

Real Estate

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Homeland Realty & Auction

NEW 480 ACRES THOMAS CO. Irrigated and Grass West of Oakley, KS. \$984/ac.
NEW 480 ACRES LOGAN CO. Cropland and Grass S.W. of Oakley, KS. \$730/ac.
NEW 35 ACRES close to I-70, Range Ave., Colby, Kansas. \$15,000/acre.
NEW Residential Lots located South of Dillions, Colby, KS. \$6,500 per lot.
148 ACRE RAWLINS COUNTY Cropland and grass 4 1/2 miles North of Ludell, Kansas. Cash rents going to Buyer: \$757/acre. **Call Pat 785-443-3261.**
NEW 640 ACRES GRAHAM COUNTY CRP with irrigation wells and water rights Northwest of Hill City, Kansas. Immediate possession. \$850/acre.
480 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.
640 ACRES LOGAN CO. Cropland and grass W. of Winona, KS. \$625/acre.
PRICE REDUCTION! 35.5 ACRES THOMAS CO. Grassland 4.5 north & 1/2 west of Colby, Kansas \$78,000. Ideal home building location to have your spot in the country.
Call Rock L. Bedore 785-443-1653



206-208 Plum St. Oakley
Duplex. Great rental history. 2 bdrm, 1 bath, 1 car garage each unit. **Call Marilyn.**



310-316 W. 7th Oakley
Well maintained brick 4-plex. Good maintenance & updates have been done. Good rental history. **Call Marilyn.**

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. Great building location, \$47,000. **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.
115 Center Ave. Oakley. Good investment property. Remodeled & updated. This is an ideal commercial location. Check out the potential this property offers. **Call Jerry.**
1675 W. 4th Colby. 6,000 sq. ft. office/retail building, plus 4,500 sq. ft. warehouse with dock. High traffic area and it is move-in ready. **Call Pat!**

Agents




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

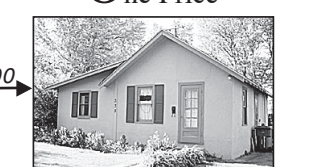
Stock Realty & Auction Featured Homes

Two Homes



• 2 - 3 Bedroom
• Full basement
315 Webster


One Price



• 2 Bedroom Cottage
• Central heat and air
335 Webster


\$65,000

Newer Listing




• Large lot
• Oversized garage
620 N. Range \$55,500

Newer Listing



• Brick 3 bedroom home
• Beautiful lot
1730 W. 5th \$98,500

Beautiful



• 5 Bedroom 3 baths
• Fantastic kitchen
431 Smith Dr. \$197,500

A "Ten"



• 3 Bedroom - No steps
• Sprinklers - New windows
155 E. Hill \$66,500

Traditional



• 3 Bedroom 2 bath
• Large rear deck
635 W. 4th \$73,000

Offer Wanted



• Low maintenance siding
• Sprinklers, fenced yard
940 W. 2nd \$59,900

Put Your Home Here...
Let Molly Work For You!

Brewster Home



• 3 - 4 Bedroom
• Across from school
202 Kansas Ave. \$64,500

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

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

QUALITY LAND BROKERS & AUCTIONEERS

LAND & COMMERCIAL Opportunities

the Promise of Land.....
Farm Land

140 Acres CRP. Great Location. Contract ends 9/30/09 Sherman Co. NE/4 26-8-42. *****
 157 Acres Dryland. Highway Access. Logan Co. SW/4 14-13-32. *****
 301 Acres Dryland. Very productive. Logan Co. W/2 6-13-32. *****
 157 Acres grass/dryland. UNDER CONTRACT! Logan Co. NW/4 4-14-32. *****
 155 Acres grass/dryland 71 acres grass and 84 acres crop. Rawlins Co. NE/4 10-4-32. *****
 555 Acres Irrigated Land. Thomas Co. *****
 584 Acres Irrigated Land. Thomas Co. *****
 480 Acres Cheyene Co. CRP. UNDER CONTRACT!

LAND PRICES ARE STAYING STRONG!
 If you are seriously considering selling your land, but have questions or concerns, contact Terry or Molly for a no obligation market analyses.

Stock's Full Team of "YELLOW SHIRTS" & Experience want to handle your next Auction...
 Call the "WE SELL" TEAM.

Check Our Website
www.stockrealtyanduction.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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QUALITY LAND BROKERS & AUCTIONEERS

Newly Reduced!!

1906 County Rd. 15



Beautiful spacious 9 + Acres, 5 bedroom, 2 bath, double car garage. Love the country living, but need the convenience of being close to town. This is the Home for you... Come see the New kitchen, the spacious walk in closets and Huge Rec room and basement. Call Today!
\$144,000 \$129,900

Will Sell Fast, Don't Miss Out!!!

320 S. Mission



4 BR, 1 bath, full bsmt., fenced backyard, off-street parking.
\$35,900 \$24,900

1085 Taylor Ave., Colby, KS
 Linda Taylor - Broker
785-460-3721
 www.colbysouthwindrealty.com

SOUTHWIND REALTY

~UPCOMING AUCTIONS~

Saturday, June 6

Multi-Party Furniture - Household - Vehicle - Misc.

Hayes Center, Nebraska.
Hayes County Fairground Building
10:00 A.M. CDT

Golf Cart, Tables, Refrigerator, Washers-Dryers, Tools, Antiques
 01 Chevy S-10 Extended Cab, 25,500 Miles

For Sale By Owner-House in Hayes Center
Call Marlene 308-340-1782

Owners: George Vlasin Estate-Betty Vlasin
 August Lindekugel, Carole Curran and Guest Consignors

VRBAS AUCTION SERVICE

Palisade, Nebraska
 (308)285-3240

Auctioneer: Bryan Vrbas
 Clerk: Vrbas Auction

For Complete Salebill & Pictures: www.vrbasauction.com

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Reach over 14,000 homes weekly with our Colby Free Press/Country Advocate combo ads

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1420 W. 4TH - P.O. BOX 947
 COLBY, KS 67701
 785-462-3904
DONALD L. HAZLETT, Broker

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HomeLand REALTY AUCTION

"Western Hospitality"


www.colbyhomeland.com

410 N. Franklin
785-462-8255

"NEW TO MARKET"



670 N. Lincoln \$110,000
 Minimal steps and spacious rooms in this 3 bdrm, 3 bath home. Generous 2 car garage. Unique Home. A Must See!



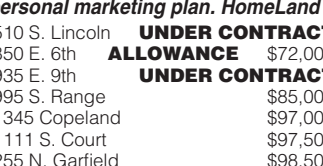
1345 Copeland \$97,000
 1293 sq. ft. 4 bdrm, 3 bath home w/attach garage. Full basement. Lower Price.



1175 Brookside \$182,500
 This home is very neat, clean and move-in ready. This home offers an open floor plan on the main level & a private back yard.



1818 Harvey Ct.
 4 bdrm, 3 bath w/true master suite. Wrap around floor plan for easy entertaining.




575 La Hacienda \$225,000
 Location & quality here. 5 bdrm, 3.5 bath brick ranch in perfect condition. 2 acres of mature landscaping. Look no further.



860 S. Court \$165,000
 This is a very nice, clean, move-in ready home located in a good neighborhood. The main floor has an open floor plan with updated kitchen cabinets. The basement is mostly finished with 2 additional bedrooms, bath & family room. Many new updates, including Rolax triple pane windows. On corner lot with underground sprinklers.



310 S. Garfield \$143,000
 New master bedroom & new full bath on main floor, formal dining, parlor & fm room plus 4 bdrms & full bath upstairs.



1473 Pioneer Dr. \$117,500
 Price reduced. 2.7 acres, lots of trees, room & privacy. 4 bdrm, 3 bath ranch.

960 ACRES THOMAS CO, KS LAND ABSOLUTE AUCTION

CROPLAND, CRP & OIL PRODUCTION

SELLERS: Studer Family Trusts
Tues, June 16, 2009 @ 10:30 A.M., CDT

AUCTION LOCATION:
HUNTER HALL, BREWSTER, KS

Land is located 3 1/2 mi South & 1/2 mi East of Brewster at old Hwy 24 and will sell in 3 tracts and combos.

LEGAL DESCRIPTIONS:


TRACT 1: E/2 of 32-8-36 - 311.6 ac cropland, all in corn & going to Buyer

TRACT 2: S/2 of 33-8-36 - 310.7 ac cropland, 1/3^d wheat to Buyer

TRACT 3: N/2 of 33-8-36 - 222.6 ac cropland, 73.3 ac CRP & 14.8 ac grass, 1/3^d wheat to Buyer

There are 2 producing oil wells on Tracts 2 & 3 -- Buyer will receive 100% of mineral rights & royalty production!!

RON EVANS, Listing Agent - 443-2416




AUCTION SCHEDULE

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


06/16/09 - 960 ac cropland, CRP and oil production located 3 1/2 miles South and 1 mile East of Brewster for the Studer Family Trusts - selling in 3 tracts and combos

07/15/09 - 3,000± ac Kit Carson County, Colorado cropland & grass for Gwen Miller Estate - selling in 10 tracts & combos

07/22/09 - 320 ac Greeley County, KS CRP - N/2 OF 26-20-41 - for Darwin & Becky Sciba



1700 Lynda \$99,000



615 Country Club Dr. \$175,000

REAL ESTATE FOR SALE

SHERMAN COUNTY

- 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

SHERIDAN COUNTY

- 261 ac cropland & 290 ac grass, imm poss, 1W & 3N of Angelus
- 160 ac cropland NE of Hoxie -SW/4 of 27-7-27
- 120,000 bu grain storage facility in Menlo - Subject to seller leaseback w/6% return to Buyer!

NORTON COUNTY

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

****CHECK OUR WEB SITE FOR ADDITIONAL LISTINGS!

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