

# Classifieds

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## Real Estate

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1977 - 2009

30+

YEARS OF  
EXPERIENCE  
EXPERTISE  
EXCELLENCE



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

DONALD L. HAZLETT, Broker

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 1<sup>st</sup> & 2<sup>nd</sup> 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

### THOMAS:

- 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

### TREGO:

- 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 - 1/3<sup>rd</sup> to Buyer

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

**NEW LISTING!**



**865 S. Lincoln -  
\$45,000**



**810 S. Garfield -  
\$53,000**



**20 ac Country Home  
1047 CR 25 - Colby**

CHECK OUR WEB SITE at [www.farmandranchrealty.com](http://www.farmandranchrealty.com) FOR  
ADDITIONAL LAND, RESIDENTIAL AND COMMERCIAL LISTINGS!

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

# HomeLand

REALTY AUCTION

**"Western Hospitality"**

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

410 N. Franklin  
785-462-8255

## LAND AND COMMERCIAL

### GREAT INVESTMENTS

**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. 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 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, crop land & 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.

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

Opportunity Knocks! Reduced Price! Locate your business in Colby's fastest growing 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
510 S. Lincoln	UNDER CONTRACT
1235 W. 6th	\$74,500
580 S. School	\$78,500

850 E. 6th	\$78,500
815 Lane	\$79,500
260 S. School	UNDER CONTRACT
1345 Copeland	\$97,000
1111 S. Court	\$97,500
1285 W. 7th - <b>NEW</b>	\$102,000
725 S. Garfield	\$104,000
1473 Pioneer Ave	\$117,500
880 Thompson	UNDER CONTRACT
1285 E. 8th	\$133,500

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"
#10 Stephens Dr.	"Commercial"
310-316 W. 7th Oakley	"4 Plex"

**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



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

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

## A PLACE TO CALL HOME 1285 W. 7th



Need a home with your own shop building? Look no further! This 4 bedroom, 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.



Pat Sloan  
460-7495

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REALTY AUCTION  
"Western Hospitality"



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

## 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.**  
++++++

**584 +/- 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!!! ++++++

**91 +/- 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.**  
Lovely 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  
[www.stockrealtyandauction.com](http://www.stockrealtyandauction.com). 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](http://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  
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**The Colby Free Press Classifieds  
785-462-3963**

## Stock Realty & Auction Featured Homes

Just Listed



- Attractive Home
- 4 BR 2 Bath
- 1455 W. 4th \$58,500

Just Listed



- Traditional Charming
- 4-5 BRs 3 Baths
- 1020 W. 3rd \$89,900

Just Listed



- Almost Country
- 3 BR 2 Bath
- 770 N. French \$68,500

All "Wow"



- Newer Home
- A Must See
- 345 E. Plum \$184,500

Just Listed



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

Just Listed



- Unbelievable
- Lots of land & trees
- 380 S. Court \$179,000

Rexford Ks



- Great Value
- 5 BR 3 Bath
- 155 Main \$61,000

Make Offer



- Almost New
- Beautiful Home
- 240 Court \$129,500

Must See



- 3 BR 2 Bath
- Open Rooms
- 875 S. Lincoln \$79,500

So Affordable



- Move-In Ready
- 3 BR 2 Car Garage & Deck
- 685 S. Cleveland \$72,000

**MOLLY J.  
OLIVER**

Residential  
Specialist

462-6133 (res.)



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QUALITY LAND BROKERS & AUCTIONEERS

# Get Caught

www.getcaughtrecycling.org

## You're on the right track in the CLASSIFIEDS!