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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

NORTON:

- 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

GRAHAM:

- 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

SHERIDAN:

- 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**

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Brewster KS

Spring Cash Giveaway...
Come by Stock Realty to register for "Cash Giveaway"

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

STOCK REALTY & AUCTION CO.
390 N. Franklin, Ste. 100, Colby, KS 67701
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QUALITY LAND BROKERS & AUCTIONEERS

LAND & 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.

313 +/- Acres cropland, grass W/ Improvements, SW/ 4 20-9-31 & SE/4 19-9-31 of Thomas County.

Sherman Co. 140 Acres +/- CRP Dryland NE/ 4 26-8-42.
Reduced Price: 325.6 +/- Acres W/ improvements Cheyenne Co.
Cheyenne Co. 320 +/- Acres W/ improvements. E/2 2-4-37.
Gove Co. 264 +/- Acres irrigated land.
Rawlins Co. 155 +/- Acres NE/ 4 10-4-32. Cropland and Grass.
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★

430 N. Franklin, WOW (fitness center for women, 25' x 125' building and 6 apartments. Call Molly.

Colby Magic Spray Car Wash. Call Molly.

Brick Tri-Plex Austin Street, Colby, KS. Good rental history. Call Terry.

900 E 4th, Colby Commercial Property. Seller will consider trade. Call Terry.

420 N. Franklin, 25' x 125' Commercial building in downtown Colby, KS.

STOCK REALTY & AUCTION CO.
390 N. Franklin, Ste. 100, Colby, KS 67701
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QUALITY LAND BROKERS & AUCTIONEERS

HomeLand REALTY AUCTION
"Western Hospitality"
www.colbyhomeland.com
410 N. Franklin
785-462-8255

1175 Brookside \$182,000 This home is very neat, clean and move in ready. This home offers an open floor plan on the main level & a private backyard.	880 Thompson \$129,000 Custom designed home with great potential. You will appreciate the spacious rooms, foyer & hallway, as well as the abundance of storage. The 14x22 area adjacent to the two car garage has an outside entrance and ideal for a working or home office. The full 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 call and come see the possibilities.
515 S. Grant \$ 45,900 Great starter or retirement home. Low maintenance and move in ready. Attractive corner lot with sprinklers. Call today.	815 Lane \$79,500 3 bedroom, 2 bath home. Low maintenance w/automatic sprinklers, within walking distance of the ball fields.
815 S. Lincoln \$39,000 Charming cottage has had lots of TLC. Home has been updated making this an ideal retirement or investment property.	685 W. 5th \$49,900 2 bdrm, 2 bath, new roof, vinyl siding, 2 car attach garage, corner lot plus more.
660 N Garfield \$53,900 This lender owned home has a spacious living area with 3 bedrooms, 2 baths, living and dining rooms, and a modern kitchen. Call Pat today!	855 S. Grant Room to grow. 3 bdrm, 2 bath home. Open floor plan, low maintenance exterior.
1473 Pioneer Dr. \$117,500 Price reduced. 2.7 acres, lots of trees, room & privacy. 4 bdrm, 3 bath ranch.	1345 Copeland \$97,000 1293 sq. ft. 4 bdrms, 3 bath home w/attach 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 free market analysis as well as a personal marketing plan. HomeLand - A TEAM WORKING FOR YOU!

585 W. 8th - NEW \$14,500	855 S. Grant \$72,500	685 W. 5th \$134,900
625 W. 7th \$27,500	510 S. Lincoln UNDER CONTRACT	310 S. Garfield \$143,000
815 S. Lincoln \$39,000	1235 W. 6th SOLD	424 Smith Dr. \$182,500
515 S. Grant \$45,900	850 E. 6th \$78,500	1175 Brookside \$182,500
685 W. 6th \$49,900	815 Lane \$79,500	735 Kings Ct. "Like New"
660 N. Garfield \$53,900	1345 Copeland \$97,500	575 LaHacienda "Exceptional"
775 N. Lincoln UNDER CONTRACT	1111 S. Court \$97,000	1818 Harvey Ct. "Unique"
1105 E. 8th SOLD	460 W. 4th UNDER CONTRACT	206-208 Plum Oakley "Investment"
1476 Meadowlark Dr. SOLD	1473 Pioneer Ave \$117,500	#10 Stephens Dr. "Commercial"
680 S. Grant - NEW \$62,500	880 Thompson - NEW \$129,000	310-316 W. 7th Oakley "Commercial"
680 W. 4th - LOWER PRICE \$69,900	1285 E. 8th \$133,500	1675 W. 4th "4 plex"

Join the Sellers that list with HomeLand Real Estate. **MLSR**
Your home, 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

LAND 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

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

HomeLand REALTY AUCTION
"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

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Odds of a child becoming a professional athlete: 1 in 16,000

Odds of a child being diagnosed with autism: 1 in 150

Some signs to look for:
No big smiles or other joyful expressions by 6 months.
No babbling by 12 months.
No words by 16 months.

To learn more of the signs of autism, visit autismspeaks.org

Ad Council AUTISM SPEAKS

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

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