

Classifieds

Notices

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Escape to the Beach...
 Osage Beach, Missouri
 Just a Short Drive to Central Missouri's
 Beautiful Lake of the Ozarks!

- 100 Name Brand Outlet Stores, 50+ Antique Shops, Numerous Boutiques and Sampler Shops
- 3 Museums Depicting the History of the Area
- Over 81 Holes of Golf
- 100 Restaurants on and off Water
- Fall Lodging Rates

More information...1-800-451-4117 - www.lakeareachamber.com

Also, Join us for the 5th Annual Home & Garden Expo
 February 18-19, 2006 - Free Admission

ZYPREXA® ALERT

Scientists report that ZYPREXA® (Olanzapine) has been associated with developing **Diabetes, Diabetic Coma, Ketoacidosis, Hyperglycemia, Pancreatitis and/or Death.** As a result the manufacturer has announced a **proposed settlement.** Call us today toll free at 1-877-746-4369 to discuss your potential ZYPREXA® claim.

1-877-RING-FOX
 Principal Office—Dallas, Texas.

THE FOX LAW FIRM, P.C.
 WWW.FOXFIRM.COM

Consult your physician before discontinuing any medication. Zyprexa® is a registered trademark of Eli Lilly and Company.

nwkansas.com

Get connected to the Internet with us!
 We have local technical support.

Get connected **today!**
Call 462-3963

For Sale By Owner

1240 Lue Drive • Colby

5400 + sq. ft., walk-out basement, double-car garage, 5-7 bedrooms, 3 bath, beautiful landscaping. Call Linda @ 460-3721.
 Seller is licensed real estate broker.

AG/Commercial Properties

GOODLAND AREA

SOLD

5815 Rd. 26, Goodland

5 BR, 2 1/2 bath ranch style home w/ full bsmt on 80 acres. Includes several outbuildings, Quonset, barn & corrals.

ATWOOD AREA

UNDER CONTRACT

R. 1, Box 88, Atwood

3 BR, 2 bath 1288 sq. ft. home w/ full bsmt, 2-car grg & barn on 60 acres grass. Adu1 cropland available w/ this quarter.

Commercial Properties

- Mobile Home Park - 1360 1st Street Annex - \$260,000
- Mobile Home Park - 485 Walker - \$85,000
- Mobile Home Park - 1280 W. 5th - \$45,000
- Marshall Apartments - 265 N. Mission Ridge - \$115,000
- Copeland Apartments - 1285 W. 2nd - \$215,000
- Commercial Bldg - 60 W. 4th - \$59,900
- Apartment House - 180 N. Range - \$39,500
- Office Building - 160 E. 4th - \$47,500
- Duplexes - 1240-1242 & 1250-1252 E. 9th - \$134,900
- Duplex - 235-237 N. Mission Ridge - \$35,000

Land Listings

- 146 Acres Logan County Dryland located at Page City, KS. **IMMED. POSS.!**
- 160 Acres Logan County Dryland located north of Winona, KS. **IMMED. POSS.!**
- 143 Acres Logan County Dryland located north of Winona, KS. **IMMED. POSS.!**
- 160 Acres Rawlins County Dryland & Grass southeast of Atwood. **IMMED. POSS.!**
- 160 Acres Sherman County Dryland located southwest of Edson, KS. **Good tenant!**
- 800 Acres Sherman County Irrigated & CRP south of Brewster, KS. Good cash lease. Good water. Excellent hunting! (wells have been reworked)
- 160 Acres Thomas County Dryland & CRP located 14 miles south of Levant, KS.

Upcoming Auctions

- Thursday, December 1, 2005 - Behlen Mfg. Winter Auction, Columbus, NE
- Thursday, December 8, 2005 - Farm Machinery Retirement Auction, Dodge, NE
- Friday, December 9, 2005 - Sand & Gravel Equipment Liquidation, Meadow Grove, NE
- Tuesday, December 13, 2005 - Large Multiple Dealer Late Model Farm Machinery Auction, Norfolk, NE
- Thursday, December 15, 2005 - Farm Machinery Retirement Auction, Morrowville, KS
- Tuesday, January 10, 2006 - Farm Machinery Auction, Platte Center, NE
- Thursday, January 19, 2006 - Large Late Model John Deere Farm Equipment Retirement Auction, Conway Springs, KS
- Friday, February 3, 2006 - Farm Machinery Auction, McDonald, KS
- Thursday, February 16, 2006 - Farm Machinery Retirement Auction, Conway Springs, KS

For More information, please visit our website at www.stockauctionco.com

MOLLY J. OLIVER
 Residential Specialist
 462-6133 (res.)

785-460-SOLD (7653)
1-800-258-3318
STOCK REALTY & AUCTION CO.
 QUALITY LAND BROKERS & AUCTIONEERS

ROCK L. BEDORE
 Ag/Commercial Specialist
 462-6930 (res.)

390 N. Franklin, Suite 100, Colby, KS 67701 - www.stockrealityandauction.com

Contract

No Qualifying • Immediate Possession

2+ BR, Triple Lot, Basement, Fenced Yard, 2 Living Areas or more BR's
Fixer-upper - \$39,000
\$3,000 Down, \$313/mo.

400 E. 4th Winona, KS

CAPITOL CITY REAL ESTATE

515-771-5125

South Park Apartments

Meadowlark Manor
 - Rent based on income -

785-460-6763
 EQUAL HOUSING OPPORTUNITY

Public Notice

The Colby Housing Authority has for public review its Annual Plan. The plan may be viewed for the purpose of public comment at 600 S. Mission Ridge Ave., Colby, from 9:00 a.m.- Noon and 1:00 - 5:00 p.m., Monday through Friday. Last date for public comment is 12:00 p.m., January 9, 2006. A Public Hearing will be held at 4:30 p.m. on Monday January 9, 2006 at the Colby Housing Authority.

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1820 W. 5th

\$149,900

Great Family Home. 5 bdrm., 2 baths, full basement, attached garage, above-ground swimming pool, fenced backyard.

845 W. 8th

\$59,900

3 bedrooms, 2 bath, det. garage, on 1/4 acre - lots of room for expansion. Call Dustin to See.

285 W. 7th

\$64,900

Looking for a home to start with? Large corner lot, 2 bdrm., 1 bath, partial basement, 2-car detached garage, underground sprinkler.

530 S. Lincoln

\$60,000

3 bedroom, 2 bath, large backyard, large kitchen and partial basement.

Public Notices

IN THE DISTRICT COURT OF THOMAS COUNTY, KANSAS

In the Matter of the Estate of Leonard Eugene Delzeit aka Corky Delzeit, Deceased.
 No. 05-PR-20

NOTICE OF HEARING ON PETITION FOR FINAL SETTLEMENT

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are hereby notified that a petition has been filed in this Court by Roy E. Delzeit, duly appointed, qualified and acting administrator of the estate of Leonard Eugene Delzeit aka Corky Delzeit, deceased, praying Petitioner's acts be approved; the Family Settlement Agreement be approved; Petitioner's account be settled and allowed; the heirs be determined; the estate be assigned to the persons entitled thereto pursuant to the laws of intestate succession; fees and expenses be allowed; costs be determined and ordered paid; the administration of the Estate be closed; the Administrator be discharged and Petitioner be released from further liability.

You are required to file your written defenses thereto on or before December 9, 2005, at 10:30 o'clock AM, in the District Court, in Colby, Thomas County, Kansas, at which time and place the cause will be heard. Should you fail therein, judgment and decree will be entered in due course upon the petition.

ROY E. DELZEIT

Submitted by:
 John D. Gatz, #10808
 Starkey & Gatz, L.L.P.
 P. O. Box 346
 Colby, Kansas 67701
 (785) 460-3383
 Attorney for Petitioner

(Published in The Colby Free Press on November 18, 25, and December 2, 2005)

NOTICE

AD RATES

For Classified Word ads are as follows:

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

\$9.45 for the first 15 words & 55c each additional word (per week). Your ad will run 1 time in the Advocate and 1 week in the sister paper of your choice.

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.

COUNTRY ADVOCATE DEADLINE IS 12:00 NOON ON FRIDAY.

COLBY FREE PRESS
 785-462-3963

HomeLand REAL ESTATE, LLC

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

DECK THESE HALLS!!!!

NEW PRICE

1060 W 2nd \$70,000

Hang your stockings over the fire place, while baking your holiday goodies in this charming kitchen. 4 bdrm, 2 bath, double car garage.

1740 Lynda \$98,500

Curl up by the fire in the 4 bdrm, 2 bath home. Oversized 2 car detached garage. Move-in read. Be home for the holidays!

Country living w/ acreage

6448 Co Rd 16

Santa's Christmas Special Price

1850 Co Rd 15 \$167,500

Great Family Kitchen & Dining Area

680 W 7th \$75,000

Custom built to suit your family

880 Thompson \$129,900

Have Christmas at Your House!

980 E 9th \$105,000

Perfect home for holiday entertaining

1230 E 8th \$139,500

Formal dining & main floor laundry

1055 Villa Vista \$193,500

Make your wish come true

1310 N Brookside \$137,500

Marilyn Meyer • 462-2703
 Jeana Simpson • 443-0190 Pat Sloan • 460-7495
 Speak to us at homelandre@hotmail.com
 Visit us at: www.ColbyHomeLand.com

New Listing

Delightful older 2-story with great upgrades and full of personality. "A must to see."

255 N. Garfield - \$107,500

Clean, inviting 3BR ranch style home, no stairs, large corner lot & very affordable.

730 S. Mission Ridge - \$48,500

460-SOLD (7653)
STOCK REALTY & AUCTION CO.
 390 N. Franklin Colby, KS

440 Arrowhead

\$73,000

4 bedrooms, 1 1/2 bath, 1500 sq. ft., large fenced in back yard, full basement, maintenance free siding.

1121 Summer Sun

\$53,000

3 bedrooms, 1-car garage, huge backyard, sprinklers.

ERA Southwind Realty
 1055 Taylor Ave. In Southwind Plaza
460-ERA1 (3721)
 Linda Taylor - Broker

FARM & RANCH REALTY, INC.

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

DONALD L. HAZLETT, Broker

VISIT OUR WEBSITE AT www.farmandranchreality.com

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

WE INVITE YOU TO TALK TO ONE OF OUR REAL ESTATE SPECIALISTS!!!

Naomi Ward • Steve Hazlett • Ron Evans • Ed Currier • Mike Bailey • Neal Mann
 Jay Knopp • Ron Erickson • Ed Carrigan • J.D. Hinger

INVESTMENT OPPORTUNITY

Approx 115' X 200' Commercial Lot for sale on Range Avenue - South of Kansas Quick Lube!

CALL RON TODAY!!

140' x 70' Butler Bldg on 2.5a at the corner of College Dr & Country Club Dr

PRAIRIE SUNFLOWER BUILDINGS
 Downtown Colby

JUST LISTED

1796 County Road O

- 135 N. Garfield
- 328 Illinois - Brewster
- 215 S. Kansas - Brewster

240 ACRES ON I-70 AT MINGO

- 120 acres pivot irrigation
- 100 acres dryland
- Outstanding 4,500 sq. ft. home w/50x100 shop, hay shed, barn, corrals & more!

425 W. 3rd \$88,000

CALL NAOMI TO "LOOK" OR "LIST" - 462-3904

UPCOMING AUCTIONS

01/11/06 - Farm Machinery Auction for Bob & Virginia Arnberger, Winona
 01/26/06 - Young Cattle Company Feedlot Equipment Auction - Feed Trucks, Loaders, Tractors & Livestock Equipment - Sale will be held North of Tribune