

Classifieds

Real Estate

Real Estate

Real Estate

Real Estate

Auction Notice

Auction Notice

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

FARM & RANCH REALTY, INC.

1420 W. 4TH - P.O. BOX 947
COLBY, KS 67701
785-462-3904

DONALD L. HAZLETT, Broker

VISIT OUR WEB SITE AT www.farmandranchrealty.com

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

WALK-OUT



475 S. Chick \$87,500.00
3 Br, 2-bath, 1-car grg. Move-in perfect brick home with walkout bsmt. So very Nice--- Call Molly 462-6700

NEWER LISTING



790 W. 6th \$89,900.00
3 BR, 2-bath, 1-car grg. Charming older home on corner lot. Outside entry to bsmt. Lots of windows--- Call Molly 462-6700

PERFECT



11 Cottonwood Dr. \$265,000.00
6 Br, 4-bath, 3-car grg. Everything you would want in an exceptional home on approx an acre. Not just 1, but 2 fireplaces Call Molly 462-6700

EXCELLENT



10 Plymouth Dr. \$235,000.00
4 Br, 3 baths, 2-car grg. Location is everything - come view this exceptional home in awesome, private area. This is it--- Call Molly 462-6700

A NEW LOOK



515 S. Grant \$43,500.00
3 BR, 1 bath. A great smaller home with lots of new improvements. Corner lot & low maintenance siding. Call Molly 462-6700

COTTAGE!



160 N. Range \$28,000.00
1 Br, 1-bath, 2-car grg. Why rent, you can afford to own. Unfinished bsmt and attractive upgrades. Call Molly 462-6700

\$\$\$\$\$\$\$\$



Friendly Acres - Lot #77 \$5,000.00
2 Br, 1-bath. Unbelievable price - could be rental investment or your own. Call Molly 462-6700

THE ONE




1121 Summer Sun \$57,500.00
3 Br, 1-bath, 1-car grg. Search could be over for affordable family home. Large lot, privacy fence. Don't Delay--- Call Molly at 462-6700

LOOK AT ME!




250 S. Garfield \$58,500.00
3 Br, 2-bath updated 2-story with spacious lot, privacy fence, large deck & more. Home needs you--- Call Molly 462-6700

VICTORIAN*




310 S. Garfield \$122,500.00
4 Br, 2 baths, 1-car grg. Home from days gone by on spacious tree covered lot. Seller will rent while on the market. Call Molly for Details

RURAL SETTING



1080 K-25 \$75,000.00
3-4 Br, 2-bath & great Kansas sunsets. Just 6 miles from Colby on 2 plus acres. WOW----- Call Molly 462-6700

CLOSE TO SCHOOL



135 N. Grant \$67,000.00
4 Br, 1 bath, 2-story home w/1-car detached grg, central air & heat and a fenced rear yard. Call Rock

JUST RIGHT



1000 E. 8th \$49,500.00
2 BR, 1-bath brick ranch style home. Perfect home for just getting started. Call Rock!

REAL ESTATE FOR SALE:

SH: 800a sprinkler irrigated cropland 13 mi N of Ruleton- JUST LISTED
LG: 160a cropland 4 mi W of Winona
RA: 80a LEVEL/cropland NW of Atwood, Immediate Possession

UPCOMING AUCTIONS:

2/12/03 - Farm Machinery Auction for Robert & Shirley Waugh
2/19/03 - A. Bouziden Land Auction will sell in 17 tracts at "Multi-Parcel" auction
2/25/03 - 640a Cheyenne Co., cropland, grass & improvements for Ron & Judy LeValley in Bird City, KS
2/27/03 - Farm Machinery Auction for Charles Schwarz
3/22/03 - Annual Spring Consignment Auction
3/25/03 - Farm Machinery Auction for Rodney Ryan
3/29/03 - CCC Endowment Auction
5/31/03 - Farm Machinery Auction for Wayne Lauritsen

ADDITIONAL LISTINGS:

| | |
|---------------------------------|-------------------------|
| 321 3 rd St. - Menlo | 110 N. Range |
| 450 S. Garfield | 575 W. 6 th |
| 480 S. Garfield | 480 W. 7 th |
| 295 E. Plum | Friendly Acres - Lot 30 |
| 115 S. Washington | 335 W. 6 th |
| 335 W. 6 th | 715 S. Garfield |
| 960 E. 9 th | 917 Court Terrace |
| | 1113 Court Place |
| | 335 S. Grant |
| | 585 Austin Ave |
| | 845 W. 8 th |
| | 635 W. 4 th |
| | 215 W. 7 th |

Building Lots
390 N. Franklin
950 S. Range
1523 & 1524 W. 4th
850 N. Franklin

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

SELL OR LEASE YOUR HOUSE TODAY!

Transferred? Bad Tenants? Need Fast Cash? Behind on Payments? House Vacant? Moving? Double Payments? Divorce? Estate Sale? Foreclosure?

Here is Your Quick and Easy Solution:

- Fast Closing - Even within 48 hours!
- Instant Debt Relief!
- Freedom from maintenance hassles!
- Guaranteed Written offer within 48 hours!

Call 24 hr. Recorded Message:
1-866-201-0467

And in 90 seconds you'll learn exactly how I can help you!!

• FOR SALE •

LARGE LOT

between Grillot house and Baalman's house on Woofter Avenue.

- 220 ft. frontage and 190 ft. deep
- Well treed

OSTMEYER REALTY

505 N. Franklin, Suite E • Colby, KS
785-462-8148 • 785-462-6221(home)

Which comes first?
The home...or the loan?
Stop by today for a **FREE** loan approval.

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

Check out what we have to offer:

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



ELAINE KOERPERICH, Mortgage Loan Officer

MEMBER FDIC
EQUAL HOUSING LENDER

LOGAN COUNTY, KANSAS AUCTION

Multi-Parcel

10,000± ACRES CROP AND RANGLAND

Wednesday, February 19, 2003 @ 9:30 AM

LOCATION: Comfort Inn Conf. Center, Colby, KS

SELLER: Albert Bouziden Trust

This real estate will be offered at "MULTI-PARCEL" auction in 17 individual tracts & combinations of tracts. Tract 17 is a 4,560 contiguous acre RANCH w/2½ miles of Smoky Hill River, good corrals, 2 homes, 2) 1600 acre pastures, 1) 960 acre pasture & 2) 80 acre catch pens. **THIS IS TRULY A "ONCE IN A LIFETIME" OPPORTUNITY.**

CALL FOR A BROCHURE OR VISIT www.farmandranchrealty.com

FARM AND RANCH REALTY, INC.

1420 W. 4TH - P.O. BOX 947
COLBY, KS 67701
785-462-3904 or 800-247-7863

DONALD L. HAZLETT, BROKER

"When you list with Farm & Ranch, it's as good as SOLD!"

Openings for select House Parents

The Omaha Home for Boys offers a unique opportunity for married couples to care for boys, average age 12-16.

- Nationally recognized training
- \$35,200 starting salary
- Free housing & meals
- Beautiful, modern facility
- Excellent benefits

THE OMAHA HOME FOR BOYS

Call 1-800-408-4663, Monday-Friday
4343 N. 52nd St. • Omaha, NE 68104 • www.omahahomeforboys.org

Metabolife/Ephedra Warning

Have you or a loved one suffered adverse reactions using Metabolife or any other ephedra product? Don't want to seek advice? Receive a free case evaluation, on-line or by dialing 1-800-230-1423.



Adverse reactions listed to Metabolife & Ephedra:

- Coma
- Heart Attack
- Stroke
- Death

Experienced Pharmaceutical Litigation Attorneys
National Metabolife Consortium

www.metabolife-claims.com 1-800-230-1423

Diabetics

Have your diabetic supplies delivered to your door for little or no cost!

Medicare & private insurance welcome (Sorry, HMOs not accepted)


NationMED™

Call Now! Toll Free
1-888-666-0555

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

- 23 years experience in adjusting insurance claims
- Special knowledge in building construction

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

Apartments for Rent

South Park Apartments Meadowlark Manor
- Rent based on income -
785-462-6763
EQUAL HOUSING OPPORTUNITY

FOR SALE

The old Locker Plant (located at 440 E. 4th and Hwy. 24 in Colby) and Lots 1, 2, 3, 9, 10, 11 & 12; B16 57 in Colby

CALL STEVE OSTMEYER REALTY: 785-754-3670

SHOP AT HOME WITH THE CLASSIFIEDS

Even if you don't feel like getting out, you can still "go shopping" in the

WALLACE COUNTY LAND FOR SALE

South 1/2 of 26-11-38

200 acres in wheat goes to buyer. 25 acres of grass.

For more information or a tour, call:
JIM BLOOM @ 785-672-3638 or JOHN H. OSTMEYER, Broker 785-462-8158

240 E. Walnut \$98,000
4 BR, 3 bath ranch. Open floor plan, large kitchen, full basement and fenced yard. Call PAT KOCH.

165 S. Franklin \$73,000
Cheerfully Cozy - You'll enjoy this 3 BR/2 bath home. 2-car garage and underground sprinklers.

1111 Flint \$68,000
\$2,000 Flooring Allowance - 3 BR/2 bath ranch. FAG/CA and full basement.

1690 W. 4th \$170,000
Possible Lease Option - Suited for a variety of uses from patient-care to office setting.

1125 Court Place \$89,500
Move-In Ready!! - Enjoy the wood stove, whirlpool and covered patio in this 4 BR, 2 bath w/custom finishes. Call PAT SLOAN.

625 Woofter \$285,000
Innovative Design - This 4 BR, 5 bath was built to enjoy Has chef's kitchen, real master suite.

375 E. Walnut \$173,500
Reduced for Immediate Sale - 6 BR, 3 bath home. Easy flowing floor plan. Less than 5 years old.

115 Spruce-Rexford \$56,500
Charm Abounds - So much to offer at an affordable price - mature trees, sprinklers, 2 car garage & office/shop.

1115 Maize \$94,000
Great Location - Come and see this 4 BR, 2 bath home. Great potential - just needs your TLC! Call MARILYN.

540 W. 4th \$79,000
Price Reduced - 5 BR remodeled home. Property currently generates \$1,000/mo. income.

1235 W. 6th \$72,500
A Must See - See this wonderful, large, 4 BR with basement, lots of storage & detached garage.

1125 Flint \$67,000
A Must See - This 3 BR w/attached garage, fireplace, fenced yard, and storage shed won't last long.

1099 CR Z - Levant \$210,000
Country Living - 5 BR, 4 bath brick home on 10 acres w/outbuildings. Located on oil road. Call MARJ.

Rt.2 - Hoxie \$415,000
Bed & Breakfast Potential - Log on to www.ColbyHomeland.com - #13551. Take a virtual tour of this wonderful home.

665 N. Court \$30,900
Completely Renovated-1 BR with new flooring, paint, roof and cabinets. Close to park and downtown area.

1842 CR 11, Levant \$160,000
Country Living - Farmstead w/large barn, 44 acres of pasture, 2 metal sheds and 3 BR home. Call today!!

CLEAN UP WITH CLASSIFIEDS!

Spring has sprung....and now is the time to clean up your attic and closet and turn those unused treasures into cash with a Classified Ad!!

Write up your ad with your list of "goodies", come in and place your ad...then sit back and wait for your phone to ring!!

The Colby Free Press 462-3963

When Only The Best Will Do...
CALL US!!

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

Warren C. Hixson - Broker
410 N. Franklin • Colby, KS
785-462-8255
homelandre@aol.com

GOODLAND OFFICE:
785-899-3060