# Classifieds

phone (785-462-3963), or stop by our office at 155 W. Fifth **Real Estate** 

**Real Estate Real Estate Real Estate** FARM & RANCH REALTY, INC. *30*+ 1420 W. 4<sup>TH</sup> – P.O. BOX 947 COLBY, KS 67701 785-462-3904 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

## **AUCTION SCHEDULE**

04/14/09 - 1,280 ac Kit Carson Co, Colo & 320 ac Sherman Co., KS irrigated & dryland cropland, grass & improvements for Rhoades Family - R Bar R Ranch - Excellent for cow/calf operator or farmer



04/21/09 - 480 ac Graham County cropland, grass & improvements N of Hill City for the Raymond & Elizabeth Wolf family - E/2 of 13-7-23 & SW/4 of 36-6-23

04/29/09 -2,922+ ac grass & cropland in Washington & Lincoln Counties, CO selling in two individual tracts for the Melia family

05/01/09 - Antique tractors, cars, & machinery auction for Ed Miller & JoAnn Miller -Colby, KS

05/13/09 - 480 ac Graham County cropland & grass for Bill Jorgensen

**CALL FOR COMPLETE BROCHURES!** 

# REAL ESTATE FOR SALE

SHERMAN: Two good quarters of cropland located E & SE of Goodland

•160 ac cropland & grass NE of Norton- SE/4 of 24-2-23

•320 ac grassland & 1st bottom cropland w/ modern home on North Solomon River, lots of trees, deer, turkey, pheasant & quail-located between Norton & Hill City on Hwy 9

•160 ac grassland, abundant live water, OUTSTANDING HUNTING, S of Palco •520 ac 1E & 1S of Morland, good grass w/live water & pond – EXCELLENT HUNTING

●160 ac cropland NE of Hoxie -SW/4 of 27-7-27

●560 ac consisting of 261 ac cropland & 290 ac grass, immed poss, 1W & 3N of Angelus on SD/TH county line

ELBERT CO, COLO: 3,200 acre grass ranch w/headquarters—all CONTIGUOUS, been running 150-175 cows—45 miles East of Colorado Springs off Hwy 94

KIOWA CO, COLO: 1,440 ac cropland S of Hwy 96 & Plainview school

CHECK OUR WEB SITE at WWW.farmandranchrealty.com

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

#### HomeKand 1175 Brookside &182,000 This home is very neat, clean and move in ready. This home offers an open floor plan REALTY AUCTION on the main level & a private backyard. "Western Hospitality"

www.colbyhomeland.com

igoplus

410 N. Franklin 785-462-8255

815 Lane \$79,500

3 bedroom, 2 bath home. Low main-

tenance w/automatic sprinklers, within walking distance of the ball fields

This lender owned home has a spa-

cious living area with 3 bedrooms

2 baths, living and dining rooms, and a

1473 Pioneer Dr. \$117,500

Price reduced. 2.7 acres, lots of trees.

room & privacy. 4 bdrm, 3 bath ranch.

modern kitchen. Call Pat today!



515 S. Grant \$ 45.900

815 S. Lincoln \$39,000 Charming cottage has had lots of TLC. Home has been updated making this an



680 S. Grant &62,500



room, dining & private backyard



5 bdrm, 3 bath, Master suite w/walk-in closet. Full basement.

1345 Copeland \$97,000

Room to grow. 3 bdrm, 2 bath home. Ope

880 Thompson \$129,000

Custom designed home with great

potential. You will appreciate the spa-

cious rooms, foyer & hallway, as well

as the abundance of storage. The

14x22 area adiacent to the two car ga-

rage has an outside entrance and ideal

for a working or home office. The ful

basement offers a wonderful haven for

your kids or has a good rental history

\$5,000 allowance to buyer for closing

cost/improvements. Give Pat a cal

685 W. 5th \$49,900

car attach garage, corner lot plus more

and come see the possibilities

1293 sq. ft. 4 bdrms, 3 bath home w/attac garage. Full Basement. Lower Price.

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 fre	e market a	nalysis as	well as a personal	marketing plan. Homel	Land - A TEAM WORKING	G FOR YOU!
	585 W. 8th - <b>NEW</b>		\$14,500	855 S. Grant	\$72,500	685 W. 5th	\$134,90
	625 W. 7th		\$27,500	510 S. Lincoln	UNDER CONTRACT	310 S. Garfield	\$143,00
	815 S. Lincoln		\$39,000	1235 W. 6th	SOLD	424 Smith Dr.	\$182,50
	515 S. Grant		\$45,900	850 E. 6th	\$78,500	1175 Brookside	\$182,50
	685 W. 6th		\$49,900	815 Lane	\$79,500	735 Kings Ct.	"Like Nev
	660 N. Garfield		\$53,900	1345 Copeland	\$97,500	575 LaHacienda	"Exceptiona
	775 N. Lincoln	UNDER CO	ONTRACT	1111 S. Court	\$97,000	1818 Harvey Ct.	"Unique
	1105 E. 8th		SOLD	460 W. 4th	UNDER CONTRACT	206-208 Plum Oakley	"Investmen
	1476 Meadowlark D	r.	SOLD	1473 Pioneer Ave	\$117,500	#10 Stephens Dr.	"Commercia
	680 S. Grant - NEW	1	\$62,500	880 Thompson - N	<b>IEW</b> \$129,000	310-316 W. 7th Oakley	"Commercia
	680 W. 4th - LOWE	R PRICE	\$69,900	1285 E. 8th	\$133,500	1675 W. 4th	"4 ple
Ioin the Sellers that list with Homel and Real Estate							

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 Rock L. Bedore 462-6930 Marilyn Meyer 462-2703 Jerry Wycoff 672-3763

Economy getting you down? Worried about making bills on time? We've got good news!

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# Stock Realty & Auction

# Featured Homes $N_{\text{ewer Listing}}$

Fantastic Home

• 5 BR, 3 baths 431 Smith DR. \$197,500

• Like a New Home

· Don't pass this one by

240 Court Ave \$129,500

Offer Wanted

Just Listed

**Real Estate** 



• 3 BR, Grg & Sprinklers 155 E. Hill \$66,500



• Attractive 4 BR, 2 bath 725 S. Garfield \$99,500

> Lovely Great Value

• 3 BR, 2 bath 450 W. 5th \$105,000



4 BR, 3 bath 1020 W. 3rd \$89,900

Brewster KS

• Home & 30x36 Bldg. · Great value. Great Home. 400 Hastings \$95,000

MOLLY J. **OLIVER** Residential Specialist 462-6133 (res.)





Seller wants offer Newer upgrades 360 Webster \$85,000 Garages-Garages

4 Car garage space +

 Well cared for home 665 E. 8th \$82,500

#### **Spring Cash** Giveaway... Come by Stock Realty

to register for "Cash Giveaway"

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

QUALITY LAND BROKERS & AUCTIONEERS

## AND LISTINGS

NEW 800 ACRES GRAHAM CO. CRP with irrigation wells located Northwest of Hill City, KS. Immediate possession. \$840/ acre.

NEW 400 ACRES LOGAN CO. 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 ALL of 2009 wheat going to Buyer. Located 1 mile North of Winona, Kansas. \$1,175/ acre.

160 acres CHEYENNE CO. CRP and cropland located Southwest of Bird City, KS, Immediate possession, \$550/ acre. (UNDER CONTRACT) 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. \$2,250/ 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 (offered in 2 tracts). \$750/ acre.

35.5 ac. THOMAS CO. Grassland 4.5 miles North & 1/2 mile West of Colby, KS \$90,000.

## COMMERCIAL



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.

Rock L. Bedore 785-443-1653 785-672-0429



785-462-8255

Jerry Wycoff Marilyn Meyer Pat Sloan

785-460-7495 www.colbyhomeland.com

785-462-2703



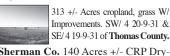
**Real Estate** LAND Q COMMERCIAL **Opportunities** 

Absolute Auction

315 +/- Acres Logan County **CRP Ground** Friday, May 1, 2009 1:00 pm/CST

Mittens Travel Plaza-Oakley, KS +LAND+

Logan Co. 480 +/- Acres Grass & Dryland W/ 2 & SE/ 4 of 3-13-33. Cheyenne Co. 480 +/- Acres CRP Dryland NW/ 4 & E/ 2 1-1-42. Cheyenne Co. 162 +/- Acres CRP Dryland NW/ 4 6-1-41.



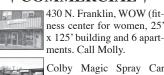
Sherman Co. 140 Acres +/- CRP Dry land NE/ 4 26-8-42. Reduced Price: 325.6 +/- Acres W improvements Cheyenne Co.

provements. E/2 2-4-37. Gove Co. 264 +/- Acres irrigated land. Rawlins Co. 155 +/- Acres NE/ 4 10-4 32. Cropland and Grass.

Cheyenne Co. 320+/- Acres W/ im-

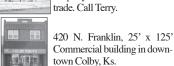
Sheridan Co. 316 +/- Acres W/ improvements. Solid Value! Call Today. (SEE ALL CRP INFO, Media Tours and Pics of all land listings on web: www.stockra.com

#### **+COMMERCIAL**+



Wash. Call Molly. Tri-Plex Austin Street, Colby, Ks. Good rental history. Call Terry. 900 E 4th, Colby Commercial

THE W



Property. Seller will consider

STOCK REALTY & AUCTION CO www.stockrealtyandauction.co 785-460-SOLD (7653) QUALITY LAND BROKERS & AUCTIONEERS



No big smiles or other joyful expressions by 6 m No babbling by 12 months

To learn more of the signs of autism.

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