

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

Real Estate

Homeland Realty & Auction

NEW 148 ACRE RAWLINS COUNTY Cropland & grass 4 1/2 miles North of Ludell, KS. Cash rents going to Buyer. \$757/acre. Call Pat 785-443-3261!
NEW 400 ACRES GOVE CO. CRP S. of Grinnell, KS. - \$650/acre (UNDER CONTRACT)
NEW 640 ACRES GRAHAM CO. CRP with irrigation wells & water rights Northwest of Hill City, Kansas. Immediate possession. \$850/acre.
NEW 400 ACRES 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.
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 ACRES LOGAN CO. Cropland and grass with 600 acres 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, Kansas. Immediate possession. \$550/acre. (SOLD)
640 ac. GOVE CO. grass & cropland. NEW fences, 4 bedroom house, garage & corrals. Irrigation equipment included. 2 East & 2 South of Oakley, KS. \$755/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.
35.5 ACRES THOMAS CO. Grassland 4.5 miles North & 1/2 mile West of Colby, Kansas. \$90,000. Ideal home building location to have your spot in the country.
Call Rock L. Bedore 785-443-1653

310-316 W. 7th Oakley
 Well maintained brick 4-Plex. Good maintenance and updates have been done. Good rental history. Give Marilyn a call!


NEW COMMERCIAL-DEVELOPMENT 6.7 acres adjacent to Wal-Mart w/I-70 frontage. Located in Colby, Kansas. Call Rock!
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 acre 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 bdrm, 1 bath, 1 car garage each unit.
115 Center Ave. Oakley
 Good investment property. Remodeled & updated. This is an ideal commercial location. Let Jerry show you all the potential this property offers. Call Jerry at 785-672-0429!


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


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


Real Estate

Stock Realty & Auction Featured Homes

Newer Listing \$19,500

 • Attractive Home
 • Traditional Charm
 590 W. 6th \$76,500

Cottage

 • 2 BR, 2 Car Garage
 • Central heat & air
 785 W. Summit \$39,900

Look at Me

 • Hardwood floors
 • Attractive Kitchen
 1455 W. 4th \$58,500

Move-in

 • 3 BR, one level
 • Underground sprinklers
 155 E. Hill \$66,500

Dream Home

 • Lots of family space
 • Beautiful corner lot
 431 Smith Dr. \$197,500
MOLLY J. OLIVER
 Residential Specialist
 462-6133 (res.)
STOCK REALTY & AUCTION CO.
 390 N. Franklin, Ste. 100, Colby, KS 67701
 www.stockrealtyandauction.com
 785-460-SOLD (7653)
 QUALITY LAND BROKERS & AUCTIONEERS

Real Estate

LAND & COMMERCIAL Opportunities

the Promise of Land.....
Land
Cheyenne Co. 320 +/- Acres irrigated land w/Improvements E/2 of 2-4-37
Cheyenne Co. 480 +/- Acres CRP & Dryland NW 4 & E/2 of 1-1-42
Cheyenne Co. 325.6 +/- Acres Grass w/Improvements Newer Home, 52 x 80 barn and more!! Cheyenne Co, KS.
Cheyenne Co. 162 +/- CPR & Dryland NW/4 of 6-1-41
Rawlins Co. 155 +/- Acres Cropland & Grass NE/4 10-4-32.
Rawlins Co. 316 +/- Acres Cropland & Grass w/Improvements Attractive brick home, out buildings and more! Sheridan Co., KS.
Thomas Co. 584 +/- Acres irrigated cropland all of 33-9-32
Thomas Co. 8 +/- Acres with Improvements. Home, garage & Quonset, barn, corrals. Thomas Co, KS.
Thomas Co. 313.9 +/- Acres cropland & Grass with great Improvements. Thomas Co., KS. Call Molly or Terry for Details.
Sherman Co. 140 +/- Acres CRP & Dryland NE/4 of 26-8-42.
 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
 Terry Stover: 785-626-2082 Molly Oliver: 785-462-5203
 Ron Stock: 402-649-3705 Mark Stock: 402-276-2077
STOCK REALTY & AUCTION CO.
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 QUALITY LAND BROKERS & AUCTIONEERS

300 ACRES THOMAS COUNTY LAND

TRACT #1: NW/4 SEC. 15-6-33 \$240,000
 Location: Hwy 36 & Th Co Rd EE
TRACT #2: NE/4 SEC. 15-6-33 \$240,000
 Location: Th Co Rd 23 & CC
THIS TRACT IS STILL AVAILABLE!
 For more information call Diana Skiles at our office in Atwood or visit our website.

785-626-3196 or 877-335-PINE
PINE BRANCH REAL ESTATE
 www.pinebranchrealestate.com

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

424 Smith Dr. \$179,900
 Welcome to this fantastic family home that has it all. Sellers have raised their family in the multi-level home & have it move-in ready. Spacious open floor plan, vaulted ceilings, contemporary decor, updated appliances, private backyard, plus location, location, location!! This one has it! Call for your private tour and experience it all.

735 Kings Ct.
 3,400 sq. ft. custom built home w/open floor plan, spacious master suite, abundance of storage & great natural lighting.

850 E. 6th \$72,000
 3 bedroom, 2 bath home with an attached 2 car garage. Minimal yard care.

1285 E. 8th \$133,500
 2,200 sq. ft. home w/5 bdrms, 2 baths & a spacious back yard. Low maintenance.

585 W. 8th \$12,900
 6 full lots, 9' x 14' metal storage building. Existing house on lot is approx. 900 sq. ft..

"NEW LISTING"
995 S. Range \$85,000
IN THE BEGINNING OR IN THE END
 This great one level brick ranch with minimal steps is the perfect home to start out or retire in. Featuring 2 bedrooms & 2 full baths plus a large 2 car garage with plenty of storage. Neutral decor makes it move-in ready. Take a look today...own it tomorrow!

1111 S. Court \$97,500
 5 bdrm, 3 bath, Master suite w/walk-in closet. Full bsmt. Oversized 2 car garage.

880 Thompson \$129,000
 Enjoy spacious rooms, foyer & hallway. The full basement has a good rental history. \$5,000 allowance to Buyer. Call Pat.

680 W. 4th \$69,900
 4 bdrm, 1 bath with a modern flare and spacious open floor plan. Call Pat.

625 E. 7th \$27,500
 3 bedroom, 1 bath home, includes all appliances. Nice hardwood floors.

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

201 Penn Jennings	\$10,000	510 S. Lincoln	UNDER CONTRACT	685 W. 5th	\$134,900
585 W. 8th	LOWERED \$12,900	850 E. 6th	LOWERED \$72,000	310 S. Garfield	\$143,000
625 E. 7th	\$27,500	935 E. 9th	UNDER CONTRACT	424 Smith Dr.	LOWERED \$179,900
815 S. Lincoln	UNDER CONTRACT	995 S. Range	\$85,000	1175 Brookside	\$162,500
515 S. Grant	\$45,900	1345 Copeland	\$97,000	735 Kings Ct.	"Like New"
685 W. 6th	\$49,900	1111 S. Court	\$97,500	575 LaHacienda	"Exceptional!"
650 N. Garfield	UNDER CONTRACT	460 W. 4th	UNDER CONTRACT	1818 Harvey Ct.	"New Price"
680 S. Grant	\$62,500	1473 Pioneer Dr.	\$117,500	206-208 Plum Oakley	"Investment"
680 W. 4th	LOWERED \$69,900	880 Thompson	\$129,000	1675 W. 4th	"Commercial"
855 S. Grant	\$72,500	1285 E. 8th	\$133,500	310-316 W. 7th	"4 plex"

Join the Sellers that list with HomeLand Realty and Auction. 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

A Colby Free Press - Country Advocate Combo ad
 The best buy/best coverage for your money!

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 30+ YEARS OF EXPERIENCE EXPERTISE EXCELLENCE
FARM & RANCH REALTY, INC.
 1420 W. 4TH - P.O. BOX 947
 COLBY, KS 67701
 785-462-3904
DONALD L. HAZLETT, Broker
 www.farmandranchrealty.com
 DON HAZLETT

WE INVITE YOU TO TALK TO ONE OF OUR REAL ESTATE PROFESSIONALS!
 Naomi Ward • Steve Hazlett • Ron Evans • Ed Currier • Neal Mann • Mike Bailey • Scotty Legere

800 ACRES CROPLAND SHERMAN COUNTY, KS
LAND ABSOLUTE AUCTION
 SELLER: GREG NEMECHEK
Fri, May 29, 2009 @ 10:30 AM, MDT
AUCTION LOCATION:
 Holiday Inn Express, Goodland, KS
 The land will sell in 3 tracts & combinations, immediate possession & approx 215 ac wheat on Tract 2, all going to the Buyer.
TRACT 1: N/2 of 29-9-39
TRACT 2: E/2 of 32-9-39
TRACT 3: SE/4 of 26-9-39
CALL FOR A BROCHURE!!
 In Cooperation with The Land Office, LLC, Bethune, CO - Dale Stull, Broker at 719-349-5710

AUCTION SCHEDULE
 05/13/09 - 480 ac Graham County cropland & grass AND 160 ac cropland Graham County selling at the Cowboy Junction in Hill City at 10:30 AM, CDT
 05/14/09 - 1,298± ac Cheyenne County, Colorado Grass, CRP & cropland N of Wild Horse, CO selling at the Community Center, Kit Carson, CO at 10:30 AM, MDT
 05/29/09 - 800 ac Sherman Co., KS cropland SE of Goodland - 215 ac in wheat - 100% to Buyer - immediate possession, selling in 3 tracts & combos
 06/03/09 - 3,000± ac Baca County, Colorado CRP, grass, cropland, PLUS 320± ac of growing wheat on State Lease cropland selling in 10 tracts & combos.

REAL ESTATE FOR SALE
SHERIDAN:
 • PRICE REDUCED -- 560 ac consisting of 261 ac cropland & 290 ac grass, imm poss, 1W & 3N of Angelus
 • 160 ac cropland NE of Hoxie - SW/4 of 27-7-27
GRAHAM:
 • 160 ac expiring CRP cropland NE of Hill City - SW/4 of 22-6-22 - Seller financing available to qualified buyers
 • 160 ac grass, abundant live water, SW of Palco, NE/4 of 12-10-21
 • 120± ac first bottom cropland near Bow Creek, NE of Hill City N/2NE/4 of 7-6-21, & NW/4NW/4 of 8-6-21
SHERMAN: 480 ac 4S & 1E of Edson, KS - 449.4 ac cropland - 180 ac wheat planted - 1/3rd to the Buyer
NORTON: 160 ac cropland & grass NE of Norton, SE/4 of 24-2-23
ELBERT CO. COLO: 3,200 acre grass ranch w/headquarters—all CONTIGUOUS, been running 150-175 cows—45 miles E of Colorado Springs off Hwy 94
WALLACE: 640 ac CRP & grass SE of Sharon Springs—ann pmt \$19,026 thru 2010 - Section 5-14-39
******CHECK OUR WEB SITE FOR ADDITIONAL LISTINGS!**
"When you list with Farm & Ranch, it's as good as SOLD!"

1700 Lynda - \$99,000
 Ranch style 3-4 Bedroom, full basement, 2 1/2 bath home with wonderful style & appeal.

615 Country Club Dr. - \$175,000
 50'x100' building w/16' side walls, and 14' & 20' OH doors.

you're on the right track in the CLASSIFIEDS!