



# 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

## Livestock

**South Fork Angus Ranch** will be offering for sale by private-treaty; virgin two year olds and yearlings Angus bulls. Please call to view the bulls or for more information. Lane Patmon; Hoxie KS. Cell 785-657-7800 or Home 785-675-3530.  
---2/23---4/3---

**Hereford bulls make** black cows better. For sale: Hereford bulls, Hereford heifers. Mader Herefords. 785-678-2616.  
---1/9---4/17---

## Pets/Supplies

**To Giveaway to good** home. Siberian Husky. 785-462-9610.  
---3/18---3/23---

**Registered Basset Hound** puppies. Spoiled and Farm raised. 5 weeks old. \$250. Call 785-475-3238.  
---3/18---3/23---

**True quality yorkshire** terrier, tiny puppies, will stay tiny. 1-2 year old adult dogs. AKC, champion bloodline. Excellent quality bloodline, healthy guaranteed. 2lb-5lbs. ready for easter baskets. Call 785-462-6234. www.truequalityyorkies.weedly.com.  
---3/9---3/23---

**AKC Registered female** schnauzer. Ready late march dew claws/tails docked. All shots! 785-855-2285.  
---3/9---3/25---

**Registered miniature Australian** Shepherd puppies. Ready now. Call Lacy at 785-694-2647 or 785-443-3491.  
---3/6---3/27---

**Reg basset puppies** \$300.00, cash or MO deposit required. Tricolor, Red/Whites ready 4/7 and 18. Email for pictures. dkd farms@ruraltel.net. 785-425-6430.  
---2/25---4/1---

## Garage Sales

**611 W. 6th**, Oakley. March 20, 4-8 & March 21, 8-12.  
---2/25---4/1---

## Real Estate



"Western Hospitality"

www.colbyhomeland.com



**410 N. Franklin**  
**785-462-8255**

### "NEW TO THE MARKET"



**815 S. Lincoln \$39,000**  
Charming cottage has had lots of TLC. Home has been updated making this an ideal retirement or investment property.



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



**1345 Copeland \$97,000**  
1293 sq. ft. 4 bdrm, 3 bath home with attached garage. Full basement. Lower price.

|                     |                |
|---------------------|----------------|
| 625 W. 7th          | \$27,500       |
| 815 S. Lincoln      | \$39,000       |
| 515 S. Grant        | \$45,900       |
| 685 W. 6th          | \$49,900       |
| 660 N. Garfield     | \$53,900       |
| 775 N. Lincoln      | \$56,500       |
| 1105 E. 8th         | UNDER CONTRACT |
| 900 E. 9th          | UNDER CONTRACT |
| 1476 Meadowlark Dr. | UNDER CONTRACT |
| 680 S. Grant - NEW  | \$62,500       |
| 855 S. Grant        | \$72,500       |



Join the Sellers that list with HomeLand Real Estate.

**Your home, along with our many other listings, will be viewed nationally.**  
Pat Sloan 460-7495  
Marilyn Meyer 462-2703

## Real Estate

### Just Listed



**660 N. Garfield \$53,900**  
This lender owned home is waiting for you. Spacious living area with three bedrooms, 2 baths, living and dining rooms, plus a modern kitchen. Many updates in the last five years, including heating and air and kitchen appliances. The full unfinished basement provides great storage. Call Pat.

### "NEW TO THE MARKET"



**515 S. Grant \$45,900**  
Great starter or retirement home. Low maintenance and move in ready. Attractive corner lot with sprinklers. Call today.



**680 S. Grant \$62,500**  
This immaculate 2 bedroom, 1 bath home offers large living room with hardwood floors & partial basement.



**880 Thompson \$129,000**  
\$5,000 allowance to Buyer. 4 bdrms, 4 baths and full finished basement.

## Real Estate

### Just Listed



**955 E. 5th \$91,500**  
This immaculate home offers 4 bedrooms, 1 3/4 bath with lots of built-in storage, large family room, open kitchen & dining room. Lots of natural light in the formal living room with wood burning fireplace for those winter evenings. Call Marilyn today!

### "NEW TO THE MARKET"



**775 N. Lincoln \$56,500**  
3 bdrm, 2 bath starter home. Eat-in oak kitchen w/ appliances. New roof, guttering & wrapped windows. Very Affordable!



**855 S. Grant \$72,500**  
Room to grow. 3 bdrm, 2 bath home. Open floor plan, low maintenance exterior.



**424 Smith Dr. \$182,500**  
Fantastic family home. Open floor plan, vaulted ceilings, contemporary décor, private backyard, location a +10.

Spring is just around the corner & we are moving homes. Give us a call and let your team of experienced realtors provide you with a free market analysis as well as a personal marketing plan. HomeLand - A TEAM WORKING FOR YOU!

|                     |                |                  |                |                       |               |
|---------------------|----------------|------------------|----------------|-----------------------|---------------|
| 625 W. 7th          | \$27,500       | 680 W. 4th       | \$74,500       | 685 W. 5th            | \$134,900     |
| 815 S. Lincoln      | \$39,000       | 510 S. Lincoln   | UNDER CONTRACT | 310 S. Garfield       | \$143,000     |
| 515 S. Grant        | \$45,900       | 1235 W. 6th      | UNDER CONTRACT | 424 Smith Dr.         | \$182,500     |
| 685 W. 6th          | \$49,900       | 850 E. 6th       | \$78,500       | 1175 Brookside        | \$182,500     |
| 660 N. Garfield     | \$53,900       | 815 Lane         | \$79,500       | 735 Kings Ct.         | "Exclusive"   |
| 775 N. Lincoln      | \$56,500       | 955 E. 5th       | \$91,500       | 575 LaHacienda        | "Exceptional" |
| 1105 E. 8th         | UNDER CONTRACT | 1345 Copeland    | \$97,500       | 1818 Harvey Ct.       | "Unique"      |
| 900 E. 9th          | UNDER CONTRACT | 1111 S. Court    | \$97,500       | 206-208 Plum Oakley   | "Investment"  |
| 1476 Meadowlark Dr. | UNDER CONTRACT | 1473 Pioneer Ave | \$117,500      | #10 Stephens Dr.      | "Commercial"  |
| 680 S. Grant - NEW  | \$62,500       | 880 Thompson     | \$129,000      | 310-316 W. 7th Oakley | "4 Plex"      |
| 855 S. Grant        | \$72,500       | 1285 E. 8th      | \$133,500      |                       |               |

MLSP

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

## Real Estate

## Real Estate

## LAND LISTINGS

**NEW 800 ACRES GRAHAM CO.** CRP with irrigation wells located Northwest of Hill City, KS. Immediate possession. \$840/ acre.  
**NEW 400 ACRE LOGAN COUNTY** grass and cropland w/ improvements located at Page City, KS. Beautiful 2 story home with barn and cattle working facility, Quonset building, grain storage and cattle feeding pens. \$875,000.  
**NEW 480 ACRES LOGAN COUNTY** sprinkler irrigated land located 1 mile North of Page City, KS, excellent farmland with 3 wells & 3 sprinklers -\$2,150/ acre.  
**615 ac. M/L LOGAN CO.** cropland and grass with 1/3 of 2009 wheat going to Buyer. Located 1 mile North of Winona, Kansas. \$1,160/ acre.  
**160 acres CHEYENNE CO.** CRP and cropland located Southwest of Bird City, KS. Immediate possession. \$550/ acre.  
**640 ac. GOVE CO.** grass & cropland. Excellent fences, small farmstead, garage & corrals. Irrigation equipment included. 2 East & 2 South of Oakley, Ks. \$775/ acre.  
**296 ac. SHERIDAN CO.** Sprinkler irrigated on West edge of Angelus, Ks. \$2,300/ acre.  
**640 ac. LOGAN CO.** Cropland and grass West of Winona, KS. \$625/ acre.  
**768 ac. THOMAS CO.** Cropland, grass and CRP w/ Quonset, 14 miles South of Levant, KS (2 tracts). \$750/ acre.  
**35.5 ac. THOMAS CO.** Grassland 4.5 miles North & 1/2 mile West of Colby, KS \$90,000.  
**ROCK L. BEDORE (CELL) 785-443-1653**

## COMMERCIAL



**1675 W. 4th**  
6,000 sq' office/retail bldg. plus 4,500 sq' warehouse w/dock. High traffic area & move in ready.



**#10 Stephens Dr. \$185,000**  
Multiple use property includes a 50'x100' steel building situated on 2.1 acres near I-70, exit 54.



**310-316 W. 7th Oakley**  
Well maintained brick 4-plex. Good income potential. Recent maintenance and updates done.



**465 Hwy 83 Oakley**  
Business located close to I-70 and Hwy 83. Good convenience store and gas station opportunity.

**COMMERCIAL LOT** in Colby's Industrial Area just off of I-70 Exit 53. \$47,000. Great building location. Call Rock.  
**LOCATE** to Colby's fastest growing area. I-70 frontage, 2-6 ac. lots. Join Colby Petro, Colby Implement and others. Call Marilyn.  
**9 UNIT** mobile home park. Good rental history & management available.  
**206-208 PLUM ST OAKLEY** Duplex. Great rental history, 2 bedroom, 1 bath, 1 car garage for each unit. Call Marilyn.  
**1340-1342 E. 9th COLBY** Duplex. Investment property, nice residential area, 3 bedrooms, 1 bath each unit. Good rental history. Call Pat.

### Agents



"Western Hospitality"  
410 N. Franklin  
**785-462-8255**

Rock L. Bedore 785-443-1653  
Jerry Wycoff 785-672-0429  
Marilyn Meyer 785-462-2703  
Pat Sloan 785-460-7495

www.colbyhomeland.com

## Selling At UNRESERVED AUCTION

**620 +/- Acres Cheyenne County Grassland**

**Friday, March 27, 2009 – 1:00 PM Mountain Time**  
**VFW, Main Street, Goodland, Kansas**

Come Early for a Complimentary Lunch  
Sponsored by: First National Bank of Goodland, KS – 12:00pm Mountain Time

**Legal Description:** All of Section 35-5-42, Cheyenne County, Kansas

**Land Location:** 2 ½ miles East of Kanorado and then North approximately 16 miles on Road 5.

**Terms:** The successful buyer will be required to enter into a written purchase agreement with a 10% down payment the day of the auction. The balance will be due at closing on or before May 1, 2009. Possession on date of closing. Seller will provide marketable title to the buyer evidence by a policy of title insurance. Cost of title insurance will be divided equally between seller and buyer. Seller will pay all 2008 taxes. Buyer is responsible for 2009 taxes. Property will not be sold subject to financing. Please have all financial arrangements made prior to the auction. All announcements on day of auction will take precedence over anything written or implied. Stock Realty & Auction co. is working for the seller. Information was obtained from sources deemed reliable, but Broker makes no guarantees as to accuracy. All prospective buyers urged to fully inspect property and rely on their own conclusions

**Herbert & Carolyn Schritter, Owners**  
**For more information contact listing agents**  
**Molly Oliver, 785-462-5203**  
**or Terry Stover, 785-626-2082**  
**Or check out our website – www.stockra.com**



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

**QUALITY LAND BROKERS & AUCTIONEERS**

# VISIT HOXIE!!

## Hoxie Business Directory

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



The Road to Wellness in Northwest Kansas

## 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

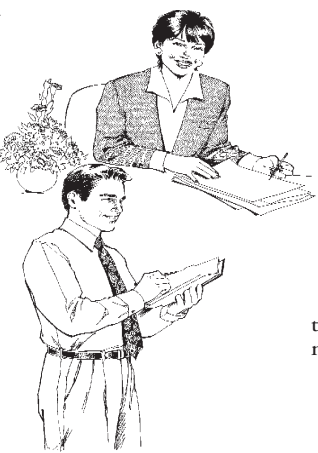
**Kerri Rowh, ARNP - OPEN THURSDAYS 8:30 - NOON**

**785-386-4380**

112 N. Kansas ~ Selden, KS

### Home For Sale:

**1700 sq. ft. triple wide modular, 4 bedroom, three baths, 2 family rooms, living/ dining room, utility room, 3 large walk in closets, one large storage room, finished basement 1300 sq. oversized double garage, underground sprinklers, steel seamless siding added in 2001, on 5 beautifully landscaped lots in Levant, KS. 785-586-2240.**



**COLBY FREE PRESS**

155 W. 5th  
462-3963

## Advertising Executive

Are you interested in a better job?  
A professional position, dealing with the business community?

The Colby Free Press, an award-winning 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.

Call Steve Haynes, Publisher,  
to set-up an interview. EOE

Economy getting you down?

Worried about making bills on

time? We've got good news!

The Colby Free Press is looking for some people to make some extra cash in the Colby Area!

Call 462-3963 if you're interested in a newspaper delivery route.



**COLBY FREE PRESS**