

# 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

## Garage Sales

**1730 Lynda Friday**, 4:30-6:30 p.m. and Saturday, 8:30-noon. Children's clothes and toys. Lots of misc.

**1950 Co. Rd 36 Hwy 24 Friday** 4-8pm and Saturday 9am-4. 2 families! Something for everyone!

**485 N. Franklin Multi Family Garage** Sale Friday, 21st 5-7pm and Saturday, 22nd 9am-1pm. Lots of goodies for everyone.

## Garage Sales

**2710 N. Range Friday 4pm-7** and Saturday 8am-7 Furniture, household items, most under 1 year.

**520 Webster Friday**, August 21 5:30-8. Lots of girls, boys, teen clothing. Good condition. Furniture, weight bench and olympic weights plus much more.

## Garage Sales

**725 Woofter Avenue Multi-family**, Friday, 21st 4-7 and Saturday, 22nd 7-12. Furniture, teen clothes, books, glassware, antiques, christmas decorations, much more.

**1745 W. 5th Friday**, 4-7 p.m. and Saturday, 8a.m.-7 Lumber, asbestos shingles, organ, much more.

## Real Estate

### Commercial Property

- 420 N. Franklin, Colby Fantastic Reduced Price
- 119 S. Atwood, Great Commercial Bldg.
- 245 W. 4th Colby, Car Wash .. Great Location
- 900 E. 4th, Colby Former Convenience Store
- 801 Penn, Oberlin, KS Blue Sky Car Wash, New in 2005
- 335 N. Franklin, Colby Old Downtown Theatre Bldg.
- 430 N. Franklin, Colby WOW Business, Building & 6 Rental Units
- 226 & 228 Kansas Av Brewster 36' x 105' Building

**785-462-5203** **785-626-2082**

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

## Real Estate

### LAND & COMMERCIAL Opportunities

*the Promise of Land.....*

#### Irrigated

320 Acres Cheyene Co. land. E2 2-4-37 with well maintained improvements. 10,000 bu. storage, 1,000 gpm well and 2 new pivots.

#### Dryland

301 Logan Co. land W2 6-13-34. Good producing area with 1/2 minerals.

#### Dryland-Grass

316 Acres Sheridan Co. S2 NW4 and W2 SE4 20-10-19 (approximate 200 acres cropland, 116 grass and improvements). Nice farmstead and outbuildings.

#### CRP

162 Acres Cheyene Co. NW4 6-1-41.  
160 Acres Cheyene Co. NW4 12-18-42. **SOLD!**  
**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.stockrealtyauction.com**

Terry Stover: 785-626-2082 Molly Oliver: 785-462-5203  
Ron Stock: 402-649-3705 Mark Stock: 402-276-2077

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## Use the Classifieds!

## Homeland Realty & Auction

**RESIDENTIAL LOTS** in El Chaparral, Colby, KS. (Under Contract).  
**320 ACRES LOGAN CO.** CRP & grass S. of Monument, KS. (SOLD).  
**EXCELLENT BUILDING LOT** located on Cottonwood Drive in Colby, KS. Beautiful mature pine trees with a prime location. \$39,000.  
**320 ACRES THOMAS CO.** grassland 4 miles West 1/2 N. of Oakley, KS \$700/acre.  
**160 ACRES THOMAS CO.** irrigated cropland 4 miles West of Oakley, KS. \$1,600/acre.  
**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. (SOLD).  
**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. 3 wells & 3 sprinklers. (For sale or lease) \$2,150/acre.  
**Call Rock L. Bedore 785-443-1653**

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

**206-208 Plum St. Oakley**  
Duplex. Great rental history, 2 bdms, 2 baths, 1 car garage each unit. Give Marilyn a call for all the details. Great Buy!

**COMMERCIAL DEVELOPMENT** 6.7 acres adjacent to Wal-Mart with I-70 frontage. Located in Colby, Kansas. **Call Rock.**  
**INDUSTRIAL 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**

**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  
www.colbyhomeland.com

## Stock Realty & Auction Featured Homes

Look!



**Huge, private yard**  
**Upgraded kitchen**  
265 S. Grant \$74,900

Lovely!



**Wonderful family home**  
**5 bedrooms, 3 baths**  
431 Smith Dr. \$186,000

Delightful!



**Move-in Perfect**  
**2-3 bedrooms, 2 baths**  
765 W. Summit \$67,500

New!



**One level home**  
**Open floor plan**  
325 E. Pine \$59,900

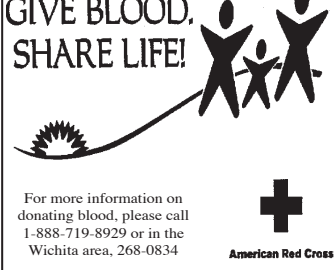
New!



**Many new upgrades**  
**Huge garage**  
595 S. Grant \$67,500

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**GIVE BLOOD. SHARE LIFE!**



For more information on donating blood, please call 1-888-719-8929 or in the Wichita area, 268-0834

## CAUTION Common Mistakes & how to avoid them.

Selling your home? Don't let mistakes cut into your profits. Most people don't sell homes for a living, the right real estate agent is a vital piece of the selling puzzle. **Let Molly go to work for you!** Call Molly Oliver today for a copy of your Free Seller's Real Estate Guide.

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**Breathtaking, A Must See!!**

**1825 West 5th**



5 bedrooms, 2 baths, full basement, single car garage, fenced backyard, fireplace, open, floor plan, broker owned.

**\$130,000**

**Call Linda today!**  
**785-443-1673**

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

New!



**Many new upgrades**  
**Huge garage**  
595 S. Grant \$67,500

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

**FARM & RANCH REALTY, INC.**

1420 W. 4<sup>TH</sup> - 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

**AUCTION SCHEDULE**

08/26/09 - 160 ac irrigated cropland N of Leoti

09/09/09 - 160 acres Sheridan County cropland North of Hoxie for Catherine Buser

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

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

10/02/09 - 600 acres Sheridan County cropland & grass N of Quinter for Dick Sterrett and Carolyn More

10/27/09 - 5,650 acre Bent County grass ranch South of Las Animas, CO selling in 2 Tracts for WGW, et al.

**160 ACRES IRRIGATED CROPLAND**

**ABSOLUTE LAND AUCTION**

**WICHITA COUNTY, KS**


**Wed., Aug. 26, 2009 @ 10:30 AM, MDT**

**AUCTION LOCATION:**  
4-H Building, Leoti, KS

**SELLERS:**  
Alberta & Larry Walter

**SE/4 of Section 12-18-37**

•Cash Lease: 2nd half of 2009 to Buyer  
•Possession: After 2009 corn harvest  
•Mineral Rights: Believed to be 100% intact & going to the Buyer  
•Tenant owns irrigation equipment which is available for purchase



**HomeLand REALTY AUCTION**

"Western Hospitality"

www.colbyhomeland.com

410 N. Franklin  
785-462-8255

**\$9,500 ALLOWANCE!!**




**575 LaHacienda REDUCED!!**  
This home needs a family! Location, quality & move-in ready awaits you here. 5 bdms, 3.5 baths, den, family room beautiful oak woodwork, natural lighting, easy flowing floor plan and 2 acres of mature landscaping to enjoy. Price lowered to \$219,000. Start packing now.

**JUST LOWERED! BETTER HURRY!**



**1125 S. Court \$129,000**  
4 bdms, master suite with a walk-in closet, whirlpool tub and separate shower, walk-in closet & convenient washer & dryer. This home has a dining room & lots of kitchen storage. 1 attached garage for her and a nice 2 car detached garage for him. Bonus with a beautiful landscaped backyard.



**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.



**995 S. Range \$79,500**  
One level brick home with 2 bdms & 2 full baths plus a large 2 car garage. The new price makes this a "steal"



**955 E. 5th \$91,500**  
4 bdrm, 1 1/4 bath home, lots of built-in storage, fm room, open kitchen & dining room, formal lv rm w/fireplace.

**255 N. Garfield \$98,500**  
Early American home, close to school, town & filled with original wood work. Has nice front porch & 3 bedrooms. Has established landscape with sprinklers.

**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

**310 S. Garfield \$135,000**

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

**REAL ESTATE FOR SALE**

**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+ ac cropland, grass & improvements S of Wallace - available in 3 tracts or in its entirety - abundant wildlife - Smoky River runs thru Tract 2 - **JUST LISTED!**

**SHERMAN:**  
•160 ac expiring CRP cropland, SE/4 of 5-10-38, imm poss, cash lease available - **JUST LISTED!!**  
•480 ac cropland 4 miles South & 1 mile East of Edson

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



865 S. Lincoln



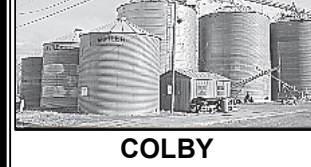
5<sup>TH</sup> ST. & MARTIN AVE



615 Country Club Dr.

**NEW LISTING**

**THESE BINS ARE EMPTY AND READY FOR FALL GRAINS!!**



**COLBY**  
114,000 bu (3 steel bin) grain storage plus 10,000 bu grain elevator in downtown Colby.

**CALL STEVE HAZLETT, LISTING AGENT - 785-443-3110**

Inventory is low - **WE WANT YOUR HOME.** 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	1125 S. Court	"NEW PRICE"
760 S. Mission	NEW \$29,900	1105 Flint	CONTRACT	310 S. Garfield	\$135,000
555 N Grant	CONTRACT	955 E 5 <sup>th</sup>	NEW \$91,500	1175 Brookside	CONTRACT
685 W. 6 <sup>th</sup>	CONTRACT	255 N. Garfield	\$98,500	735 Kings Ct	SOLD
360 Hill	CONTRACT	460 W 4 <sup>th</sup>	CONTRACT	575 LaHacienda	"NEW PRICE"
560 W 6 <sup>th</sup>	\$64,000	1104 Ct Place	CONTRACT	1818 Harvey Ct.	"UNIQUE"
855 S. Grant	Reduced \$70,000	860 S. Court	CONTRACT	206-208 Plum Oakley	"DUPEX"
850 E. 6 <sup>th</sup>	CONTRACT	1473 Pioneer Dr.	\$117,500	1675 W 4 <sup>th</sup>	"COMMERCIAL"
445 W. Walnut	\$77,500	880 Thompson	CONTRACT	310-316 W 7 <sup>th</sup> Oakley	"4-PLEX"
1105 E. 8 <sup>th</sup>	CONTRACT				

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](mailto:homelandre@hotmail.com)

**YOU Can Make A Difference**

