To place your classified ad, mail (155 W. Fifth), fax (785-462-7749),

phone (785-462-3963), or stop by our office at 155 W. Fifth

**Real Estate** 

**Real Estate** 

**Real Estate** 

**Real Estate** 

**Real Estate** 

**Real Estate** 



FARM & RANCH REALTY, INC. 1977 – 2008 *30*+ YEARS OF

**EXPERIENCE** 

**EXPERTISE** 

**EXCELLENCE** 

1420 W. 4<sup>TH</sup>. – P.O. BO 947 COLBY, KS 67701 785-462-3904

**DONALD L. HAZLETT, Broker** 

www.farmandranchrealty.com



Naomi Ward • Steve Hazlett • Ron Evans • Neal Mann • Ed Currier • Mike Bailey • Scotty Legere

### LAND AUCTION **800 ACRES CROPLAND & GRASS** THOMAS COUNTY, KS

Seller: Margaret Roulier **MONDAY, DEC. 15, 2008** @ 10:30AM, CST

**AUCTION LOCATION:** City Limits **Convention Center, Colby** 

Excellent Cropland selling in 3 tracts & combos:

TRACT 1 - N/2 OF 26-6-36 TRACT 2 - S/2 OF 26-6-36

TRACT 3 - SE/4 OF 1-8-36

**Call Ron Evans, Listing Agent** 

# **360 ACRES GRASS & CROPLAND**

SELLER: James R. & Mary Anne McVey

**TUES., DEC. 16, 2008** @ 10:30AM, CST

**AUCTION LOCATION: Cowboy Junction, Hill City, KS** 

Selling in 2 individual tracts TRACT 1: Seller will offer "Owner-Financing" **E/2 of 16-10-21 -** 116.5 ac

cropland & 204.8+ ac grass TRACT 2: 45+ a tract in 11-8-23 43.7<u>+</u> ac grass Scotty Legere, Listing Agent

## LAND AUCTION THOMAS COUNTY, KS

Seller: Ronald E. Thiel Trust THUR., DEC. 18, 2008 @ 10:30AM, CST

**AUCTION LOCATION:** City Limits Convention Center, Colby

Excellent farmland selling at ABSOLUTE "MULTI-PARCEL" AUCTION in 4 tracts &

> TRACT 1 - NE/4 OF 11-9-34 TRACT 2 - NW/4 OF 11-9-34 TRACT 3 - SE/4 OF 3-9-34 TRACT 4 - ALL OF 21-9-35

Call Steve Hazlett, Agent

## **320 ACRES CROPLAND** SHERIDAN COUNTY, KS

Fri, Dec. 19, 2008 @10:30 AM, CST

> **AUCTION LOCATION:** Q-Inn, Quinter

**SELLER: FULLER FAMILY** 

N/2 OF 10-10-26

This land would be an excellent investment in mineral rights and producing cropland.

Neal Mann, Agent

## **REAL ESTATE FOR SALE**

### **NEW LISTINGS:**

WA - 640 ac CRP & grass SE of Sharon Springs, KS- 5-14-39 OB - 80 ac cropland NW of Osborne, KS - E/2NW/4 OF 10-6-15

TH - 320 ac near level cropland SW of Menlo, KS -S/2 of 4-9-31 -subject to seller

leaseback SD - 120,000 bu grain storage - leaseback available @ 6% to Buyer

SD - 152 ac pivot sprinkler cropland -near the TH/SD Co line SE of Menlo, KS - SW/4

of 9-9-30-subject to seller leaseback w/6% return to Buyer

**GO –** 160 ac CRP & Oil production S of Gove, KS on Hwy 23 **CHEYENNE CO, COLO: -** 628.7 ac CRP N of Arapahoe – 32-12-42

### **RECENT LISTINGS:**

SD - 3 qtrs W of Hoxie, KS (near Seguin) - 2 irr & 1 dryland - Seller leaseback -**Great Investment Property** 

SH - 480 ac 4S & 1E of Edson, KS - 449.4 ac cropland - 180 ac wheat planted - 1/3<sup>rd</sup> to the Buyer

TH - 320 ac cropland SW of Levant (W/2 of 29-9-35), all stubble sprayed & ready for Spring planting

TH - PRICE REDUCED -- 71+ ac irr cropland S of Colby, KS - imm possession TH-120 ac pivot irrigated & 100 ac dryland SE of Colby, KS on I-70 - 61/2% return to

Buyer under current lease

CHECK OUR WEB SITE FOR ADDITIONAL LISTINGS!

### **RESIDENTIAL & COMMERCIAL LISTINGS**

 $\bigoplus$ 

### FOR SALE OR LEASE Local JD Implement dealer will offer for sale or lease their

consisting of  $13\pm$  acres w/27,000 sq. ft, of office, shop





BACA CO, COLO: 480 ac CRP in exc farming area - available in 2 tracts

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

## ئس ئست بس است است است

& storage buildings.

General Public Transportation Van

Hours: 8 am to 4 pm Days: Monday - Friday 👖 Phone:

460-2901 (8 am-12:30 pm) 443-9208 (12:30 pm - 4 pm)

If possible call for Reservations by 11 am the previous business day. Provided to Colby, Brewster, Gem, Menlo, Rexford and a Portion of Oakley as needed.

"This Project Funded in Part by the KDOT Public Transit Program" 

the newspaper, this may be all the information you get.

PUBLIC NOTICES IN NEWSPAPERS.

# **VISIT HOXIE!!**

**Hoxie Business Directory** 

Advertising pays!! Give Heather a call TODAY!! 462-3963



SHERIDAN COUNTY HEALTH COMPLEX

• Hospital • Hoxie Medical Clinic • Long Term Care Center • Assisted Living

### **Hoxie Medical Clinic**

Dr. Brewster Kellogg - Kaylee Watkins, ARNP-C Kerri Rowh, ARNP

**785-675-3018** 

826 18th ~ Hoxie, KS **Selden Community Clinic** 

Kerri Rowh, ARNP - OPEN THURSDAYS 8:30 - NOON *785-386-4380* 

112 N. Kansas ~ Selden, KS



## RECOVERY.....

is there for you and your family!

City Hall Basement Tues., Fri. & Sun. - 8:00 p.m.

## LAND COMMERCIAL Opportunities

Stock Realty and Auction Company Your "WE SELL" Team

\*Land\*

\*Grass & Improvements\* Chevenne Co. 1/2 Section Grass & New Home. Price \$398,000 Location: Hwy 27 to Sherman/Cheyenne Co. Line. 2 E. & 1 1/2 N.

\*Irrigated Land\* Gove Co. 264 acres +/- cropland. Price \$680,000 Location: Between Campus & Grinnell.

\*CRP Land\* Sherman Co. 139 acres +/- CRP Land. Price \$92,000 Location: 2 miles E. of Rd 3, Kanarado KS between Hwy 24 - I-70. \*Dryland & Grass\* Logan Co. 475 acres +/- Dryland. Price \$400,000

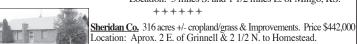
Location: 11 miles S. & 6 1/2 miles W. of Oakley, KS.

\*CRP Land\*Cheyenne Co. 160 acres +/- CRP Land. Price \$91,000 Location: Just S. of the KS/NE State line on E. side Rd. 5.

\*CRP Land\* Chevenne Co. 463 acres +/- CRP Land. Price \$260,000 Location: Just S. of KS/NE State line on W. side of Rd. 5.

\*Sprinkler Irrigated\* Thomas Co. 584 acres +/- of irrigated land. Price \$2,985/acre. Location: 2 1/2 miles E. & 3 miles S. of Mingo, KS.

\*Sprinkler Irrigated\* Thomas Co. 555 Acers +/- of irrigated land. Price \$2,985/acre. Location: 3 miles S. and 1 1/2 miles E. of Mingo, KS.



\*Dryland & Grass\* Gove Co. 1991ces 1/- grass & dryland.
Location Grainfield on Hwy 23.

### \*Commercial\*



Investment Opportunity Price: \$185,000. Location: 900 E 4th, Colby, KS. Call Terry. Car Wash - Opportunity - Just Listed. Location: 245 W. 4th, Colby, KS. Call Molly.

Stock's Full Team of "YELLOW SHIRTS" & Experience want to handle your next Auction... Call the "WE SELL" TEAM.

• Call one of the Stock Team Agents •

Terry Stover: 785-626-2082 Molly Oliver: 785-462-5203 Ron Stock: 402-649-3705 Johnny Crist: 620-272-1207 Mark Stock: 402-276-2077



STOCK REALTY & AUCTION CO. www.stock real tyanda uction.com

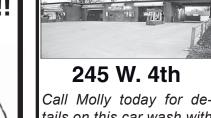
785-460-SOLD (7653) **QUALITY LAND BROKERS & AUCTIONEERS** 

## Don't be the missing link!!



Please recycle.

JUST LISTED



tails on this car wash with excellent location. **MOLLY J. OLIVER** 

460-SOLD (7653)

462-6133 (Res.) STOCK REALTY & AUCTION CO. 390 N. Franklin Colby, KS

## Stock Realty & Auction Featured Homes

Just Listed



Super Value • 3 BR, 2 Baths 1185 E 8th \$62,500



Look-Buy

• Garage & Sprinklers 940 W. 2nd \$59,900

Reduced

225 S. Cleveland \$56,900

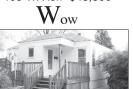
**O**pportunity

Seller helps Buyer



Reduced

 New Kitchen • 2-4 Bedrooms 405 W. Ash \$43,500



Lots of Improvements • Theatre room

Brewster Home

• Full bsmt. 2 car grg. 212 Iowa Ave. \$72,000

Kexford Home

155 Main \$61,000

• 5 BR, 2 bath

655 N. Lincoln \$68,000

• Great Value · Make an offer 620 N. Sterling \$99,500

**B**rewster Home



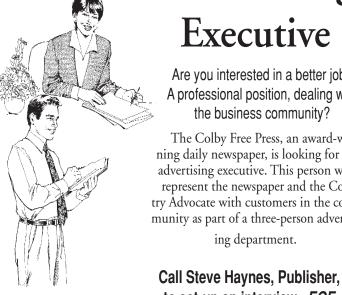
• 3 Car grg. Plus extra grg. 525 Main \$115,000



 A Special Home Like New 240 Court Ave. \$135,000

STOCK REALTY & AUCTION CO. 390 N. Franklin, Ste. 100, Colby, KS 67701 www.stockrealtyandauction.com 785-460-SOLD (7653)

QUALITY LAND BROKERS & AUCTIONEERS



7 Real Estate CFP 12/12/08.indd 1

## Advertising Executive Are you interested in a better job?

A professional position, dealing with the business community? The Colby Free Press, an award-win-

ning daily newspaper, is looking for an advertising executive. This person will represent the newspaper and the Country Advocate with customers in the community as part of a three-person advertising department.

to set-up an interview. EOE



### The Bright Side of Addiction

Narcotics Anonymous

Meetings are Open to the Public



Lots of Value

MOLLY J.

**OLIVER** 

Residential

5 BRs, 2 1/2 baths

