

# Classifieds

## Legal Notices

### ORDINANCE NO. 1385

AN ORDINANCE AMENDING CHAPTER 16, ARTICLE 1, SIDEWALK CONSTRUCTION, OF THE MUNICIPAL CODE OF THE CITY OF COLBY, KANSAS, PERTAINING TO SIDEWALK CONSTRUCTION.

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

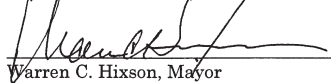
Chapter 16, Article 1, Sidewalk Construction, Section 16-101.5., entitled "REMOVAL OF EXISTING SIDEWALK PROHIBITED" is hereby added to read as follows:

#### ARTICLE 1. SIDEWALK CONSTRUCTION

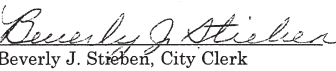
**16-101.5. REMOVAL OF EXISTING SIDEWALK PROHIBITED.** It shall be unlawful for the owner of any abutting sidewalk to remove an existing sidewalk and not reconstruct the sidewalk in accordance with plans and specifications adopted by reference and filed in the office of the City Clerk as provided by law. Upon conviction, a violation of this Section shall be punished by a fine not exceeding One Hundred Dollars (\$100.00). Each twenty-four hour period during or on which a violation occurs or continues shall constitute a separate offense and shall be punishable as such under the provisions of this Section.

This Ordinance shall take effect and be in force from and after its passage, approval, and publication as provided by law.

PASSED AND APPROVED this 6<sup>th</sup> day of December, 2005.

  
Warren C. Hixson, Mayor

ATTEST:

  
Beverly J. Stieben, City Clerk

SEAL

(Published in the Colby Free Press December 9, 2005.)

## Legal Notices

## Public Notice

### ORDINANCE NO. 1384

AN ORDINANCE ADOPTING AND INCORPORATING BY REFERENCE THE PERSONNEL HANDBOOK FOR THE CITY OF COLBY, KANSAS, EFFECTIVE JANUARY 1, 2006; REPEALING ORDINANCE NO. 1271 DATED AUGUST 19, 1997.

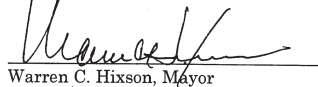
BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF COLBY, KANSAS:

**SECTION 1. PERSONNEL HANDBOOK.** The Personnel Handbook for the City of Colby which includes employment practices, personnel policies, and grievance procedures are hereby adopted and incorporated by reference.

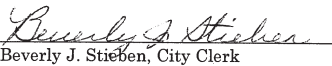
**SECTION 2.** Ordinance No. 1271 dated August 19, 1997, is hereby repealed.

**SECTION 3.** This Ordinance shall be in full force and effect on January 1, 2006 and after its publication in the official city newspaper as provided by law.

Passed by the Governing Body and Approved by the Mayor this 6<sup>th</sup> day of December, 2005.

  
Warren C. Hixson, Mayor

ATTEST:

  
Beverly J. Stieben, City Clerk

SEAL

(Published in the Colby Free Press December 9, 2005.)

## Real Estate

## Real Estate

## 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.*

### 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.

### 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.



Always There For You

## ERA Southwind Realty

1055 Taylor Ave.

In Southwind Plaza

**460-ERA1 (3721)**

Linda Taylor - Broker

## Heartland Rural Counseling Services, Inc.

270 N. Franklin, Suite C • Colby, KS

Specializing in individual, family, marital, adolescence & child therapy. We also do diagnostic testing & adoption home studies

Call 785-460-7588 (Colby)  
785-821-0781 (Goodland)

501 3c all donations are tax deductible

## South Park Apartments Meadowlark Manor

- Rent based on income -



**785-460-6763**

EQUAL HOUSING OPPORTUNITY

## Contract

*No Qualifying • Immediate Possession*



2+ BR Brick Home, Triple Lot, Large Fenced Yard, Basement, 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



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



**DECK THESE HALLS!!!!**



**660 W 5th**

Curl up by the woodburning fire place, dine in the formal dining room or relax in the den w/built-in work area. Spacious master bedroom.



**1185 W 7th**

4 bdrms, large family room, 3 baths, including whirlpool tub & step-in shower w/bench. Full Finished basement. Must See!!

### Original Oak Flooring



**1735 Lynda \$73,500**

### No stairs here! Recent updates



**1500 W 5th \$70,000**

**Large corner lot. Over sized detached garage. Large kitchen. Finish the bsmt for your family.**

**\$1,500 Closing Allowance**



**615 Cherokee \$76,000**

**Great retirement home**



**1315 W 4th \$37,500**

**Quiet Neighborhood**



**429 Smith Dr. \$136,000**

**Open Floor Plan**



**1765 Harvey Ave \$81,500**

**Why Pay Rent? Own your own home!**



**835 S Lincoln \$38,500**

**Perfect for Christmas**



**1740 Lynda \$98,500**

Marilyn Meyer • 462-2703

Jeana Simpson • 443-0190

Pat Sloan • 460-7495

Speak to us at [homelandre@hotmail.com](mailto:homelandre@hotmail.com)

Visit us at:

[www.ColbyHomeLand.com](http://www.ColbyHomeLand.com)

## Showcased Homes of the Week

### DELIGHTFUL



**255 N. Garfield ~ \$107,500**

1 1/2 story w/ so much to offer. Great original features, beautiful woodwork, etched glass & super updates.

### JUST LISTED



**265 W. 6th ~ \$129,500**

Wow, is the perfect way to describe this 4 BR, 3 bath, brick home, spacious rooms, WB Fireplace & a brand new look.

### GREAT PRICE



**730 S. Mission Ridge ~ \$48,500**

Why rent when you can own this sharp 3 BR on spacie lot. Low maintenance siding. Look!

### THE ONE



**1345 E. 8th ~ \$83,900**

A home that you are sure to love. 4 BR, 2 bath ranch, full bsmt, large lot & privacy fence.

### DON'T DELAY



**985 S. Range ~ \$265,000**

Why build when you could have this much more affordable brick home w/6000+ sq. ft.

### LOOK AT ME



**1111 Flint ~ \$59,900**

Clean ranch style home w/full bsmt. 3 BR w/extra space for more BRs. Great value.

### AREA, SPACE & PRICE



**535 Austin ~ \$89,900**

Don't miss out getting a chance to purchase this brick ranch w/ great floor plan. Full bsmt. & sun porch.

### "GREAT ROOM"



**375 W. 7th ~ \$99,000**

This older 1 1/2 story offers a large great room off kitchen w/ WB fireplace, 4 BR, 2 baths, 2 grgs.

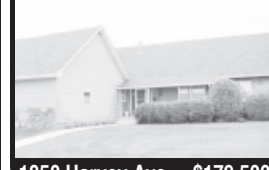
### FIREPLACE & MORE



**427 Smith Dr. ~ \$175,000**

A home that is perfect for family living. WB fireplace in family room off well equipped kitchen. 4 BR, 2 bath.

### GREAT VALUE



**1850 Harvey Ave. ~ \$179,500**

Beautiful 2-story home w/full finished bsmt, 5 BR, 4 baths, 2-car grg. Amazing front entry foyer.

### ALMOST NEW



**345 N. Cleveland ~ \$61,500**

Everything about this home is unique because so much of it is NEW. 3 BR w/grg & partial bsmt.

### IMPROVEMENTS!



**1240 W. 5th ~ \$58,000**

Many improvements have been made on this 4 BR bungalow w/ newer siding.

### BRICK RANCH



**570 N. Range ~ \$78,500**

Below market value on this 4-5 BR, 2 bath brick home w/2-car grg.

### DISCOVER WHY



**620 Cherokee ~ \$89,500**

When you get inside this market newer home you are sure to be impressed. Open floor plan, 3-4 BR, 2 bath.

### LEVANT, KS



**322 Hale, Levant ~ \$46,500**

You must see to appreciate all the value this property has to offer. 3 BR home w/ large heated grg/workshop & several lots.

**Residential Properties** ♦ 1900 N. Range - \$159,900 ♦ 1710 Lynda - \$75,500 ♦ 175 E. Hill - \$64,000 ♦ 255 E. Hill - \$59,000 ♦ 940 W. 2<sup>nd</sup> - \$76,000 ♦ 1380 E. 8<sup>th</sup> - \$169,900 ♦ 1165 Wheatridge - \$199,000 ♦ 1065 W. 3<sup>rd</sup> - \$86,500 ♦ 635 W. 4<sup>th</sup> - \$79,500 ♦ 720 N. Nashville - \$119,500 ♦ 260 S. Lincoln - \$59,900 ♦ 1125 Flint Ave. - \$63,000 ♦ 335 La Hacienda - \$174,900 ♦ 1011 Court Terrace - \$72,500 ♦ 917 Court Terrace - \$69,000 ♦ 480 Sherman - \$41,900 ♦ 665 N. Court - \$29,500 ♦ 160 N. Range - \$28,500 ♦ 795 W. Cedar - \$45,500 ♦ 690 E. 7<sup>th</sup> - \$30,900 ♦ 715 Sunset - \$155,000 ♦ 620 Cherokee - \$89,500 ♦ 1000 E. 9<sup>th</sup> - \$81,500 ♦ 985 W. 4<sup>th</sup> - \$94,500 ♦ 1024 Court Terrace - \$114,000 ♦ 830 W. Plum - \$35,000 ♦ 515 S. Garfield - \$34,500 ♦ 420 Illinois Ave, Brewster - \$49,900 ♦ 408 Wilson, Winona - \$35,000 ♦ 1015 W. 35<sup>th</sup>, Goodland - \$159,900 ♦ 408 Lincoln, McDonald - \$34,900 ♦ 423 Converse, Oakley - \$38,000 ♦ Rt 1, Box 88, Atwood - \$76,000 ♦

**Residential Building Lots** ♦ Lots 7 & 8, Block 3, Pioneer Add. #2 - \$13,000 ♦ Lots 3 & 4, Block 2, Monterey Sub. - \$20,000 ♦ Lot 1, Block 2, El Chaparral Add. - \$8,250 ♦ Lots 1-3 and the E 10' of Lot 4, Block 57, South View Add. - \$14,500 ♦ Approx. 4.4 Acre Rural Lot South of Colby - \$23,400 ♦

For Detailed Information & Color Photos, please visit our website at [www.stockrealtyandauction.com](http://www.stockrealtyandauction.com)

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



**785-460-SOLD (7653); 1-800-258-3318**  
**QUALITY LAND BROKERS & AUCTIONEERS**  
**STOCK REALTY & AUCTION CO.**  
390 N. Franklin, Suite 100, Colby, KS 67701  
[www.stockrealtyandauction.com](http://www.stockrealtyandauction.com)



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

## • 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

\$9.45 for the first 15 words & 55¢ 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.**

**Classified Display Rate:**

**\$6.95 per column inch**

**COUNTRY ADVOCATE DEADLINE IS 12:00 NOON ON FRIDAY.**

**COLBY FREE PRESS**  
785-462-3963