

# 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

**12 ACRES RAWLINS CO** with house, detached 2 car garage, Quonset, & several out buildings. 6 miles E. & 6 miles S. of Atwood, KS \$65,000.  
**140 ACRES THOMAS CO** cropland with improvements & remodeled house located at Rexford, KS. 1/3 wheat to Buyer. \$288,000.  
**EXCELLENT BUILDING LOT** located on Cottonwood Drive in Colby, KS. Beautiful mature pine trees with a prime location. \$39,000.  
**PRICE REDUCED!!! 320 ACRES THOMAS CO.** grassland 4 miles West 1/2 North. of Oakley, KS Immediate Possession. \$625/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.  
**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.  
**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**



**1675 W 4th Colby**  
 6,000 sq. ft. office/retail building plus 4,500 sq. ft. warehouse with dock. High traffic area. Excellent for investor.

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

**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.**  
**RESIDENTIAL LOTS** in El Chaparral. Has established trees and a domestic water well. Wonderful building site. \$23,000. **Call Marilyn.**



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

www.colbyhomeland.com

## A Delightful House



**1825 W. 5th Colby, KS**



**Come check out the hardwood floors, spacious rooms, upgrades and a deck with plenty of shade!**



1085 Taylor Ave., Colby, KS

Linda Taylor - Broker

785-460-3721

Broker Owned



## Stock Realty & Auction Featured Homes

Open House



**Open 10-11-09**  
 1:00 - 2:00 PM  
 465 Lawrence Drive

Open House



**Open 10-11-09**  
 1:00 - 2:00 PM  
 465 Lawrence Drive

Newer Listing



• "THE ONE"  
 • Original charm  
 360 W. 5th \$65,500

OFFER!!



• One level home  
 • Corner lot  
 685 S. School \$56,000

Fantastic Home



• 5 bedroom, 3 baths  
 • Spacious and Inviting  
 1385 Lue Drive \$159,900

**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)

QUALITY LAND BROKERS & AUCTIONEERS

Just Listed



• 6 bedrooms, 2 baths  
 • 24 x 27 great room  
 535 S. Lincoln \$94,500

Open House



**Open 10-11-09**  
 1:00 - 2:00 PM  
 960 E. 9th

Brick & Corner Lot



• One owner home  
 • Very large rooms  
 785 S. Lincoln \$126,500

Like New!



• 3 bedroom charmer  
 • Lots of "New"  
 325 E. Pine \$59,900

## Wanted "Homes" Inventory Is Low Call Molly

## JUST LISTED



**535 S. Lincoln**  
 A must home to view. Over 1,600 square feet on main level. 6 bedrooms, attached and detached garages.

**MOLLY J. OLIVER**  
 460-SOLD (7653)  
 462-6133 (Res.)



**STOCK REALTY & AUCTION CO.**  
 390 N. Franklin Colby, KS



## Update on the STOCK REALTY LAND SEMINAR

September 25th • Colby Community Building

The consensus of our speakers was that land values are stable to slightly higher this year. Western County dryland values are beginning to equalize somewhat with Eastern Tier Counties. Good grass in our eastern region is still bringing top dollar, \$100 - \$200/acre more than the south and west counties. Good irrigated land with good water is in high demand. CRP land that is coming out of the program soon is priced more on the basis of future use.

In another segment, it was explained how history and the psychology of past sales plays into the dynamics of pricing land.

One area that generated a lot of questions was the financial planning that should be involved before selling land. There are many options available to minimize tax problems.

Stop by Stock Realty for more information on this seminar.

## 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.**

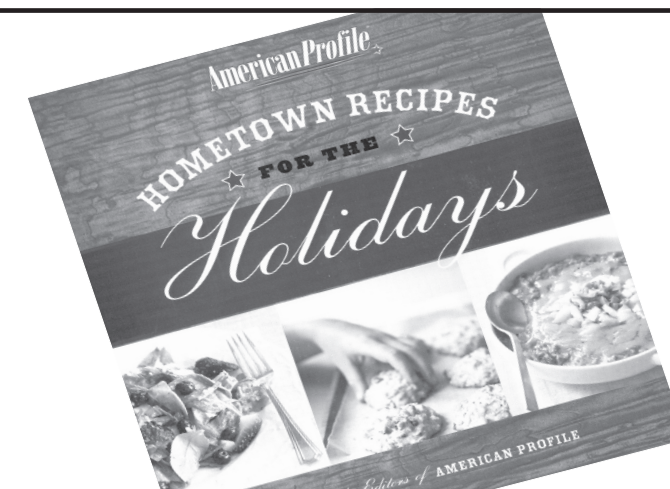
Stock's Full Team of "YELLOW SHIRTS" & Experience want to handle your next Auction...  
 Call the "WE SELL" TEAM.

**Check Our Website**  
**www.stockrealtyandauction.com**

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  
 www.stockrealtyandauction.com  
 785-460-SOLD (7653)

QUALITY LAND BROKERS & AUCTIONEERS



**Give the gift of good taste**  
 ...and smell, fun and good memories

American Profile — yep, the magazine that comes in the local paper and always has a great recipe — now has a great cookbook. Get 120 recipes categorized by holiday for yourself or as a gift. Just \$18.95 plus tax. Available at:

**COLBY FREE PRESS**

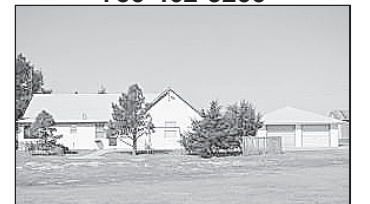
155 W. 5th, Colby

785-462-3963

## HomeLand REALTY AUCTION

"Western Hospitality"

410 N. Franklin  
 785-462-8255



**Rd 28 Rawlins County \$65,000**  
 12 acres w/1,100 sq ft home, one level, large living room w/hardwood floors. Detached 2 car garage & outbuildings. Your chance for "country living".



**255 N. Garfield \$98,500**  
 Original woodwork, gorgeous staircase & great built-ins in this Early American home. 3 bdrms, 2 baths & a den. Nice front porch, & upper balcony & mature landscaping w/sprinklers. Walk to school.

**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	855 S. Grant REDUCED \$70,000	1473 Pioneer Drive \$117,500
615 Longview-Oakley \$39,900	995 S. Range REDUCED \$79,500	575 S. Lincoln NEW \$126,500
721 Smokyhill-Oakley \$59,500	955 E 5th CONTRACT \$79,500	1125 S. Court REDUCED \$129,000
555 N Grant SOLD \$98,500	255 N. Garfield \$98,500	310 S. Garfield \$135,000
560 W 6th SOLD \$98,500	460 W 4th CONTRACT \$135,000	575 LaHacienda "NEW PRICE"
1213 Ct. Place \$63,500	860 S. Court SOLD \$107,500	1818 Harvey Ct. "UNIQUE"
12 acres w/improvements \$65,000	905 S. Range \$107,500	1675 W 4th "COMMERCIAL"
445 W. Walnut Reduced \$68,000	880 Thompson CONTRACT	310-316 W 7th Oakley "4-PLEX"



**1125 S. Court \$129,000**  
 Reduced price on this 4 bdrm, master suite w/walk-in closet, whirlpool tub, separate shower, & washer & dryer. 1 car attached garage & 2 car detached. This home has a lot of potential.



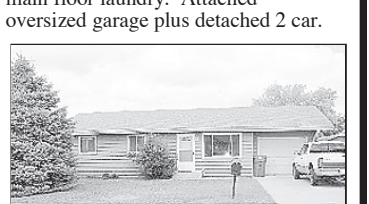
**855 S. Grant \$70,000**  
 Reduced! Open floor plan, 3 bdrm, 2 bath low maintenance brick exterior, patio, full bsmt. 1 car attached garage. Room for your family to grow.



**905 S. Range \$107,500**  
 4 bdrm brick ranch on corner with full finished bsmt, 3 car detached garage, fence, covered patio & lush back yard with sprinklers. Who needs any more?



**575 S. Lincoln \$126,500**  
 4 bdrms, 2 baths, 2500 sq ft brick ranch. Spacious living room, dining room & great working kitchen plus main floor laundry. Attached oversized garage plus detached 2 car.



**1213 Court Place \$63,500**  
 BEGIN HERE: One level home features a spacious master bedroom w/sitting area, large eat-in kitchen, 1 car attached garage. Low maintenance exterior.



**310 S. Garfield \$135,000**  
 New master bdrm & new bath on the main floor. Formal dn rm, parlor & family room. 4 bdrms & full bath upstairs. Deck off kitchen. Kids can walk to school.

## FARM & RANCH REALTY, INC.

1977 - 2009  
 30+ YEARS OF EXPERIENCE EXPERTISE EXCELLENCE



1420 W. 4th - P.O. BOX 947  
 COLBY, KS 67701  
 785-462-3904

DONALD L. HAZLETT, Broker



DON HAZLETT

www.farmandranchrealty.com

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

**10/15/09 - 480 ac Wichita Co, KS** cropland selling in 3 tracts and combinations for Doug Hill Trust

**10/20/09 - 160 ac Cheyenne Co, KS** cropland selling in 2 tracts and combination for Waters Grandview Farms, LLC

**10/27/09 - 23,808 deeded ac** grass ranches in Bent, Baca & Las Animas Counties, Colorado selling in 7 tracts and combinations for George Wilson

**11/04/09 - 640 ac Sheridan Co, KS** cropland, grass & river bottom located 4 miles NE of Park - **Excellent hunting potential -- Saline River runs thru NW corner of the property!**

**11/19/09 - 1,280 ac Greeley Co., KS** cropland & CRP selling in 8 tracts and combinations for KGCK, LLC

**11/20/09 - 760 ac Baca Co.** cropland & expired CRP near Springfield, CO selling in 3 tracts and combinations for KCVN, LLC

**12/01/09 - Krebs Ranch - 9,600 acres** on Smoky Hill River between Oakley and Scott City, KS on Hwy 83 selling in 5 tracts and combinations

**12/03/09 - 640 ac Lane Co, KS** cropland & grass w/good set of improvements - including 2) shop bldgs, 2) barns and grain storage

## 640 ACRES CROPLAND, GRASS & RIVER BOTTOM

# ABSOLUTE LAND AUCTION SHERIDAN COUNTY, KS

Wed., Nov. 4, 2009 @10:30 AM, CST

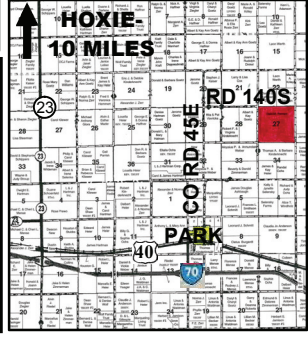
SELLER: Thea Baldwin

AUCTION LOCATION: Bowen Scout House, Hoxie

Section 27-10-27

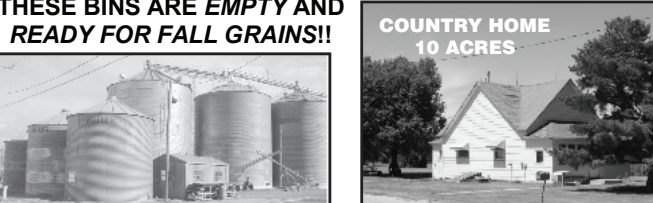
• 352.2 ac cropland  
 • 287.8 ac grass

Excellent hunting potential!  
 Live water plus Saline River runs thru NW corner of the property.



\*CHECK OUR WEB SITE FOR ADDITIONAL LISTINGS!

THESE BINS ARE EMPTY AND READY FOR FALL GRAINS!!



114,000 bu bins & 10,000 bu elevator in downtown Colby.



2290 CR 34 - Rexford \$85,000

COMMERCIAL BUILDING

1921 S. Range - 7,500 sq. ft. \$199,500

8-UNIT APARTMENT COMPLEX

5th St & Martin Ave - \$57,000

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