

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  
"Western Hospitality"  
410 N. Franklin  
785-462-8255

**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.

**1473 Pioneer Dr. \$117,500**  
"Country Living" 2.7 acres. Lots of trees, room & privacy. Lots of storage in this 4 bdrm, 3 bath ranch. Oversized heated garage/shop & double carport. Enjoy the fresh air & sunsets. Just a few minutes from town.

**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?

**995 S. Range \$75,000**  
One level brick home with 2 bedrooms & 2 full baths plus a spacious 2 car garage. Located on a large corner lot. This new price offers a great buying opportunity!!

**1280 E 8th \$165,000**  
5 bdrm, 3 bath brick home with full finished basement and double car garage. Main floor utility. Wrapped windows, gables and eaves. A real treasure.

**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	460 W 4th	CONTRACT
615 Longview-Oakley	\$39,900	905 S. Range	\$107,500
130 Main-Rexford	NEW \$45,000	880 Thompson	CONTRACT
721 Smokyhill-Oakley	\$59,500	575 S. Lincoln	CONTRACT
1213 Ct. Place	SOLD	1125 S. Court	\$129,000
12 acres w/improvements	CONTRACT	310 S. Garfield	\$135,000
445 W. Walnut	SOLD	1280 E 8th	\$165,000
855 S. Grant	SOLD	575 LaHacienda	"SOLD"
620 W 4th	\$72,000	1818 Harvey Ct.	"Unique"
995 S. Range Reduced	\$75,000	1675 W 4th	"Commercial"
255 N. Garfield	CONTRACT		

Join the Sellers that list with HomeLand Realty & Auction  
Your Home, along with 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)

## FREE HOME TAX CREDIT SEMINAR

### First Time Home Buyer Program

Save Up To \$8,000  
(Extended until April 30, 2010)

### Repeat Home Buyers Program

Save Up To \$6,500  
(Deadline is April 30, 2010)

Presented by: Molly J. Oliver  
Stock Realty & Auction Co.  
When: December 10, 2009  
Where: 390 N. Franklin, Colby, KS  
Time: 6:30 pm to 7:30 pm  
Why: Because you can save \$\$\$\$ on your Home purchase!!!!  
Call If You Have Questions: 785-460-7653

**STOCK AUCTION COMPANY**  
Quality Equipment Auctioneers  
1-800-WE SELL 8 [www.stockra.com](http://www.stockra.com)

## Land For Sale By Owner

320 Acres located in Sherman County for \$1,250 per acre. Legal Description SE 8-6-38 and the SW 9-6-38. 320 Acres also located in Sherman County for \$1,275 per acre. Legal description W 1/2 9-10-38. 640 Acres located in Thomas county for \$1,250 per acre. Legal description All of 19-6-35.

Call John at:  
**303-912-8807**

Why Some People Think **Duke Ellington** Is a Member of the Royal Family.

Kids don't get enough art these days. For Ten Simple Ways to get more art in kids' lives, visit [AmericansForTheArts.org](http://AmericansForTheArts.org)

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Ad Council AMM Foundation

## Happy Thanksgiving

Thanksgiving is a great time  
For reviewing what we treasure,  
The people we hold dear.  
A perfect time to say Thank You,  
To those who touch our lives each day.

Thank you for allowing Molly, Terry, & Kristina of Stock Realty and Auction Company to be a part of your valued Real estate transaction this year. Your friendships have become a part Of our world and holds a special place. We hope you enjoy this Thanksgiving Holiday. With friends and loved ones.

Molly Terry Stover Kristina

**STOCK AUCTION COMPANY**  
Quality Equipment Auctioneers  
1-800-WE SELL 8 [www.stockra.com](http://www.stockra.com)

**GET RIGHT TO THE POINT!**  
WITH A **CLASSIFIED AD!!**  
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friends don't let friends drive drunk.

U.S. Department of Transportation Ad Council

## 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

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

The agents & staff of Farm & Ranch Realty wish you a happy & safe "Thanksgiving Holiday"

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

### AUCTION SCHEDULE

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

12/08/09 - 640 ac Thomas Co - 1 quarter pivot irrigated, 3 quarters dryland & grass, located E of Colby selling in 4 tracts and combinations for Martin Irwin, Annette Tidman and Donna Stover

**CORMAN RANCH**

01/19/10 - 10,289 acre Dawes Co, Nebraska Ranch for Corman Ranches & Farms, Inc. and Corman Trust

### COMMERCIAL BUILDING

1921 S. Range - \$199,500  
\*CHECK OUR WEB SITE FOR ADDITIONAL PRIVATE TREATY LISTINGS!  
"When you list with Farm & Ranch, it's as good as SOLD!"

## 600+/- ACRES IRRIGATED & DRYLAND LAND ABSOLUTE AUCTION THOMAS COUNTY, KS

Tues, Dec 8, 2009 @10:30 AM, CST

**AUCTION LOCATION:**  
City Limits Convention Center, Colby

**SELLERS:** Martin Irwin, Annette Tidman & Donna Stover

This real estate will be offered as a "MULTI-PARCEL" auction in 4 individual tracts & in combinations.

TRACT 1: NE/4 of 5-8-32 - 146.2 ac irrigated  
TRACT 2: SW/4 of 13-7-33 - 158.7 ac dryland  
TRACT 3: SW/4 of 34-7-32 - 155.0 ac dryland  
TRACT 4: W/4 of 18-7-32 - 86.3 ac dryland & 42.4 ac grass

This land has been in the Irwin family for over 70 years. Tract 1 includes a '95 Valley pivot sprinkler, model 8000 with a 460 Ford on N.G. w/generator. The well is covered under Water Right File #25,438 and is permitted for 300 AF at 1,275 GPM.

CALL RON EVANS, Listing Agent at 443-2416

## Homeland Realty & Auction

NEW 320 ACRES GOVE COUNTY irrigated, dryland & grass located 3 miles South of Campus, KS. \$1,350/Acre  
NEW 320 ACRES THOMAS CO Cropland & grass located 1 1/2 miles West of Menlo, KS. Immediate Possession. \$1,175/Acre.  
12 ACRES RAWLINS CO with house, detached 2 car garage, Quonset, & several out buildings. 6 E. & 6 S. of Atwood, KS (UNDER CONTRACT)  
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 4 miles West of Oakley, KS. (UNDER CONTRACT)  
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. \$811/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.

**365 N. Franklin**  
Ideal for retail business or larger office. Interior can be partitioned for great open retail space, private offices & lots of storage.

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

410 N. Franklin Ideal office location, low maintenance brick exterior, 1 year old roof & new sewer line. Interior has open floor plan, private office, break room as well as a conference room.

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**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](http://www.colbyhomeland.com)

# Get Caught Recycling!

[www.getcaughtrecycling.org](http://www.getcaughtrecycling.org)