Real Estate

Notice

NorthWest

140 W. 4th
Colby, KS 67701
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Amber Barrett Agent/Owner

Benjamin Schroeder Landman/Owner

Email: nwt@st-tel.net

Where title work is our business!

> Agent for Dakota Homestead Title Insurance Closing Services Available Area Wide County Maps

Notice



Give the gift of good taste ...and smell, fun and good memories

American Profile — yep, the magazine that comes in the local paper and always has a great recipe — now has

a great cookbook. Get 120 recipes categorized by holiday for yourself or as a gift. Just \$18.95 plus tax. Available at:



A selection of **SOLD PROPERTIES in 2008**

Real Estate













Real Estate





Reduced

1111 S. Court \$97,500

5 bdrm, 3 bath, Master suite w/ walk-ir closet. Full bsmt. Oversized 2 car garage

1345 Copeland \$97,000 1293 sq. ft. 4 bdrm, 3 bath home w/ attack

1285 E. 8th \$133.500

2200 sq ft home w/5 bdrms, 2 baths & a spacious back vard. Low maintenance.

725 S. Garfield \$104,000

4 bdrm, 2 bath split level home. Kitchen

remodeled. Established vard w/ fence.

П

garage. Full basement. Lower price



Molly Oliver & Stock Realty and Auction has earned a reputation as a top ranking real estate company in Colby, Kansas. Stock Realty/ Molly Oliver, has handled 85 sold transactions in 2008. Professionalism, skill, knowledge, outstanding marketing and plain hard work makes the difference from taking a home from "for sale" to "SOLD".

THE BEST PLACE TO LIST YOUR HOME ... WITH PROVEN RESULTS.

Stock Realty & Auction Co. 785-460-SOLD (7653)

LAND COMMERCIAL Opportunities

Real Estate

the Promise of Land.....

Logan Co. 480 Acres +/- Dryland & Grass (W/2 & SE/4 of 3-13-33) Location: 11 miles S & 6 1/2 miles W of Oakley, Ks.

Sherman Co. 140 Acres +/- CRP/ Dryland (NE/4 of 26-8-42) Locations: 2 miles E of Rd 3 @ Kanarado, Ks.

Cheyenne Co. 162 Acres +/- CRP/Dryland (NW/4 6-1-41) Location: Just SW of Haigler Ne.

Cheyenne Co. 480 Acres +/- CRP/Dryland (NW/4 & E/2 of 1-1-42) Location: Just SW of Haigler Ne.

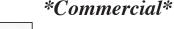
Cheyenne Co. 620 Acres +/- Grassland (35-5-42) Location: 2 1/2 miles E of Kanarado & N 16 on Rd 5.

325 Acres +/- Grass With New Home & Improvements Location: From Goodland N on Hwy 27 to Sherman/ Cheyenne line E. 2 miles on Rd 21 & N 1 1/2 Miles

Small Acreage* Country Living, 8 Acres with home, grg, barn & corals Location: 576 Co. Rd M Levant, Kansas.

316 Acres +/- Cropland/ Grass and Lovely Homestead Location: S/2NW/4, SW/4 & W/2SE/4 Less RDR/W 20-10-29

Thomas Co. 555 Acres +/- Irrigated Land (S/2 of 29-9-32 & S/2 of 30-9-32) Less a Tract in the NW/4 of 30-9-32 Location: 3 Miles S 1-1/4 Miles E. -Mingo.



Car Wash With Great Potential... Great Location. Location: 245 W. 4th Colby, Ks.

This Is Your Opportunity! Call Terry Today 900 E. 4th.

Commercial Bldg & Great Business Plus 6 Rental Apts. 430 N. Franklin... Start 2009 off with your own business Stock's Full Team of "YELLOW SHIRTS" & Experience

want to handle your next Auction... Call the "WE SELL" TEAM. **Check Our Website**

www.stockrealtyandauction.com Terry Stover: 785-626-2082 Molly Oliver: 785-462-5203 Ron Stock: 402-649-3705 Mark Stock: 402-276-2077

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

QUALITY LAND BROKERS & AUCTIONEERS

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410 N. Franklin 785-462-8255

LAND AND COMMERCIAL

NEWLY LISTED 296 ac Sheridan Co. irrigated W. of Angelus KS w/cash lease. Call Rock.

640 ac Sheridan Co. Irrig, w/4 bedroom home, 48' x 100' shop & 70,000 bu. grain storage facility. Call Rock for tour. 640 ac. of cropland & grass West of

Winona. Immediate possession \$674/ac. Call Rock for more information! 35.5 ac. Thomas Co. grass located 4 1/2 miles N of Colby w/ new electric

water well. Ideal building location w/great view, newly planted trees. Call Rock 228 ac. Norton County cropland, grassland & CRP located NW of Lenora, KS.

water w/excellent hunting potential. 768 ac. M/L Thomas Co. CRP, crop land & grass w/Quonset located 13 mi S. of Levant. Offers 3 waterwells & established

Grassland offers numerous trees & spring

hunting enhancements. \$750/ac 152 ac. Logan County cropland & CRF w/Hwy frontage Oakley, KS \$1100/ac.

Opportunity Knocks! Reduced Price! Locate your business in Colby's fastest growing area along I-70. 2-6 acre lots. Call Marilyn for information.

WE WANT YOUR LAND LISTINGS GIVE ROCK A CALL TODAY!!!

555 N. Grant \$39,500 562 Co Rd W. \$42,500 685 W. 6th \$49.900 900 E. 9th \$64.500 695 N. Chick \$72,500 \$72,500 855 S. Grant 680 W. 4th \$74,500

1235 W 6th \$74,500

1350 sq. ft main floor. 2-3 bdrm & 1.5 baths. Great updates. Don't miss it!



New Kitchen, open floor plan, sprinklers, new siding, guttering & roof.

English Tudor bdrm, 2.5 bath, w/ full basement. Master suit filled with built-ins and storage. Original hardwood oak, splendid windows add to unique architecture. 685 W. 5th

680 W 4th \$74,500 4 bdrm, 1 bath with a modern flare and spacious open floor plan. Call Pat.



Investment property, nice residential area 3 bdrm, 1 bath unit. Good rental history.

206-208 Plum Oakley 1 bath, and 1 car garage for each unit.

Nice duplex. Great rental history. 2 bdrm, 1235 W. 6th 580 S. School

\$74,500 \$78,500 850 E. 6th \$78,500 815 Lane \$79.500 260 S. School \$98.500 1345 Copeland \$97,000 1111 S. Court \$97.500 725 S. Garfield \$104,000 1473 Pioneer Ave \$117,500 310-316 W. 7th Oakley

2 bdrm, 2 bath, new roof, vinyl siding 2 car attach garage, corner lot plus more 310-316 W 7th Oakley 4 plex with good rental history. Walk to school or town.

685 W. 6th 49,900

880 Thompson \$129,000 \$133,500 1285 E. 8th 310 S. Garfield \$143,000 685 W. 5th \$149,000 575 LaHacienda "Exceptional" 1818 Harvey Ct. "Unique 206-208 Plum Oakley "Investment" #10 Stephens Dr. "Commercial"

Join the Sellers that list with HomeLand Realty and Auction. Your property, along with our many other listings, will be viewed nationally.

Speak to us at homelandre@hotmail.com

Pat Sloan 460-7495 Marilyn Meyer 462-2703

MLS



Rock L. Bedore 462-6930 Jerry Wycoff 672-3763



EXCELLENCE



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

DONALD L. HAZLETT, Broker www.farmandranchrealty.com





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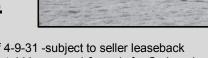
AUCTION SCHEDULE

01/30/09 - 1,800 ac Ellis County cropland & grass to be sold in 7 tracts & combos for York College at the Ellis County Fairgrounds Gold Building, Hays, KS 03/28/09 - Annual Spring Consignment, Colby, KS

REAL ESTATE FOR SALE







THOMAS:

•320 ac near level cropland SW of Menlo, KS -S/2 of 4-9-31 -subject to seller leaseback •320 ac cropland SW of Levant (W/2 of 29-9-35), all stubble sprayed & ready for Spring planting

• PRICE REDUCED -- 71+ ac irr cropland S of Colby, KS – imm possession

●120 ac pivot irrigated & 100 ac dryland SE of Colby, KS on I-70 - 61/2% return to Buyer under

TREGO:

•320 ac w/improvements - 83 ac cropland, balance in grass - will run 50 head - 2 mi from Cedar Bluffs Reservoir – JUST LISTED!! •160 ac excellent cropland on Trego/Ness Co line, S of Wakeeney – JUST LISTED!!

•120,000 bu grain storage in Menlo w/air, augers & loadout – leaseback avail @ 6% to Buyer •152 ac w/pivot & well-SE of Menlo-SW/4 of 9-9-30-subject to Seller leaseback w/6% return to

•2 qtrs W of Hoxie, KS (near Seguin) – 1 irr & 1 dryland — Immediate possession. •160 ac irrigated W of Hoxie, KS, 1N of Hwy 24 on TH/SD line - subject to Seller leaseback

SHERMAN - 480 ac 4S & 1E of Edson - 449.4 ac cropland - 180 ac wheat planted - 1/3rd to the CHECK OUR WEB SITE at www.farmandranchrealtv.com

FOR ADDITIONAL LAND, RESIDENTIAL AND COMMERCIAL LISTINGS! "When you list with Farm & Ranch, it's as good as SOLD!"

RECOVERY....

The Bright Side of Addiction

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Meetings are Open to the Public City Hall Basement Tues., Fri. & Sun. - 8:00 p.m.

Attention Business Owners

Make sure your business is listed in the

Northwest Kansas **Business Directory**

www.NWKansasOnline.com



Go to www.NWKansasOnline.com search for your business if your business isn't listed, call... John Dehn 785-462-1149

You're on the right track in the CLASSIFIEDS!

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