

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

### HomeLand REALTY AUCTION

"Western Hospitality"  
www.colbyhomeland.com  
410 N. Franklin  
785-462-8255



**1855 Harvey Ave. \$145,000**  
5 bdrm, 3 bath ranch style brick home w/double garage. Can be bought w/13 acres MOL or property can be split up @ \$162,000 w/land. Call Tom today!!!



**1175 Wheatridge Rd. \$187,000**  
6 bedroom 3 bath brick home located in a wonderful area of town and close to the college. Has a 2-car garage with a 13'8 x 11 shop area. Home is loaded w/ great storage and closet space. Call Marilyn for your private viewing.



**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. Give Marilyn a call!!!



**620 W 4th \$72,000**  
Beautiful oak wood floors, oak columns separating the formal dining & living room. Main floor laundry, large master suite, partially finished basement with a family room, bedroom & bath. Kids can walk to school. Call Marilyn.



**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. Call Pat!!!



**194 Co. Rd. 3 Brewster, KS**  
NEW Beautiful Ranch Style home located 15 miles South of Brewster, KS with full basement on 5.7 acres. (4 garage stalls) \$165,000. Call Rock!!

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	SOLD
130 Main-Rexford	CONTRACT	1473 Pioneer Dr.	\$117,500
665 N. Mission	\$59,900	1395 Lue Dr.	CONTRACT
620 W. 4th	\$72,000	880 Thompson	\$129,000
765 S. Range	\$76,500	310 S. Garfield	\$135,000
1005 Court Terr.	\$77,000	1855 Harvey Ave.	\$145,000
665 W. 6th	\$78,700	1280 E. 8th	\$165,000
465 Lawrence Dr.	\$81,500	194 Co Rd. 3	\$165,000
255 N. Garfield	CONTRACT	1175 Wheatridge Rd.	\$187,000
El Chaparral	"Build Here"	2870 N. Range	CONTRACT
460 W. 4th	CONTRACT	Cottonwood	"Great Site"

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  
Tom Harrison 460-9015  
speak to us at homelandre@hotmail.com

## Real Estate

### Stock Realty & Auction Featured Property

New Listing

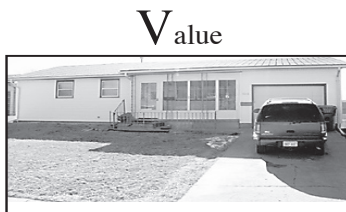
Must SEE



• **Fantastic Home**  
• Lots and lots of extras  
1818 Harvey Court \$244,900w



• **5 bedrooms, 2 baths**  
• Walk-out finished basement  
520 Cherokee \$86,500



• **Full basement, grg. and sprinklers**  
• Large kitchen  
1018 Court Terrace \$79,900



• **Lovely Home**  
• Great yard and patio  
1035 N. Brookside \$117,00



• **Great Value**  
• Home and area for horses  
Menlo, KS \$84,500



• **Over 3,00 sq. ft.**  
• One-owner home  
785 S. Lincoln \$122,000



• **Personality Plus**  
• Move-in ready  
655 W. Cedar \$68,500



• **Beautiful Home**  
• Fantastic deck area  
450 W. 5th \$115,000

### NEED HOMES!

Now is the time to list and sell your home. Spring may be to late.

Call Molly for Market Overview.

**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

## Real Estate

### Homeland Realty & Auction

**NEW 9 Acres Thomas Co.** with 2 houses, shop building, barn and corals located 2 miles East of Mingo, Kansas \$210,000.00.  
**NEW 320 AC Wallace Co.** CRP & Grass NW Sharon Spgs, KS \$525/Ac.  
**NEW-160 AC Logan Co.** cropland & grass loc. SW of McAllister \$750/Ac.  
**Beautiful Ranch Style** home located 15 miles South of Brewster, KS with full basement on 5.7 acres. 5 bdrm 3 bath (4 garage stalls) \$165,000.  
**320 Acres Thomas Co** irrigated NW of Rexford, KS. \$2,740/Acre.  
**160 AC TH CO** cropland located 1 1/2 miles W. of Menlo, KS. \$1,400/Ac.  
**160 AC TH CO** grassland located 1 1/2 miles W. of Menlo, KS. \$750/Ac.  
**11 ACRES THOMAS Co.** cropland with 1,700 sq. ft. remodeled house Rexford, KS. All 2010 wheat to Buyer. \$98,500 w/roof allowance.  
**900 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. \$990,000.  
**480 ACRES LOGAN COUNTY** sprinkler irrigated land located 1 mi North of Page City, KS. 3 wells & 3 sprinklers. Immediate Poss. \$2,150/acre.  
Call Rock L. Bedore 785-443-1653

**148 ACRES RAWLINS COUNTY** Cropland and grass 4 1/2 miles North of Ludell, KS. \$811/acre. Call Pat 785-443-3261.  
**NEW-3.3 Acres** with 7,215 sq. ft. building, close to Goodland Airport 580 E. Armory Rd, Goodland, Ks Great warehouse & office space!! \$88,500.  
**NEW-2.2 acres** w/10,786 sq. ft. building. 1/4 mile from I-70 @ 2886 Rd 64 Edson, KS. Ideal warehouse or manufacturing building, \$150,000.  
**NEW-160 ac.** NW/4 12-8-42 dryland. UNDER CONTRACT.  
Call Tom Harrison 785-443-0136



**145 W. 4th Str. Colby, Soup, Salad, Sub & Pizza Shop** all equip stays. Everything you need to start your own bus. Call Tom today!!!



**1675 W. 4th Colby 6,000 sq. ft. office/retail bldg.** plus 4,500 sq. ft. Warehouse w/dock. Move-in ready. **Reduced Price! Call Pat!**

**NEW 1,600 sq. ft. bldg.** 340 N. Lake, Colby, Kansas (Under Contract)  
**NEW PRICE COMMERCIAL PROPERTY** 6.7 acres adjacent to Wal-Mart with I-70 frontage, Located in Colby, Kansas. \$750,000. Call Rock.  
**INDUSTRIAL LOT** in Colby's Industrial Area just off of I-70 Exit 53. Great building location. \$47,000. Call Rock.  
**EXCELLENT BUILDING LOT** located on Cottonwood Drive in Colby, KS. Beautiful mature pine trees with a prime location. \$39,000. 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 & domestic water well. Wonderful bldg. site. **JUST REDUCED-\$19,500- Call Marilyn.**

**410 N. FRANKLIN**—Ideal office location, low maint. brick ext., 1 yr old roof & new sewer line. Private office, break rm. & conf. room. Call Pat.  
**525 E. 4th** - Very well established business loc. in Colby, KS. Great clientele list. Just finished restocking inventory. Call Marilyn.

**HomeLand REALTY AUCTION**  
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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  
Tom Harrison 785-460-9015  
www.colbyhomeland.com

### LAND & COMMERCIAL Opportunities

*the Promise of Land.....*

The Western Kansas agricultural real estate business is a fast paced market. In the last few months we've seen some significant trends develop. At this time there seems to be great interest in farm and ranch land. We continually take calls from potential buyers, not only locally, by from coast to coast. There are **more buyers than sellers!** So... if you've been considering selling your farm property, stop by or call Terry or Molly about a **cost free no obligation market analysis.** You've got nothing to lose... but a lot to gain.

### FEBRUARY SPECIALS

1680 contiguous Wallace Co. land. 1440 grass and 240 dryland.

148 acres Wallace Co. CRP - comes out 2010.

316 acres Sheridan Co. - Farmland, grass and bottomland.

### 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.**  
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**FARM & RANCH REALTY, INC.**  
1420 W. 4th - 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 Carrier • Neal Mann • Mike Bailey • Scotty Legere

**320 ACRES IRRIGATED CROPLAND LAND ABSOLUTE AUCTION THOMAS COUNTY, KS**  
SELLERS: Frank A. & Naomi C. Flipse Trusts  
Tues, March 2, 2010 @ 10:30 A.M., CST

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

**E/2 OF 18-10-32**  
The land is located in a very productive area of Thomas County, KS. Terms of this sale are "buyer friendly" as Buyer will receive **IMMEDIATE POSSESSION** to prepare the land for Spring planting of corn-grain sorghum - sunflowers. All irrigation equipment and mineral rights will go to the Buyer!

Call Ron Evans for a tour TODAY!

There are two irrigation water wells on this property. Water Right File #10774 is permitted for 404 AF at 720 GPM, and Water Right File # 27946 is permitted for 132 AF at 375 GPM.

**1,320 ACRES CROPLAND & GRASS LAND ABSOLUTE AUCTION THOMAS COUNTY, KS**  
SELLER: Frances D. Zoberst Estate  
TUES, MAR 9, 2010 @ 10:30 AM, CST

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

Land will sell in 6 tracts & combos  
•851.4 acres cropland  
•452.0 acres grassland  
•Immediate possession

This farm has been in the Zoberst family for many years and offers great opportunity for a total farming operation, including cattle, productive cropland and improvements.

There is good water available, fences are like new, the layout is good for working cattle.

Call Ron Evans for a tour TODAY!

**MARCH 16, 2010**  
1,320+ ACRES CROPLAND

**1,320+ acres Rooks County cropland & farm machinery**

Palco/Plainville area selling in 9 tracts & combos for Charlotte Desbien Estate.

A short line of machinery will sell immediately after the land!

**MARCH 27, 2010**  
ANNUAL SPRING CONSIGNMENT

Call TODAY to get your items consigned early and included on the sale bill

**MAY 12, 2010**  
FARM MACHINERY

Farm Machinery for Mays Farm - North of Kit Carson, CO

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

WHY SOME PEOPLE THINK **CELIA CRUZ** IS TOM'S MOTHER.

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Ad Council AMERICAN FOR THE ARTS NAMM Foundation

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