

Classifieds

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

Notice

Notice

Real Estate

Real Estate

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NorthWest Title Inc.
 140 W. 4th
 Colby, KS 67701
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 FAX (785) 460-2294

Amber Barrett
 Agent/Owner
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Benjamin Schroeder
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Agent for
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Email: nwt@st-tel.net

A selection of SOLD PROPERTIES in 2008

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
the Promise of Land.....
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.

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

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.

Commercial

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.stockrealtyandauktion.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
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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. Grassland offers numerous trees & spring water w/excellent hunting potential.
 768 ac. M/L Thomas Co. CRP, cropland & grass w/Quonset located 13 mi S. of Levant. Offers 3 waterwells & established hunting enhancements. \$750/ac.
 152 ac. Logan County cropland & CRP 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
855 S. Grant	\$72,500
680 W. 4th	\$74,500
510 S. Lincoln	\$76,000

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

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

<p>Lowered</p> <p>1235 W 6th \$74,500 1350 sq. ft main floor. 2-3 bdrm & 1.5 baths. Great updates. Don't miss it!</p>	<p>Reduced</p> <p>1111 S. Court \$97,500 5 bdrm, 3 bath, Master suite w/ walk-in closet. Full bsmt. Oversized 2 car garage.</p>
<p>815 Lane Dr. \$79,500 New Kitchen, open floor plan, sprinklers, new siding, guttering & roof.</p>	<p>1345 Copeland \$97,000 1293 sq. ft. 4 bdrm, 3 bath home w/ attach garage. Full basement. Lower price.</p>
<p>English Tudor 4 bdrm, 2.5 bath, w/ full basement. Master suit filled with built-ins and storage. Original hardwood oak, splendid windows add to unique architecture.</p> <p>685 W. 5th</p>	<p>1285 E. 8th \$133,500 2200 sq ft home w/5 bdrms, 2 baths & a spacious back yard. Low maintenance.</p>
<p>680 W 4th \$74,500 4 bdrm, 1 bath with a modern flare and spacious open floor plan. Call Pat.</p>	<p>725 S. Garfield \$104,000 4 bdrm, 2 bath split level home. Kitchen remodeled. Established yard w/ fence.</p>
<p>1340/42 E. 9th \$80,000 Investment property, nice residential area. 3 bdrm, 1 bath unit. Good rental history.</p>	<p>685 W. 6th 49,900 2 bdrm, 2 bath, new roof, vinyl siding, 2 car attach garage, corner lot plus more.</p>
<p>206-208 Plum Oakley Nice duplex. Great rental history. 2 bdrm, 1 bath, and 1 car garage for each unit.</p>	<p>310-316 W 7th Oakley 4 plex with good rental history. Walk to school or town.</p>

1235 W. 6th	\$74,500	880 Thompson	\$129,000
580 S. School	\$78,500	1285 E. 8th	\$133,500
850 E. 6th	\$78,500	310 S. Garfield	\$143,000
815 Lane	\$79,500	685 W. 5th	\$149,000
260 S. School	\$98,500	575 LaHacienda	"Exceptional"
1345 Copeland	\$97,000	1818 Harvey Ct.	"Unique"
1111 S. Court	\$97,500	206-208 Plum Oakley	"Investment"
725 S. Garfield	\$104,000	#10 Stephens Dr.	"Commercial"
1473 Pioneer Ave	\$117,500	310-316 W. 7th Oakley	"4 Plex"

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30+
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 DON HAZLETT

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

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 - 6 1/2% return to Buyer under current lease

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!!**

SHERIDAN:

- 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 Buyer
- 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 Buyer

CHECK OUR WEB SITE at www.farmandranchrealty.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
Narcotics Anonymous is there for you and your family!

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

Not Listed **Listed**

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!