

Notice

Real Estate

You don't have
 to face your
 problems alone.

COLBY KANSAS MEETING SCHEDULE

Alcoholics Anonymous:
 Colby 6th Street
 8:30 p.m. ~ Wednesday and Saturday
 9:30 a.m. - Sunday Morning meeting

Downtown:
 Basement of City Hall
 8:30 p.m. ~ Monday and Thursday

Sisters in Sobriety:
 Basement of City Hall
 5:00 p.m. ~ Sunday

Narcotics Anonymys:
 Basement of City Hall
 8:00 p.m. ~ Tuesday, Friday and Sunday

Alanon:
 Colby 6th Street
 8:30 p.m. ~ Wednesday

ACOA:
 Basement of City Hall
 7:00 p.m. ~ Monday

Public Notice

NOTICE OF BUDGET HEARING

2010

The governing body of
 Kingery Township
 Thomas County

will meet on Saturday the 17th day of August, 2009, at 7:30 p.m., at the Jack Duncan Residence, 573 County Road 8, for the purpose of hearing and answering objections of taxpayers relating to the proposed use of all funds and the amount of ad valorem tax.

Detailed budget information is available at 573 County Road 8, and will be available at this hearing.

BUDGET SUMMARY

Proposed Budget 2010 Expenditures and Amount of 2009 Ad Valorem Tax establish the maximum limits of the 2010 budget. Estimated Tax Rate is subject to change depending on the final assessed valuation.

Fund	Prior Year Actual 2008		Current Year Estimate 2009		Proposed Budget 2010	
	Expenditures	Actual Tax Rate*	Expenditures	Actual Tax Rate*	Expenditures	Amount of 2009 Ad Valorem Tax
General	124,942	18.224	81,237	19.383	150,500	\$6,253
Totals	124,942	18.224	81,237	19.383	150,500	\$6,253
Less: Transfers	0		0		0	
Net Expenditure	124,942		81,237		150,500	
Total Tax Levied	61,469		60,121		xxxxxxx	
Assessed Valuation:						
Township	3,647,255		3,101,809		2,898,182	
Outstanding Indebtedness:						
Jan 1	2007		2008		2009	
G.O. Bonds	0		8,600		0	
Lease Pur Princ	0		20,269		38,869	
Total	0		28,869		38,869	

*Tax rates are expressed in mills.

Jack Duncan, Treasurer
 Township Officer

(Published in the Colby Free Press on Friday, August 7)

When you're fishing for
 bargains...
 check the
 Free Press
 Classifieds!!
 785-462-3963



HomeLand REALTY AUCTION

"Western Hospitality"

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

255 N. Garfield \$98,500

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

PRICE REDUCED!!

995 S. Range \$79,500
 In the beginning or in the end, this great one level brick home with 2 bdrms & 2 full baths plus a large 2 car garage makes an ideal home to start out in, a retirement home or it would make an awesome rental. The new price makes this a 'steal'

JUST LISTED! BETTER HURRY!

1105 Flint Ave. \$88,000
 This 4 bdrm home has full finished bsmt w/a nice family room. 2 newly remodeled bathrooms & lots of natural lighting. Patio, underground sprinklers, a drip system to the landscaping & parking for boat & RV. Works all done. Won't last long!!

685 W 6th \$46,500
 \$2,500 allowance! 3 bdrm, 2 bath, new roof, vinyl siding, attached 2 car garage and on a corner lot.

310 S. Garfield \$135,000

New Price. New master bdrm and new bath on the main floor. Formal dining room, parlor & family room. 4 bdrms & full bath upstairs. Deck off kitchen. Located on a corner lot, kids can walk to school. Call Now!

575 La Hacienda \$225,000

Location & quality here. 5 bdrm, 3.5 bath ranch just a few minutes from town. Oversized heated garage/shop. 2 acres mature landscaping.

WANTED: YOUR LISTINGS
 Join our Sellers
 SOLD

625 E. 7th	580 N. Garfield
1111 S. Court	680 S. Grant
585 W. 8th	670 N. Lincoln
340 W. 8th	424 Smith Dr.
686 W 5th	815 S. Lincoln
1340-1342 E. 9th	660 N. Garfield
515 S. Grant	1105 E. 8th
775 N. Lincoln	1235 W 6th
1476 Meadowlark Dr.	1285 W. 7th

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.

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	995 S. Range REDUCED \$79,500	310 S. Garfield \$135,000
555 N Grant NEW \$33,500	255 N. Garfield \$98,500	1175 Brookside "NEW PRICE"
685 W. 6th \$46,500	460 W 4th CONTRACT	735 Kings Ct SOLD
360 Hill CONTRACT	1104 Ct Place CONTRACT	575 LaHacienda "NEW PRICE"
560 W 6th NEW \$64,000	860 S. Court CONTRACT	1818 Harvey Ct. "UNIQUE"
855 S. Grant Reduced \$70,000	1473 Pioneer Dr. \$117,500	206-208 Plum Oakley "DUPEX"
850 E. 6th CONTRACT	880 Thompson CONTRACT	1675 W 4th "COMMERCIAL"
445 W. Walnut \$77,500	1285 E. 8th CONTRACT	310-316 W 7th Oakley "4-PLEX"
1105 E. 8th CONTRACT	1125 S. Court \$133,900	Residential & Commercial Lots

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
 Marilyn Meyer 462-2703
 Rock L. Bedore 462-6930
 Jerry Wycoff 672-3763
 speak to us at homelandre@hotmail.com

FARM & RANCH REALTY, INC.

1420 W. 4TH - P.O. BO 947
 COLBY, KS 67701
 785-462-3904

DONALD L. HAZLETT, Broker

www.farmandranchrealty.com



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Naomi Ward • Steve Hazlett • Ron Evans • Neal Mann • Ed Currier • Mike Bailey • Scotty Legere

MULTI-PARCEL REAL ESTATE & FARM MACHINERY AUCTION

SELLERS: ELVIN FISCHER ESTATE, ET AL.

TUES., AUG. 18, 2009 @10:30 AM, MDT

Auction Location: From Wallace, KS go 11 mi S, 5 mi E, 1 mi S, 1 mi E & 1/2 mi S to the farmsite on Tract 3. SIGNS WILL BE POSTED!

320 ACRES CROPLAND W/IMPROVEMENTS WALLACE CO, KS
 Selling in 3 tracts & combinations of tracts



TRACT 1: NE/4 of Section 24-15-38
 TRACT 2: SE/4 of Section 25-15-38
 TRACT 3: 10 ac w/improvements on E/2 of Section 24-15-38



Great opportunity to purchase two quarters of cropland ready to plant Fall wheat, and/or to buy a home in a secluded "Country Setting" on 10 acres.

FARM MACHINERY & EQUIPMENT SELLING IMMEDIATELY FOLLOWING THE LAND



TRACTORS:
 •82 IHC 5288, 180HP, 3 pt, 3 remotes, PTO, needs clutch, 8,946 hrs
 •75 IHC 966, 100HP, 3pt, 2 remotes, PTO, w/GB 660 front end loader w/grapple fork
COMBINE & HEADERS:
 •83 JD Turbo 8820, 2,308 eng hrs, w/JD 230 platform, 30'
 •76 JD 6600 w/JD 24' platform for parts •JD 6-row crop head
GRAIN CART:
 •Caldwell GC700, 750 bu
HORSE TRAILER:•16' stock trl
PICKUPS:•94 Chevy Silverado 1500, 4x4, ext cab, V8 auto•72 Chevy Custom 20, V8, 350, 4spd
TRUCKS:•76 Chevy C65, 5x2, tag axle, V8 460, 22' Tradewind B&H, RO tarp•69 Chevy C50, 4x2, V8, 15' B&H w/RO tarp
FARM MACHINERY & EQUIP:
 •IHC 9' swather, model 990MC
 •NH 276 baler•NH 102 bale wagon •HM round bale hauler•3pt bale fork•Landleveler 10' box scraper •8' back blade•FMC 3 pt Side-Winder 6' PTO rotary mower •Rhino 3pt post hole digger w/2 augers•6"x35' auger

FARM MACHINERY & EQUIP:
 •2) FK 5x6 blade plows w/pickers
 •FK 3x6 blade plow w/pickers
 •Miller 16' offset disc•IHC 24' crustbuster•Fuel tri - 100 gallon diesel & 100 gal gas tanks w/12V elec pumps•2 sets IHC 16x10 hoe drills•Several old toolbars & oneways•JD 6-row planter on toolbar•Wire roller w/B&S motor on small trl•Misc steel & wire panels•110V fence chargers
SHOP EQUIPMENT:•5HP air compressor•Craftsman 7HP, 17" rototiller•Lincoln 225 arc welder •HD shop press •Craftsman 2 1/2 HP 10" radial saw •Craft drill press•B&D Workmate work bench•Bur Mill 110V grinder
MISCELLANEOUS: •Electric drill fill auger•500 gal diesel & propane tanks•Fishing rods & tackle•Old "Vickers" gasoline sign•Old steel "Phillips" sign•Russell Standard" horse-drawn grader on steel•Several old wagon wheels & parts •Cement mixer•Misc push mowers •Lots of iron, tools, AND MANY MORE
MISC ITEMS TOO NUMEROUS TO LIST!

KIOWA CO, LAND ABSOLUTE AUCTION

800 ACRES CRP SELLER: Kit Carson State Bank
 TUES., AUG. 11, 2009 @ 10:30 A.M., MDT
AUCTION LOCATION: Community Building, Eads, CO

LAND IS LOCATED SW OF EADS AND WILL SELL IN 3 TRACTS & COMBINATIONS:
 TRACT 1: SW/4 OF SECTION 35-18-30
 TRACT 2: S/2 OF SECTION 34-18-50
 TRACT 3: S/2 OF SECTION 33-18-50

AUCTION SCHEDULE

08/11/09 - 800 ac CRP - SW of Eads, CO
 08/18/09 - REAL ESTATE & FARM MACHINERY - 320 ac SE of Sharon Springs, selling in 3 tracts & combos - PLUS machinery immediately following
 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 for Catherine Buser
 09/10/09 - Farm machinery & equipment, Ogallah - for RW Farms
 09/15/09 - Farm machinery & equipment, North of Grinnell for Fred H. Albers Estate

REAL ESTATE FOR SALE

THOMAS: 160 ac cropland near TH/SD County line S of Menlo - JUST LISTED
NORTON: 320 ac grass 2 mi S of Lenora, immed possession, 2 windmills, stock tanks, good corrals - not grazed this season - JUST LISTED!!
WALLACE: 600± cropland, grass & improvements S of Wallace - 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

*CHECK OUR WEB SITE FOR ADDITIONAL LISTINGS!

 865 S. Lincoln	 615 Country Club Dr.
 5 TH ST. & MARTIN AVE	 1055 S. RANGE

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

WOOFER PUMP & WELL INC.

1024 Oak Ave.
 Hoxie, KS 67740
 Office Phone 785/ 675-3991 Fax: 785/ 675-3990
 Shop Phone 785/ 675-3023 E-mail: woofpw@ruraltel.net

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