

Classifieds

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Real Estate



HomeLand
REALTY & AUCTION

"Western Hospitality"

www.colbyhomeland.com
410 N. Franklin
785-462-8255

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.

PRICE HAS BEEN REDUCED!
1175 Brookside \$165,000

This home is very neat, clean and is move-in ready. It offers an open floor plan on the main level, private back yard with underground sprinklers, flowing stream & pond. Formal dining room w/French doors into living area with gas log fireplace. Open kitchen & dining area with 2 counters for serving & a bay window.



855 S. Grant \$70,000
Reduced! Open floor plan, 3 bdrm, 2 bath low maintenance brick exterior, patio, full bsmt. 1 car attached garage. Room for your family.



1125 S. Court \$133,900
4 bdrms, master suite with a walk-in closet, whirlpool tub & separate shower. Bsmt. could be rented, has a separate entrance. Must see!



560 W 6th \$64,000
Charming 3 bdrm, 2 bath w/full bsmt. Separate dining room, updated kitchen & lots of storage. Nice back yard.



555 N. Grant \$33,500
2 bdrms
1 bath
Full unfinished bsmt

Good rental history, tenant in place, close to town. 1 car detached garage. Good starter home or rental.



445 W Walnut \$77,500
Formal livingroom, spacious great room that opens to a modern kitchen. Many energy efficient updates.



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

Summer is here & 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	1105 E. 8th CONTRACT \$85,000	310 S. Garfield \$135,000
555 N Grant NEW \$33,500	995 S. Range CONTRACT \$98,500	1175 Brookside "NEW PRICE" CONTRACT \$117,500
625 E. 7th CONTRACT \$46,500	255 N. Garfield CONTRACT \$117,500	735 Kings Ct "NEW PRICE" CONTRACT \$117,500
685 W. 6th CONTRACT \$64,000	460 W 4th CONTRACT \$127,500	575 LaHacienda "UNIQUE" CONTRACT \$127,500
360 Hill NEW \$64,000	1104 Ct Place CONTRACT \$127,500	1818 Harvey Ct. "DUPLICATE" CONTRACT \$127,500
560 W 6th \$70,000	1473 Pioneer Dr. CONTRACT \$127,500	206-208 Plum Oakley "COMMERCIAL" CONTRACT \$127,500
855 S. Grant Reduced \$77,500	880 Thompson CONTRACT \$127,500	1675 W 4th "4-PLEX" CONTRACT \$127,500
850 E. 6th CONTRACT \$77,500	1285 E. 8th REDUCED \$133,900	310-316 W 7th "4-PLEX" Residential & Commercial Lots
445 W. Walnut \$77,500	1125 S. Court \$133,900	

Join the Sellers that list with HomeLand Realty & Auction
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

speak to us at homelandre@hotmail.com

Real Estate

Stock Realty & Auction Featured Homes

Just Listed



Brewster, KS

- Lovely - move in ready
- Basement and garage

765 W. Summit \$67,500

Brewster, KS



Offer Wanted

- You'll love the kitchen
- 3 Bedrooms

402 Nebraska \$42,500

One Level



- Traditional Charmer
- Corner lot

202 Kansas \$64,500

New Listing



- 2 - 4 Bedrooms
- Large corner lot

620 N. Range \$55,500

Wow



- 3 Bedrooms, 1 Bath
- Large kitchen

685 S. School \$56,000

Look At Me



- 5 Bedrooms
- Large corner lot

935 W. 3rd \$58,000

Must View!



- Beautiful in and out
- 4 Bedrooms on one level

431 Smith Drive \$186,000

Wanted "Homes" Inventory Is Low Call Molly



- Very clean home
- 3 Bedrooms, 2 Baths

665 E. 8th \$77,500

Stock Realty & Auction Co.
390 N. Franklin, Ste. 100, Colby, KS 67701
www.stockrealtyandauction.com
785-460-SOLD (7653)

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Residential Specialist
462-6133 (res.)

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Real Estate

START HERE!



1105 FLINT \$88,000

This 4 bedroom home is move in ready for your family. There is a full finished basement with a nice family room. 2 newly remodeled bathrooms & lots of natural lighting. Backyard features a "Live On Patio", underground sprinklers, a drip system to the landscaping, off street parking with boat and RV parking. This home won't last long at \$88,000.

Call Marilyn Meyer 462-2703

HomeLand REALTY & AUCTION, LLC
410 N. Franklin 462-8255
www.colbyhomeland.com

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REAL ESTATE FOR SALE

WALLACE: 600+ cropland, grass & improvements S of Wallace, KS - abundant wildlife - property available in 3 tracts or in its entirety - **JUST LISTED!**

SHERMAN: 480 ac cropland 4 miles South & 1 mile East of Edson

NORTON: 160 ac cropland & grass NE of Norton, SE/4 of 24-2-23

GRAHAM:

- 160 ac expiring CRP cropland NE of Hill City - SW/4 of 22-6-22 - Seller financing available to qualified buyer
- 160 ac grassland, abundant live water, SW of Palco - NE/4 of 12-10-21

AUCTION SCHEDULE

08/11/09 - 800 ac CRP Kiowa County, CO - located SW of Eads, CO - selling in 3 tracts & combos

08/18/09 - REAL ESTATE & FARM MACHINERY - 320 ac cropland w/improvement tract SE of Sharon Springs, selling in 3 tracts & combos - PLUS machinery & equipment selling immediately following the land

08/26/09 - 160 ac irrigated cropland N of Leoti, KS for Alberta & Larry Walter

09/09/09 - 160 ac prime cropland located N of Hoxie - SW/4 of 28-7-28

09/10/09 - Farm machinery & equipment, Ogallah - for RW Farms - Large item consignments welcome!

09/15/09 - Farm machinery & equipment, North of Grinnell for Fred H. Albers Estate

1055 S. RANGE



4,360 sq. ft. office building with 9 offices & large parking lot. Excellent opportunity to purchase a well-maintained office building in a high traffic area on S. Range - close to I-70!

Call Don for a tour!!

8-UNIT APARTMENT COMPLEX



615 Country Club Dr.

865 S. Lincoln



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

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

875.8 ACRES CROPLAND & CRP

All of Section 14-11-41; S/2NW/4 & SW/4 27-11-41

LAND AUCTION WALLACE COUNTY, KS

SELLER: Sally Farr Trust
Tract 1: Section 14-11-41 641.70 acres
Tract 2: S/2NW/4 27-11-41 79.16 acres; SW/4 27-11-41 154.94 acres

THURSDAY AUGUST 20, 2009 10:30 AM MT
AUCTION LOCATION: HOLIDAY INN EXPRESS, GOODLAND, KS

TERMS: 15% Down day of sale, balance to be paid on or before September 15, 2009, or upon such terms as may be acceptable to the Seller. Personal and corporate checks are acceptable for the down payment with the final payment to be in certified funds. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Announcements made day of sale take precedence over printed material. Seller reserves the right to accept or reject any and all bids.

EVIDENCE OF TITLE: Seller will provide title insurance to the Buyer(s) in the amount of the purchase price with the premium to be paid one-half by the Buyer(s) & one-half by the Seller. Preliminary title evidence available day of sale.

CLOSING AND POSSESSION: Closing date shall be on or before September 15, 2009. Possession shall be on the date of closing.

TAXES: Seller shall pay taxes for 2008 and all prior years. Taxes for 2009 shall be prorated to the date of closing. (2008 taxes: Tract 1: \$1,333.14; Tract 2: \$520.28.)

MINERALS: Tract 1: Buyer(s) shall receive all of Seller's interest. Minerals believed to be intact, EXCEPT 1/4 of minerals in N/2 & 1/4 of minerals

in SW/4. Tract 2: Buyer(s) shall receive all of the Seller's interest. All minerals appear to be intact.

FSA PAYMENTS: Tract 1: There are 336.3 acres currently enrolled in the CRP program @ \$33.42. Annual payment is \$11,239. & the contract runs through 9/30/2020. The 2009 CRP & FSA payment will be retained by the Seller. Tract 2: There are 79.2 acres currently enrolled in the CRP program @ \$33.54. Annual payment is \$2,656.00 and the contract runs through 9/30/2014. The 2009 CRP & FSA payment will be retained by the Seller.

BASES: Cropland Acres CRP Acres Wheat Base/yd: Tract 1 305.4 336.3 305.4/38 Tract 2 154.9 79.2 151.5/38

ACREAGES: Acreage figures are considered to be approximate and are from reliable sources, based on (USDA) FSA figures. All FSA information is subject to change. FSA acres may not be the same as deeded acres.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections & due diligence concerning pertinent facts about the property. Neither Seller nor HomeLand Realty & Auction, it's agency & representatives are making any warranties about the property, either expressed or implied.

LAND LOCATION: Tract 1: From Goodland, 17 miles S. on Hwy. 27 to Blue Bird Road, then 6 miles West. Tract 2: From Goodland, 17 miles S. on Hwy. 27 to Blue Bird Road., 6 miles W, 2 miles S on Road 12, then W 1/2 mile.

MANNER OF SALE: This real estate will be offered in 2 tracts and in combination.

AGENCY & ESCROW: HomeLand Realty & Auction agents and its representatives are the Exclusive Agents of the Seller. Sherman County Abstract will serve as escrow agent and closing agent for these transactions. The closing fee shall be paid one-half by the Buyer(s) and one-half by the Seller.

ACCEPTANCE OF BIDS: Each successful bidder will be required to enter into a HomeLand Realty & Auction Purchase Contract immediately following the auction. Copies of the contract will be available from the auctioneer prior to the sale.

HomeLand Realty & Auction
1112 Main, Goodland, Ks 67735
Tom Harrison, Broker/Auctioneer
homelandg@st-tel.net (785) 443-0136

HomeLand REALTY & AUCTION
"Western Hospitality"

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