

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

"Western Hospitality"
www.colbyhomeland.com
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.



880 Thompson \$129,000
Custom designed brick home with spacious rooms, foyer & hallway. Full finished basement, great for the kids or could be rented out. 2 car attached garage. Take a look today.



905 S. Range \$102,000
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?



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.



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.

Price REDUCED /\$2000 Allowance



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

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

Stock Realty & Auction

Featured Property

New Listing



• Large deck
• Spacious Rooms
135 N. Garfield \$94,500

Atwood, KS



• Cute cottage
• Lots of new
402 S. 2nd \$29,900

Brewster, KS



• Reduced!!
• Charming
402 Nebraska \$37,500

One-Owner



• Brick home
• Large rooms
785 S. Lincoln \$126,500

Look!



• Large corner lot
• 5 bedrooms
935 W. 3rd \$58,000

Opportunity



• Solid business
• Six rentals (extra)
430 N. Franklin Call Molly

Offer Wanted



• Look at me
• Workshop/garage
309 Rock Island \$49,900

Offer Wanted



• Low maintenance
• Spacious garage/shop
960 E. 9th \$59,500

Value



• Reduced price
• Lots of garages
665 E. 8th \$75,500

Priced to Sell



• Great curb appeal
• Newer furnace
135 W. 3rd Call Molly

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

Homeland Realty & Auction

NEW 320 ACRES GOVE COUNTY irrigated, dryland & grass located 3 miles South of Campus, KS. \$1,350/Acre
NEW 160 ACRES THOMAS CO Cropland located 1 1/2 miles West of Menlo, KS. Immediate Possession. \$1,500/Acre.
NEW 160 ACRES THOMAS CO Grassland located 1 1/2 miles West of Menlo, KS. Immediate Possession. \$850/Acre.
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



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.



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

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

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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

LAND & COMMERCIAL Opportunities

the Promise of Land.....

CRP - 162 Acres Cheyenne Co. NW/4 6-1-41

CRP - 320 Acres CRP/grass Gove Co. S/2 2-14-26 UNDER CONTRACT

GRASS - 325 grass - New home and improvements Cheyenne Co. S 1/2 26-5-35

FARMLAND - 301 Acres Logan Co. good production history W 1/2 6-13-32

FARMLAND, GRASS, HOME AND IMPROVEMENTS - 316 Acres Sheridan Co. Nice package S 1/2, NW 1/4 and W 1/2 E 1/4 20-10-29

FEEDLOT GRAIN STORAGE FARMLAND - 315 Acres Greely Co. N 1/2 22-16-42 Feedlot, 500,000 bu-storage, irrigated and dry land farm ground

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

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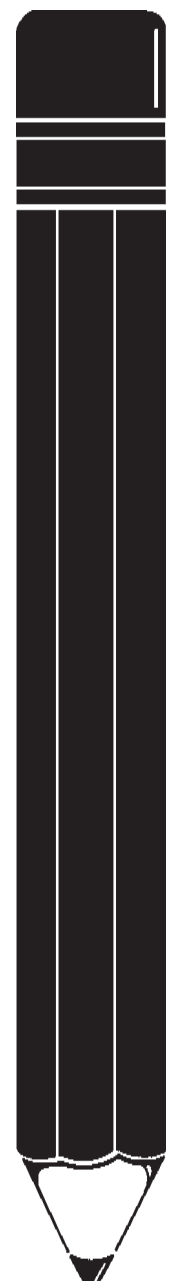
Give the gift of good taste
...and smell, fun and good memories

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:



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155 W. 5th, Colby 785-462-3963

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785-462-3904

DONALD L. HAZLETT, Broker




www.farmandranchrealty.com

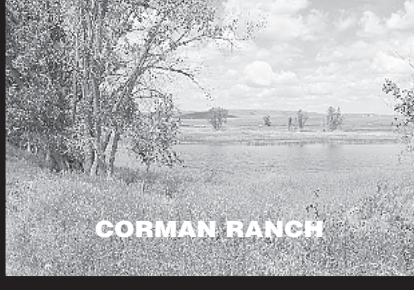
WE INVITE YOU TO TALK TO ONE OF OUR REAL ESTATE PROFESSIONALS!

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

AUCTION RESULTS: 12/08/09 Irwin Heirs Land Auction -
Tract 1 (irrigated) - \$3,900/acre
Tracts 2, 3 & 4 (dryland & grass) - \$1,261/acre

AUCTION SCHEDULE

1/19/10 - 10,289 acre grass ranch North of Crawford, NE on the South Dakota border with 7,100 deeded acres, 2,549 Oglala Grassland lease acres & 640 state lease acres. This ranch is currently a cow/calf operation. Selling in 2 tracts & combination for Corman Ranches & Farms, Inc. and Corman Trust



3/27/10 - Annual Spring Consignment Auction

REAL ESTATE FOR SALE

GRAHAM - 80 ac Cropland & CRP NE of Hill City, KS - N/2NW/4 of 13-7-21 - \$734 ann pmt thru 2017 on 19.8 ac
GOVE - 160 ac expired CRP, NE/4 of 17-14-31, SE of Oakley, KS
WALLACE - 510 ac native grassland w/3 livestock wells - NW of Sharon Springs, KS
WICHITA - 320 ac CRP, ann pmt \$11,510 thru 9/30/2010, SE of Leoti, KS - NE/4 & SW/4 of 11-19-36 - **JUST LISTED!**
PAWNEE - 280 ac cropland & grass S of Rush Center in Pawnee Co
RUSH - 160 ac cropland, grass & improvements - E of LaCrosse, KS
RUSH - 160 ac cropland SW of Rush Center - NE/4 of 17-19-19

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

NEW PRICE
8-Unit APARTMENT COMPLEX



5th St & Martin Ave - \$ 40,000

COMMERCIAL BUILDING



1921 S. Range - \$199,500

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