Marj Van Camp  
462-2648

**1001 Court Terrace**  
1:00 - 2:00 p.m.  
Sunday, August 25th  
Hosted by Pat Sloan  
462-7495

**1815 W. 5th**  
1:00 - 2:00 p.m.  
Sunday, August 25th  
Hosted by Marilyn Kersenbrock  
462-2703

**HomeLand REAL ESTATE**  
website: [www.colbyhomeland.com](http://www.colbyhomeland.com)  
email: [homelandre@aol.com](mailto:homelandre@aol.com)  
410 N. Franklin Colby, KS 67701 (785) 462-8255

**EXQUISITE HOME!**

5 BR, 3 1/2 bath home. Recently updated throughout w/DELUXE touches! Call **PAT KOCH** today!

**OWNER SAYS SELL!!**

Price slashed on this 3 BR brick home. Call **PAT SLOAN** for full details.

**NEW LISTING!**

Wonderful cottage - 2 BRs, breakfast nook, all new appliances, priced in the \$60's. Call **MARILYN**.

**"MOVE IN" READY**

Completely remodeled! New paint inside & out, new carpet & vinyl. Meets RECD requirements. Call **MARJ**.

**PLANNED FOR COMFORT**

4 BR, 3 baths, 2 fireplaces, 2 car garage PLUS a 35x50 Butler building. Call **PAT KOCH**.

**LOCATION A "10"**

Custom built for family living. Unlimited amenities with a new garage. Call **PAT SLOAN**.

**NEW LISTING**

Come and see our newest listing! Includes 4 BRs, 2 baths. Great location! Call **MARILYN**.

**Convenient Features**

3 BR home w/main floor laundry, formal living room & family room w/fireplace. Call **MARJ** today!

**PEEK AT THE VALUES!**

3 BR, 2 bath split level, large eat-in kitchen and beautifully landscaped. Call **PAT KOCH**.

**Built to Last**

Quality brick ranch w/family room, sprinklers, & 2-car garage w/loft. Call **PAT SLOAN** on this must see!

**YOUR PIECE OF HEAVEN**

5 BR home w/formal DR, finished bsmt., lots of storage. Includes barns & arena. On 12 acres. Call **MARILYN**.

**36'x48' LESTER BLDG.**

On Thielen Ave. w/concrete floor, elec., & water hydrants. Lot is approx. 1 ac. Priced to sell. Call **MARJ**.

**MAKE AN APPOINTMENT TO SEE ANY OF OUR CURRENT LISTINGS:**

1/2 sec. Sherman Co. dryland 430 La Casa Drive 715 Sunset Drive 815 Cherokee Drive 810 N. Co. Club Drive 415 Webster 665 N. Court	610 Webster 540 W. 4th 1111 Flint 665 Cedar 2327 E. US Hwy. 24 685 N. Court 1115 Maize	20 Plymouth Drive 1001 Court Terrace 1435 W. 3rd Lots 22 & 23, El Chaparral 450 N. Sterling	1/4 sec. Thomas Co. Dryland 355 W. 6th 265 Cedar 2710 N. Range 550 N. Mission 1815 W. 5th	375 E. Walnut 1060 E. 8th 930 E. 6th 955 E. 5th 1020 E. 9th 180 E. Plum 1115 Wheatridge
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**• NOTICE •**

**AD RATES**

For Classified Word ads are as follows:

1-2 days	25¢/word
3-4 days	18¢/word
5-9 days	17¢/word
10-14 days	16¢/word
Monthly (tfn)	15¢/word

(\*Price reflects 15 word minimum ad. Ads must be in our office by 12:00 noon the day before. In case of error, call us the FIRST day your ad runs since we will not be responsible for errors after the first day/week.)

**COUNTRY ADVOCATE**  
\$6.00/per week - 10 words  
(additional 25¢ word thereafter)  
13¢/word pick-up rate (with 3 consecutive day run in Free Press)

**ADS MUST BE IN THE OFFICE BY 12:00 NOON ON FRIDAY.**  
**DISPLAY (box) AD DEADLINE FOR FREE PRESS IS 3:00 P.M. TWO DAYS BEFORE AD RUNS. Display Rate: \$6.85 per column inch. COUNTRY ADVOCATE DEADLINE IS 12:00 NOON ON FRIDAY.**

**COLBY FREE PRESS** 462-3963

**COLBY**  
Warren C. Hixson - Broker  
785-462-6818

Pat Koch • 462-6119  
Pat Sloan • 462-7495  
Marilyn Kersenbrock • 462-2703  
B.J. Melvin • 462-2483  
Marj Van Camp • 462-2648

**HomeLand REAL ESTATE**  
website: [ColbyHomeland.com](http://ColbyHomeland.com)

410 N. Franklin • Colby, KS  
785-462-8255  
[homelandre@aol.com](mailto:homelandre@aol.com)

114 W. 12th • Goodland, KS  
785-899-3060  
[homelandg@aol.com](mailto:homelandg@aol.com)

**GOODLAND**  
Tom Harrison - Branch Broker  
785-465-9015  
Rosanne Anderson • 899-7464  
Ken Christiansen • 694-2644  
Mitch Hixson • 899-9270  
Suzanne Garrison • 899-6899

**OAKLEY**  
Jerry Wycoff • 672-3763