

Help Wanted

**Heavy Highway Contractor** hiring a shop/field mechanic to maintain late model Caterpillar equipment. Knowledge of truck/trailer maintenance helpful. Based in Oakley with competitive wage, health insurance and 401K. Call 785-672-4319 or e-mail sporer@ruraltel.net for application and information. Equal Opportunity Employer.

—2/20—2/26—

Help Wanted

**Looking** for a feed truck driver for a 9,000 head feedyard. Good working conditions and benefits. Call Greg at 785-855-2336 or 308-340-2876.

—2/11—2/25—

**Love your job!** Be your own boss. Start for free. www.athome.com/danasamway or call 308-345-2264.

—2/9—2/20—

Help Wanted

**In private home:** mature woman, permanent position, M-F, 8:00 a.m. - 4:00 p.m., cooking noon meal, caring for disabled elderly man. For interview call 462-6965.

—1/28—2/20—

Apartments for Rent

**Nice 2 bedroom** apartment with garage, range and refrigerator. No pets. 460-2258.

—2/16—2/20—

**Two bedroom** in Colby, utilities paid, stove and refrigerator furnished. 785-672-3590 or 785-672-3516 Oakley.

—2/16—2/27—

**Two bedroom duplex** with attached garage, stove, refrigerator, dishwasher, W/D hookups. No pets. 462-2593.

—2/16—2/27—

**Nice 1 bedroom** brick apartment with patio, all utilities and cable paid, free laundry. Call 462-3285 or 443-3472.

—2/16—2/20—

Houses for Rent

**In Colby:** 3 bedroom, 1 1/2 bath, family room with fireplace, partial basement. References and deposit. Call 785-421-4118 or 785-443-0283.

—2/12—2/25—

**3 bedroom,** 2 bath, 1 car garage, central A/C and heat. Call 785-460-6484.

—2/11—2/23—

**2-3 bedroom houses.** Appliances provided, deposit and references required. 462-6503.

—2/11—2/26—

**In Levant:** 4 bedrms, 2 bath, central heat/air, some appliances, unattached garage, \$450/month plus utilities. 785-586-2303 or 785-443-1113.

—2/9—2/23—

Misc. for Sale

**GE 27"** double electric oven. 4 burner cooktop with griddle. Both good condition, \$150. 785-462-2032.

—2/20—2/26—

**12 inch Alpine** subwoofer with enclosure plus MTX 350 watt amplifier. 785-462-2032.

—2/20—2/26—

**Craftsman 15.5 h.p.,** 42" deck, 6 speed, \$899.88. 2.5 h.p., 42" deck, hydro, \$1,499.93.

—3/29—2/25—

**3.5 h.p. Poulan** push mower, \$69.92. 785-460-7488.

—2/19—2/25—

**6 foot heavy duty** 3 point back blade. 460-6832 or 460-8148.

—2/18—2/23—

**Used Maytag** washer and dryer, good condition, \$200. Call 462-2414.

—2/18—2/23—

**2002 Dodge Ram,** 4x4. 2003 Arctic Cat ATV, excellent condition. Call evenings 785-538-2519.

—2/16—2/20—

**Beautiful solid oak** 84"x38" executive desk, \$975. Nice solid maple 7 piece bedroom set, \$595. Console humidifier, \$25. Small office refrigerator, \$75. Wood literature/mail organizer, 70 compartments, 75"x48"x16", \$60. wood magazine rack, 89"x40"x14", glass top, \$45. Carpenter's bench, \$25. 785-626-3100.

—2/16—2/20—

**Several dorm sized** refrigerator, \$35 each. 2 full sized, \$50 each. Water fall bedroom set, \$350. 785-462-8277.

—2/16—2/20—

Vehicles for Sale

**1995 Chrysler LHS.** Leather seats, climate control, sliding sun roof, electric seats/windows/locks, very good condition, 93,000 miles, \$5,000 O.B.O. 785-460-1260/785-462/6552.

—2/20—2/26—

**1989 Dodge Ram van,** good V-8 motor, tires, interior and body. Seats seven, bargain at \$2,700. 785-672-3677 evenings.

—2/19—2/3—

**1988 Ford** 1/2 ton pickup, 6 cyl., with manual 5 speed, all or parts. 1976 Ford 1/2 ton, too many new parts to list. 1985 Chevy 1/2 ton, nice pickup, bad tranny. 1985 Chevy van, 1 ton, excellent un. 1985 LTD, 4 door, wrecked, 1985 station wagon, bad motor, buy together or single. 785-460-0134, cell 785-443-3418.

—2/19—2/25—

**1977 Chevy Cheyenne** pickup. 63,000 actual miles, 350, 1/2 ton, make offer. Call 785-460-9752.

—2/16—2/20—

**1995 Cadillac Sedan DeVille.** Light tan, Cordova top, clean, good shape, \$4,500. 785-462-3255.

—2/16—2/20—

**2000 Chrysler LHS.** Lots of options, heated leather seats, 3.5 24 valve V-6, only 8,500 miles or 1997 Lincoln Town Car, well equipped, only 52,000 miles, last of the big bodies. 785-672-3600.

—2/16—2/20—

**2000 Dodge Durango SLT+,** 51,000 miles, CD player, towing package, leather, 3rd seat, rear air, black, and great condition, \$17,500. 785-626-3319.

—2/16—3/5—

**2001 Chevy Tahoe LT.** Excellent condition, gold with tan leather. 785-462-2999, 785-443-2260.

—2/16—2/20—

**1980 Ford 8000,** 3208 CAT, 10 speed Road Ranger, 2,000 gallon fiberglass tank (2-1,000 gallon compartments), shuttle. 1968 Ford F600 straight truck with PTO. 785-462-6440.

—2/16—2/27—

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**Do I have friends** older than some of the fossils I see? Come see "More Evidence Than You Can Shake An Earth At!" with Ken Allison from All About God Ministries Saturday, February 21 at 7:00 p.m. and Sunday morning at 10:45 a.m., Berean Church, Colby. All are welcome to attend. 785-460-7460.

—2/12—2/20—

**Cash for dead TV's/** big screen TV's . Also will do repair on any brand. Call anytime 785-460-0416.

—2/9—3/5—

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# Classifieds

## Land for Sale

## Land for Sale

## Public Notice

## Public Notice

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### FOR SALE

Sheridan County Cropland and Grass  
Approximately 4 miles North of Angelus

NE 1/4 & E 1/2 of the NW 1/4  
Section 27, Township 9, Range 30

SW 1/4 Section 22, Township 9 Range 30

E 1/2 Section 22, Township 9 Range 30

All Mineral Rights To Buyer  
Immediate Possession

**Contact: Jerry Robben**

**785-672-3908 Home**

**785-672-2480 Cell Phone**

### WESTERN PLAINS REALTY

112 E. 3rd • Oakley, KS 67748  
785-672-3121

LeRoy Heinrich, Broker-Sales

785-672-4323

Jerry Robben, Sales 785-672-3908

Donita Sparks - Sales  
785-672-4780

### Free Homebuyer Education Workshops

The first step toward a new home is easy—and free! Come to a free seminar presented by your local Wells Fargo Home Mortgage Consultant. In a relaxed, interactive setting, we'll share valuable information you need to know about buying a home, including:

- What to expect as a first-time homebuyer
- How much home you can afford
- Which loan program is right for you
- How to shop for a home

You'll receive a complimentary *Introduction to Home Financing Workbook* and you'll learn everything you need to know to make your dream come true.

#### Join us!

**Date:** March 4, 2004  
**Time:** 6:30 p.m.  
**Location:** Colby Community Student Union, Room 107  
1255 South Range • Colby, KS 67701  
Diane Brown 866-634-4949

Wells Fargo Home Mortgage, Inc. originates mortgage loans in New Hampshire under License No. 5757 MB for first mortgages and is a New Jersey Department of Banking Licensed Mortgage Banker.



WELLS  
FARGO

HOME  
MORTGAGE

## Real Estate

## Real Estate



**Warren C. Hixson**  
Broker

410 N. Franklin  
Colby, KS  
785-462-8255



<b>2370 K-25 \$250,000</b>	<b>660 N. Garfield \$41,500</b>
<b>910 Court Terrace \$72,000</b>	<b>309 Rock Island Brewster \$43,500</b>
<b>1649 US 24 \$150,000</b>	<b>112 Manchester Brewster \$65,000</b>
<b>540 W. 4th \$75,000</b>	<b>1111 Flint \$64,000</b>
<b>935 W. 3rd \$69,500</b>	<b>175 E. 1st \$125,000</b>
<b>515 W. 6th \$69,500</b>	<b>875 S. Lincoln \$69,900</b>

**Marilyn Kersenbrock • 462-2703 Pat Koch • 462-6119**  
**Pat Sloan • 460-7495 Marj Van Camp • 460-2648**

For more information on these listings and to see our other listings, call us or visit our website at:  
**www.ColbyHomeLand.com**

### ORDINANCE NO. 1351

AN ORDINANCE ANNEXING A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION SEVEN, TOWNSHIP EIGHT SOUTH, RANGE THIRTY-THREE WEST OF THE 6 TH P.M., TO THE CITY OF COLBY, KANSAS, IN CONFORMITY WITH THE PROVISIONS OF K.S.A. 12-520.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF COLBY, KANSAS:

**SECTION 1.** That upon written petition (consent) to annexation by the owner, and a finding and order by the Colby-Thomas County Metropolitan Area Planning Commission as specified under K.S.A. 12-520, the following described property is hereby annexed to the City of Colby, Kansas:

A tract of land lying in the Southwest Quarter (SW/4) of Section Seven (7), Township Eight (8) South, Range Thirty-three (33) West of the Sixth Principal Meridian, Thomas County, State of Kansas being more particularly described as follows:

COMMENCING at the southeast corner of said Southwest Quarter (SW/4);

THENCE North 01°58'31" East, along the east line of said Southwest Quarter (SW/4), a distance of 70.00 feet;

THENCE North 88°01'00" West, and parallel with the south line of said Southwest Quarter (SW/4), a distance of 50.00 feet to the POINT OF BEGINNING;

THENCE continuing North 88°01'00" West, and parallel with the south line of said Southwest Quarter (SW/4), a distance of 782.00 feet;

THENCE North 01°58'31" East, and parallel with the east line of said Southwest Quarter (SW/4), a distance of 852.00 feet;

THENCE South 88°01'00" East, and parallel with the south line of said Southwest Quarter (SW/4), a distance of 782.00 feet;

THENCE South 01°58'31" West, and parallel with the east line of said Southwest Quarter (SW/4), a distance of 852.00 feet to the POINT OF BEGINNING.

Said tract of land contains 666,264 square feet or 15.30 acres more or less.

**SECTION 2.** This Ordinance shall take effect and be in force from and after its passage and publication in the official city newspaper.

**PASSED BY THE GOVERNING BODY AND SIGNED BY THE MAYOR**  
this 17 th day of February, 2004.

ATTEST:

*Beverly J. Stieben*  
Beverly J. Stieben, City Clerk

(Published in the Colby Free Press February 20, 2004)

*Warren C. Hixson*  
Warren C. Hixson, Mayor

## Apartments for Rent

**South Park Apartments**  
**Meadowlark Manor**

- Rent based on income -

**785-462-6763**  
EQUAL HOUSING OPPORTUNITY

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KOERPERICH,**  
Mortgage  
Loan Officer



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**485 Lawrence \$69,500.00**  
Lovely brick ranch in a great area. No steps, great floor plan and spacious lot.  
Call Molly 462-6700

#### \*NEW ON MARKET \*

**725 Cherokee \$77,500.00**  
4 bedrooms, 2-bath, full bsmt, plus heated insulated 24'x30' grg.  
Call Molly 462-6700

#### \*SO NICE!! \*

**840 E. 6th \$65,500.00**  
4 bedrooms, 2-bath, full bsmt, 1-car grg. & ready to be owned by you.  
Call Molly 462-6700

#### \* COTTAGE\*

**160 N. Range \$29,000.00**  
Great starter or rental home w/detached 2-car garage.  
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#### \* LOTS OF ROOM\*

**470 S. Grant \$78,500.00**  
5 bedroom, 2-bath home with lots of space & personality.  
Call Molly 462-6700

#### \*WOW\*

**1060 Villa Vista \$258,000.00**  
Unbelievable Home! Unbelievable Value! Unbelievable Style!  
Call Molly 462-6700

### UPCOMING AUCTIONS

- 02/23/04 - 320a cropland & grass NE of McDonald
- 02/25/04 - Farm Machinery Auction for LeeVern Koehn & others, Sharon Springs
- 02/27/04 - Farm Machinery Auction for Cliff & Shelly Wilson - Oakley
- 03/02/04 - 1,520 acres Rawlins Co. cropland & grass to be offered in 8 tracts, 7½ mi S of Atwood on Hwy 25
- 03/10/04 - 560a Graham Co. irrigated, dryland & grass located S of Lenora to be offered in 6 tracts
- 03/24/04 - 3,680a of cropland & grass in Logan, Thomas & Sheridan Counties to be offered in tracts for JaGee, GP (Richard Garvey & Carol Sweat, Sellers)
- 03/27/04 - Annual Spring Consignment Auction
- 04/02/04 - Kriss Farms Buildings & land in Colby

### REAL ESTATE

- DC - 3,000a cropland & grass 4W & 5S of Oberlin - features irrigation, bottomland, 2,300 acres grassland—could be split
- LG - "Twin Buttes" Ranch on Hwy 40 in Western Logan County - 700a grass, 235a cropland & 259a CRP-LIVE WATER!!
- LG - 800a grass, CRP & irrigation on the Smoky Hill River W of Russell Springs
- TH - 160a cropland 1 mi N of Lg/Th county line on Hwy 25
- WA - 1600a irrigated cropland & grass SE of Sharon Springs, 1100a grass, 3 pivots, 155a dryland
- GH - 7½a Country Home in scenic setting on the Solomon River near Penokee

### \*COMPANY OWNED \*

**1265 W. 3rd \$46,500.00**  
2 bedrooms, 1-bath, bsmt. & 2-car garage. Look Today!!  
Call Molly 462-6700

### ADDITIONAL LISTINGS

- |                         |              |
|-------------------------|--------------|
| 1121 Summer Sun         | 785 W. 7th   |
| 1490 Pioneer Dr         | 414 Smith Dr |
| 585 Austin              | 665 N. Court |
| 1805 W. 5th             | 1435 W. 3rd  |
| 1000 E. 8th             | 335 W. 6th   |
| 420 Illinois - Brewster | 425 Field    |
| 1015 W. 6th             | 330 S. Grant |
| 1265 E. 8th             | 660 S. Grant |
| 580 N. Garfield         | 960 E. 9th   |
| 1202 Ct Place           | 725 Cherokee |

**\*\*\*Industrial, commercial & residential lots**

### NOTICE OF PUBLIC HEARING ON PROPOSED REZONING IN THE CITY OF COLBY, KANSAS

TO ALL PERSONS CONCERNED:

You and each of you are hereby notified that the Colby/Thomas County Metropolitan Area Planning Commission will hold a Public Hearing in the Council Chambers of City Hall, 585 N. Franklin, Colby, Kansas, at 9:30 A.M. on Thursday, March 11, 2004, to hear a request for zoning change from Davis Family Legacy, LP, a Kansas Limited Partnership, owner, from R-1 (Single Family Dwelling District) to C-2 (Neighborhood Commercial District), more particularly described as follows:

A tract of land lying in the Southwest Quarter (SW/4) of Section Seven (7), Township Eight (8) South, Range Thirty-three (33) West of the Sixth Principal Meridian, Thomas County, State of Kansas being more particularly described as follows:

COMMENCING at the southeast corner of said Southwest Quarter (SW/4);

THENCE North 01°58'31" East, along the east line of said Southwest Quarter (SW/4), a distance of 70.00 feet;

THENCE North 88°01'00" West, and parallel with the south line of said Southwest Quarter (SW/4), a distance of 50.00 feet to the POINT OF BEGINNING;

THENCE continuing North 88°01'00" West, and parallel with the south line of said Southwest Quarter (SW/4), a distance of 782.00 feet;

THENCE North 01°58'31" East, and parallel with the east line of said Southwest Quarter (SW/4), a distance of 852.00 feet;

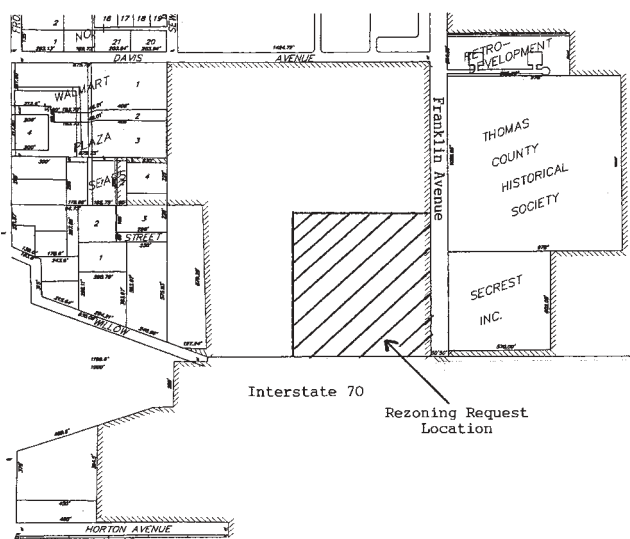
THENCE South 88°01'00" East, and parallel with the south line of said Southwest Quarter (SW/4), a distance of 782.00 feet;

THENCE South 01°58'31" West, and parallel with the east line of said Southwest Quarter (SW/4), a distance of 852.00 feet to the POINT OF BEGINNING.

Said tract of land contains 666,264 square feet or 15.30 acres more or less.

According to Statutes, all property owners in a radius of 200 feet will be notified of this request.

*Beverly J. Stieben*  
Beverly J. Stieben, City Clerk



(Published in the Colby Free Press: February 20, 2004)

### INTRODUCING A NEW AGENT...

Farm & Ranch Realty, Inc. of Colby is pleased to announce that **RON ERICKSON** has joined our sales staff and will specialize in farm and ranch sales. Ron and his wife Marlene have been long time Rexford area residents. They have 2 children, Brad and Renell, who are both married and live in the area. We are pleased to have Ron working with us and invite you to visit with him about your real estate needs.

**Call Ron at 785-687-3841**

### FARM & RANCH REALTY, INC.

1420 W. 4<sup>th</sup> • Colby, Kansas 67701  
(785) 462-3904

**Donald L. Hazlett, Broker**  
[www.farmandranchrealty.com](http://www.farmandranchrealty.com)



Ron Erickson