Real Estate

Real Estate Real Estate Real Estate FARM & RANCH REALTY, INC. *30*+ 1420 W. 4TH - P.O. BOX 947 YEARS OF **EXPERIENCE** DONALD L. HAZLETT, Broker **EXPERTISE EXCELLENCE** www.farmandranchrealty.com **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

03/17/09 - Machinery consignment sale, Joes, Colorado

03/20/09 - 5,000 ac Sheridan County Ranch w/300 acres 1st & 2nd bottom Solomon River hay land for

O'Dell Ranch LLC, Hoxie, KS 03/21/09 - Farm machinery, hay equipment, 300 Angus pairs, complete ranch dispersal for O'Dell Ranch LLC, Hoxie, KS

03/28/09 - Annual Spring Consignment, Colby, KS

REAL ESTATE FOR SALE

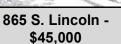
•320 ac cropland SW of Levant (W/2 of 29-9-35), all stubble sprayed & ready for Spring planting • 71+ ac irr cropland S of Colby, KS – immediate possession

•320 ac w/improvements - 83 ac cropland, balance in grass - will run 50 head - 2 mi from Cedar Bluffs Reservoir - NEW LISTING!! SHERIDAN;

•120,000 bu grain storage in Menlo w/air, augers & loadout - leaseback avail @ 6% to Buyer •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 Buyer

GRAY: 320 ac irr w/4 yr lease at 8% return after taxes & insurance - \$500,000 - JUST LISTED!!







810 S. Garfield -\$53,000



20 ac Country Home 1047 CR 25 - Colby

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!"



Real Estate

"Western Hospitality" www.colbyhomeland.com

410 N. Franklin 785-462-8255

LAND AND COMMERCIAL

GREAT INVESTMENTS 296 ac. Sheridan Co. irrigated W. of Ange us, 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. UNDER CONTRACT.

640 ac. Logan Co. of cropland & grass West of Winona. Immediate possession. 35.5 ac. Thomas Co. grass located 4 1/2 miles N of Colby w/ new electric water

vell. 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

vater 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

152 ac. Logan County cropland & CRF v/Hwy frontage Oakley, KS \$1100/ac.

unting enhancements. \$750/ac.

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

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

9 UNIT MOBILE HOME PARK GOOD RENTAL HISTORY MANAGEMENT IN PLACE TERMS AVAILABLE

CALL PAT FOR DETAILS	
555 N. Grant	\$39,500
562 Co Rd W.	\$42,500
685 W. 6th	\$49,900
900 E. 9th	UNDER CONTRACT
695 N. Chick	\$72,500
855 S. Grant	\$72,500
680 W. 4th	\$74,500
	UNDER CONTRACT
1235 W. 6th	\$74,500
580 S. School	\$78,500
Join the Sallers t	



Fantastic family home. Open floor plan vaulted ceilings, contemporary decor location a 10+, private backyard





1285 E. 8th \$133.500 2200 sq. ft. home w/ 5 bdrms, 2 baths & a spacious back yard. Low maintenance

1345 Copeland \$97,000

1293 sq. ft. 4 bdrm, 3 bath home w/attach garage. Full basement. Lower price.

Real Estate



closet. Full bsmt. Oversized 2 car garage

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



bdrm, 1 bath with a modern flare and spacious open floor plan. Call Pat.



685 W. 6th \$49,900

2 bdrm, 2 bath, new roof, vinyl siding 2 car attach garage, corner lot plus more 206-208 Plum Oakley Nice duplex. Good rental history. 2 bdrm,

1 bath, a nd 1 car garage for each unit. \$78,500 815 Lane \$79,500 260 S. School UNDER CONTRACT 1345 Copeland \$97,000 1111 S. Court 1285 W. 7th –**NEW** \$97,500 \$102,000 725 S. Garfield 1473 Pioneer Ave 880 Thompson UNDER CONTRACT

1340/42 E. 9th \$80,000 Investment property, nice residential area 3 bdrm, 1 bath each unit. Good rental history.

310-316 W. 7th Oakley 4 plex with good rental history. Walk to school or town. Updated & ready. 310 S. Garfield \$143,000

685 W. 5th \$149,000 424 Smith Dr \$182,500 575 LaHacienda 'Exceptional' 1818 Harvey Ct. "Unique" 206-208 Plum Oakley "Investment" "Commercial" #10 Stephens Dr. 310-316 W. 7th Oaklev

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

Pat Sloan 460-7495 Marilyn Meyer 462-2703

MLS

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

ust Listed

Traditional Charmer

Newer Home

A Must See

Unbelievable

• Lots of land & trees

Almost New

• Beautiful Home

1020 W. 3rd \$89,900

All "Wow"

345 E. Plum \$184,500

Just Listed

380 S. Court \$179,000

Make Offer

240 Court \$129,500

So Affordable

Speak to us at homelandre@hotmail.com

Make a Difference - Please Recycle



TO CALL HOME 1285 W. 7th



2 bath home with attached garage, has endless storage and situated on a low traffic street. This bonus is the 27' x 30' building that is ideal for your personal workshop or recreational toys. A Must See – give me a call today.







460-7495 REALTY AUCTION 410 N. Franklin 785-462-8255

www.colbyhomeland.com

Real Estate AUCTION 320 (+/-) Acres Sheridan County, Kansas **Cropland and Grass** Wed., Feb. 11, 2009 - 11:00 a.m. Sellers: Larry Oren, Jerry Oren & Don Oren Estate

For Complete Sale Brochure Call 785-675-3011 Land Location: Tract 1- From Seguin, Kansas - 3 miles South to the Northwest Corner of the Property.

Tract 2- From Hoxie, Kansas - 2 miles South, then 3 miles West, then 2 miles South,

then 1/2 mile West to the Northeast Corner of the Property Sale Location: Bowen Scout House, 1 Block East of Main Street on Sheridan Avenue

Tract #1 Legal Description: NW 1/4 of 8-9-29, Sheridan County, Kansas General Description: This Tract has 160.44 acres of cropland, all Keith Soil. It was planted

corn and milo in 2008 Tract #2 Legal Description: NW 1/4 of 12-9-29, Sheridan County, Kansas General Description: This Tract has 18.36 acres of Keith Soil cropland with the balance in

grass. The cropland was wheat in 2008. Several acres of pasture land on the tract are Keith Soil and would be suitable for cultivation. Manner of Sale: All tracts will be sold individual - no combinations of tracts. Terms: Ten percent (10%) down day of sale, balance on approval of marketable title on or before 30 days from day of sale. Bidding is not contingent upon financing. Financing,

if necessary, must have been arranged and approved prior to the auction so that Buyer(s) are capable of paying cash at closing. Taxes: Seller will pay all 2008 and prior taxes with the taxes for 2009 and subsequent

years to be the responsibility of the Buyer(s). Possession: At closing on or before 30 days from day of sale.

Title Insurance: Title insurance shall be used to prove clear and merchantable title with the Buyer and Seller sharing equally the owner's policy expense. The mortgagee's policy,

if required, will be the expense of the buyer. **FSA Payments:** Buyer(s) will receive all of the 2009 payments. Acreages: All acreages are based on U.S. Government measurements and are considered approximate. The statements, while not guaranteed, are from reliable sources. Any costs

incurred in establishing boundaries shall be the responsibility of the buyer(s). Sale is subject to easements, right-of-way, reservation and/or restrictions of record. Seller and Realtor make no warranties, either expressed or implied. Broker represents the Seller only and will not be considered an agent for the Purchaser(s). Announcements made day of sale shall take precedence over all printed material. For more information, contact broker. Mineral Rights: Buyer(s) will receive 1/4 of the mineral rights.

Pratt Real Estate in Charge of Sale

Les Pratt - Broker - Auctioneer 724 Main • Box 583 • Hoxie, KS 67740 Phone: 785-675-3011 • Cell 785-675-8531 • E-mail: lpratt@ruraltel.net FAX: 785-675-3220

Web Site: www.midwestauction.com

Get Caught www.getcaughtrecycling.org

LAND & COMMERCIAL Opportunities the Promise of Land.....

Land

160 +/- Acres: Grass & Dryland JUST LISTED!!! NE/4 10-4-32 Rawlins Co.

111 +/- Acres: Cropland and Fantastic Commercial Development Land. Located Just S. of the E I-70 Exit. Thomas Co.

Acres: Irrigated Cropland, All of 33-9-32 Thomas Co. Includes Irrigation equipment.

620 +/- Acres: Grassland Great land!!! Fencing in great shape & 81.6 crop base. 35-5-42 **Cheyenne Co.**

480 +/- Acres: Of Grass and Dryland, W/2 & SE/4 of 3-13-33 Logan Co. Make an offer!! Acres: of CRP Dryland, NW/4 6-1-41 in Cheyenne Co.

Details of CRP on web site or call Molly or Terry. 140 +/- Acres: of CRP Dryland, NE/4 26-8-42, Sherman Co.

Details of CRP on web site or call Molly or Terry 316 Acres +/- Cropland & Grass in **Sheridan Co.**

ovely 3 BR home, two car garage, 36' x 80' & 50' x 97 Quonsets and more!!! *Check out our land presentation media tour on our web site

<u>www.stockrealtyandauction.com</u>. We Want Your Land Listing!!! *Commercial*

Great Location..Great Opportunity Car Wash in Colby, Ks. Call Molly

Business, Commercial Bldg., and 6 rental units In downtown Colby, Ks. Call Molly for details.

Call Terry for Details on this brick tri-plex, Colby, Ks.

Perfect Location on Hwy 24/4th St. Colby. Was a service station and convenience store. Call Terry.

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

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

STOCK REALTY & AUCTION CO. www.stockrealtyandauction.com

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

Stick With the Classifieds.

If you're looking to buy, sell or trade, check out the Classifieds. It's fast, easy and you'll find what you are looking for!

The Colby Free Press Classifieds 785-462-3963

Stock Realty & Auction Featured Homes

Just Listed



 Attractive Home 1455 W. 4th \$58,500

Just Listed



• 3 BR 2 Bath 770 N. French \$68,500 **J**ust Listed

 One Level No Steps • 3 BR, 1 Bath, 1 Garage 685 S. School \$56,500

Kexford Ks

Great Value 5 BR 3 Bath

155 Main \$61,000 Must See



875 S. Lincoln \$79,500 MOLLY J. **OLIVER**

Specialist

462-6133 (res.





• 3 BR 2 Car Garage & Deck 685 S. Cleveland \$72,000

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

QUALITY LAND BROKERS & AUCTIONEERS

You're on the right track in the CLASSIFIEDS!

宜

8 RE CFP 1/23/09.indd 1/23/09 12:51:50 PM

