

# 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

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## Homeland Realty & Auction

**480 ACRES THOMAS CO.** irrigated & grass 4 West of Oakley, KS \$984/ac  
**480 ACRES LOGAN CO.** Cropland & grass SW of Oakley, KS. (SOLD !!!)  
**35 ACRES** Close to I-70, Range Ave., Colby, Kansas. \$15,000/acre.  
**RESIDENTIAL LOTS** Located South of Dillons, Colby, KS. \$6,500 per lot.  
**148 ACRES RAWLINS COUNTY** Cropland and grass 4 1/2 miles North of Ludell, Ks. Cash rents going to Buyer. \$757/acre. Call Pat 785-443-3261.  
**640 ACRES GRAHAM COUNTY CRP** with irrigation wells and water rights Northwest of Hill City, Kansas. (Immediate Possession). \$850/acre.  
**400 ACRES LOGAN COUNTY** grass & cropland w/improvements located at Page City, KS. Beautiful 2 story home, barn, cattle working facility, Quonset, grain storage and cattle feeding pens. **PRICE REDUCED !!!**  
**480 ACRES LOGAN COUNTY** sprinkler irrigated land located 1 mile North of Page City, KS. Excellent farmland with 3 wells & 3 sprinklers. \$2,150/ac.  
**615 ACRES LOGAN COUNTY** Cropland and grassland located 1 mile North of Winona, KS. **PRICE REDUCED !!! (UNDER CONTRACT)**  
**35.5 ACRES THOMAS CO.** Grass 5 NW of Colby, KS. (SOLD !!!)  
 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. Updates & maintenance have been done. Good rental history. Call Marilyn.

**COMMERCIAL DEVELOPMENT** 6.7 acres adjacent to Wal-Mart with 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** on West edge of Colby. Good rental history and management available. Call Pat.  
**1675 W 4th Colby** 6,000 sq. ft. office/retail building plus 4,500 sq. ft. warehouse with dock. High traffic area. Move-in ready. Call Pat  
**115 Center Ave. Oakley** Good investment property. Remodeled & updated. Ideal commercial location. Call Jerry to check it out!

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

410 N. Franklin  
785-462-8255



## Stock Realty & Auction Featured Homes

**Brewster Home**  
Menlo, KS



- Fresh, exterior paint
- Large garage/workshop
- 309 Rock Island \$56,000

**Menlo, KS**



- Fantastic Home
- Lots of land
- 414 'G' Ave \$59,500

**One Level Home**  
Atwood, KS



- 3 Bedroom
- Spacious Kitchen
- 685 S. School \$56,000

**Atwood, KS**



- Traditional Charmer
- Great Value
- 610 Main St. \$54,500

**Offer Wanted**  
Rexford, KS



- Spacious Corner Lot
- 2-4 BR, Garage, Bsmt.
- 620 N. Range \$55,500

**Rexford, KS**



- Lots of upgrades
- 3 Bedroom, 2 bath
- 265 S. Grant \$74,900

**Attractive & Affordable**  
Move-in Perfect



- Lots of Garages
- 665 E. 8th \$79,900

**Traditional Charmer**



- Must See
- Great Kitchen
- 355 W. 5th \$119,900

**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)

## LAND & COMMERCIAL Opportunities

*the Promise of Land.....*

**Irrigated**  
320 Acres Cheyenne County. Irrigated E/2 2-4-37. Newer pivots, 1,000 gpm well. Nice improvements.

**Dryland**  
301 Acres Logan County. W/2 6-13-32. Very productive.

**Grass**  
325 Cheyenne County. S/2 26-5-39. Newer "in earth" home. Nice shop 52x80. Loading shed-corrals.

**CRP**  
162 Acres Cheyenne County. NW/4 6-1-41 Good annual payment until 2016.  
 +\*\*\*\*\*+  
 160 Acres Greeley County. NW/4 12-18-42.

**Real Estate Experts**




**WE WANT TO SELL YOUR LAND!**  
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.stockrealtyandauction.com](http://www.stockrealtyandauction.com)

Terry Stover: 785-626-2082  
Ron Stock: 402-649-3705

Molly Oliver: 785-462-5203  
Mark Stock: 402-276-2077

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

QUALITY LAND BROKERS & AUCTIONEERS

## Newly Reduced!!

**1906 County Rd. 15**



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

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**

**320 S. Mission**



**UNDER CONTRACT**

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](http://www.colbysouthwindrealty.com)



## House For Sale



**719 Price Ave ~ Oakley**  
3 bedroom. 1.5 bath. 1580 sq ft ranch style home. No basement. 1 car garage. Large yard w/ utility shed. New carpet, flooring, paint, roof & countertops in 2007. Rooms are spacious and move in ready.  
**\$82,000.**  
**Call 785-953-0223**

## House For Sale



**616 E. 5th ~ Oakley**  
5 bedroom, 3 bath, 3,686 square foot of finished space. Partial finished basement. 2 car garage, large kitchen, formal dining room, large family room and recreation room. New master bath and new roof. Great location near park and pool. Move in ready. Priced to sell below appraisal value at \$180,000.  
**Call 785-953-0223**

## Public Notice

**INVITATION TO BID**

You are invited to bid on a single general contract for Copeland Avenue Lift Station Improvements described in general as follows:

Work includes furnishing all the labor, materials, and equipment for improvements at the Copeland Avenue Lift Station. The improvements include the removal and abandonment of the existing lift station; disposal of sludge and debris in existing wet well; cleaning and coating interior of existing wet well; installation of a new submersible packaged lift station (price pre-negotiated by Owner); 6'-0" diameter concrete wet well with interior coating; force main and gravity sewer piping; connections to existing system; electrical site work; telemetry system; site grading; and all other incidental and appurtenant work required to complete the improvements as shown and specified. Work also includes temporary bypass pumping of wastewater during construction.

OWNER will receive sealed bids until 1:30 PM, Wednesday, July 29, 2009, at the office of the City Manager, City Hall; 585 N. Franklin; Colby, KS 67701. Bids received after this time will not be accepted. All interested parties are invited to attend. Bids will be opened publicly and read aloud, immediately following closing time for receipt of bids.

Proposed Bidding Documents may be examined at the office of ENGINEER and at:

Salina Blueprint & Micrographics Systems, 209 S. Santa Fe Avenue, Salina, KS 67401  
 City Hall, 585 N. Franklin, Colby, KS 67701  
 Wilson & Company, Inc., Engineers & Architects, 1700 East Iron Avenue, Salina, KS 67401  
 Associated General Contractors of Kansas, 200 West 33rd, Topeka, KS 66611  
 Dodge Plan Room, 1702 Broadway, Kansas City, MO 64108  
 Reed Construction Data, 30 Technology Parkway South, Suite 500, Norcross, GA 30092

Bidding Documents can also be viewed and ordered online at [www.salinablue.com](http://www.salinablue.com)

Copies of the proposed Bidding documents may be obtained upon receipt of a non-refundable deposit in the amount of \$150.00 for each set, not including tax and shipping costs. Click the online planroom. Contractors, subcontractors, suppliers, etc. must register or log-in in order to view and/or purchase plans and specifications. Complete sets of Bidding Documents must be used in preparing Bids; neither OWNER nor ENGINEER assumes any responsibility for errors or misinterpretations resulting from the use of incomplete sets of Bidding Documents. For any questions regarding ordering or viewing of the Bidding Documents please contact the following:

Salina Blueprint & Micrographics Systems  
 209 S. Santa Fe Avenue  
 Salina, Kansas 67401  
 Telephone: 785-827-6182  
 or 1-800-284-6392

Addendums and plan holder list will also be available through Salina Blueprint & Micrographics Systems ([www.salinablue.com](http://www.salinablue.com)) for those that purchase complete plans and specifications through them.

Bid Security will be required in accordance with the instructions to Bidders.

Bidder qualifications may be required in accordance with instructions to Bidders.

Contract time will be set in accordance with the Instructions to Bidders and Agreement.

OWNER reserves the right to reject any or all Bids and to waive irregularities in bidding.

Any questions regarding the Bidding Documents should be directed to ENGINEER at the following address:

Wilson & Company, INC.,  
 Engineers & Architects  
 Attn: Brian P. Spano, P.E.  
 1700 East Iron Avenue  
 Salina, Kansas 67401  
 Telephone (785) 827-0433,  
 Fax (785) 827-5949

CITY OF COLBY, KS  
 Carolyn Armstrong, City Manager  
 (Published in the Colby Free Press on Friday, July 10, 17 & 24, 2009)



**HomeLand REALTY AUCTION**  
*"Western Hospitality"*

[www.colbyhomeland.com](http://www.colbyhomeland.com)  
 410 N. Franklin  
 785-462-8255

**PRICE HAS BEEN REDUCED!**

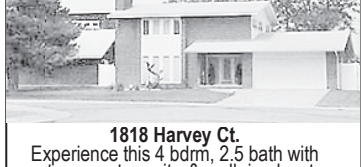


**1285 E. 8th \$127,500**  
2,200 sq ft contemporary raised ranch w/5 bdrms, 2 baths & a spacious back yard. Private master suite has a walk-in closet. Plenty of daylight windows on the lower level gives you lots of natural light. Grow your family here. Low maintenance.

**Place your home here**



Have you thought about downsizing or maybe moving to a larger home? Let the professionals here help you buy, sell or even trade homes. We work with you from the beginning until final closing, to make this an exciting lifetime experience.



**1818 Harvey Ct.**  
Experience this 4 bdrm, 2.5 bath with a true master suite & walk-in closet. Detached building has a finished loft.

**310 S. Garfield \$143,000**



New master bdrm & new bath on the main floor. Formal dining room, parlor & family room. 4 bdrms & full bath upstairs. Deck off kitchen. Call Now!

**PRICE REDUCED!!**



**685 W 6th \$46,500**  
\$2,500 allowance! 2 bdrm, 2 bath, new roof, vinyl siding, 2 car attached garage on a corner lot.

**1473 Pioneer Dr. \$117,500**  
"Country Living" 2.7 acres. Lots of trees, room & privacy. 4 bdrm, 3 bath ranch just a few minutes from town. Oversized heated garage/shop.

**255 N. Garfield \$98,500**



Early American home, close to school, town & filled with original wood work. Has an established landscape, front porch & 3 bdrms.

**575 La Hacienda \$225,000**  
Location & quality here. 5 bdrm, 3.5 bath brick ranch in perfect condition. 2 acres mature landscaping.

## FARM & RANCH REALTY, INC.

**1977 - 2009**  
**30+**  
**YEARS OF**  
**EXPERIENCE**  
**EXPERTISE**  
**EXCELLENCE**

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

[www.farmandranchrealty.com](http://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

### AUCTION SCHEDULE

**07/15/09 - 2,875+ ac Kit Carson County, Colorado cropland & grass for Gwen Miller Estate - selling in 10 tracts & combos**  
**07/22/09 - 320 ac Greeley County expiring CRP - N/2 of 26-20-41 - for Darwin & Becky Sciba**  
**08/11/09 - 800 ac CRP Kiowa County, CO - located SW of Eads, CO - selling in 3 tracts.**  
**09/10/09 - Farm machinery & equipment, Ogallah - Large consignments welcome!**  
**09/15/09 - Farm machinery & equipment, North of Grinnell**

### JUST LISTED!!

**5<sup>TH</sup> ST. & MARTIN AVE**  
**8-UNIT APARTMENT COMPLEX - Good income potential!**  
 Call STEVE or NAOMI

Have a **SAFE & PRODUCTIVE** harvest!  
 Be sure to visit [www.farmandranchrealty.com](http://www.farmandranchrealty.com)  
 for a complete listing of all upcoming auctions & private treaty listings!

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