

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

## Seed and Feed

**Certified Agri-Pro**, Post Rock, Tam III and certified Fuller. Call Paul Nauer 785-678-8083 or 785-678-2339.  
---/9/28---TFN---

## Services

**Tired of leaks** every time it rains? Frustrated with the bucket brigade? Murray Roofing. 780 E. 4th, Colby. 1-800-794-3204 or 785-462-6908.  
---/3/18---TFN---

**Free Estimates on** all kinds of roofs. Murray Roofing. 780 E. 4th, Colby. 1-800-794-3204 or 785-462-6908.  
---/3/18---TFN---

**Free Estimates on** vinyl siding, windows, doors, and insulation. Murray Construction. 780 E. 4th, Colby. 1-800-794-3204 or 785-462-6908.  
---/3/18---TFN---

## Pets/Supplies

**"ASSIST-UR-SALE."** Have items in storage or a vehicle you want to sell? We have a 90% sell rate and we can sell your items for a minimal 10% commission. References available. No charge to you unless your item sells. Call Duane at 785-443-1177.  
---/12/11---TFN---

## Garage Sales

**920 Court Terrace** Saturday, August 14, 8 a.m. - 2 p.m. Teen girls clothes, adult and boys clothes. Lots of misc.  
---/8/13---/8/13---

**415 S. Chick** Saturday, 8 a.m. - Noon. Golf cart, Beds, TV, Dresser, Jackets, Sewing machine w/cabinet, Furniture, Tupperware. Ask for a deal - Everything must go!  
---/8/13---/8/13---

**Fairview Estates** Behind Dillons. Thursday, Aug. 12, 5-8 p.m., Friday, Aug. 13, 3-7 p.m., Saturday, Aug. 15, 9-1 p.m. Furniture Collectables, toys.  
---/8/12---/8/13---

## Garage Sale

**880 Thompson** Saturday, Aug. 14, 8 a.m. - 1 p.m. Maytag stove, golf clubs, 2 large fish tanks.  
---/8/12---/8/13---

**Thomas Co. 4-H Bldg.** Thomas Co. 4-H Dog Club - Saturday, Aug. 14, 8 a.m. - Noon.

## Garage Sale

**945 E. 6th** Misc. Furniture Sale - Saturday, Aug. 14, 8-11 a.m. Beautiful 4 piece bookcase set and small collection of assorted furniture for student or first apartment.  
---/8/11---/8/13---

## Garage Sale

**565 N Range** Friday, Aug. 13, 5 - 7 p.m., Saturday, Aug. 14, 8 a.m. - Noon. Barstools, kitchenware, clothes & misc.  
---/8/11---/8/13---

## Garage Sale

**520 S. Grant** Friday, Aug. 13th, 6 p.m. - 8 p.m., Saturday Aug. 14th, 8 a.m. - 1 p.m. Table saw, appliances, antique dresser, children's clothes, premie to 3T, high chair, toys, lots of misc. Something for everyone.  
---/8/9---/8/13---

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

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)

ART.ASK.FOR.MORE.  
AMERICANS.FOR.THE.ARTS.ORG

Ad Council Americans for the Arts NAMM Foundation

**FIRST TIME OFFERED!!**



**955 PRAIRIE VIEW \$197,500**

Welcome to this unique custom built home offering 3 bedrooms, 2.5 baths, an open floor plan and so many special features. Appreciate the low utilities with this one being 80% solar efficient and the native grass makes yard care and expense minimal. The solarium provides great natural light for the main level. The open living, dining and kitchen area is a great place for your family to gather or for entertaining. From the gleaming poplar staircase, the abundance of built-ins to the 3 season patio, this one says "Welcome Home."

Pat Sloan  
460-7495

**HomeLand REALTY AUCTION**  
"Western Hospitality"

1055 S. Range 462-8255 [www.homelandre.com](http://www.homelandre.com)

## Real Estate

# LAND AUCTION

## 760 ACRES CROPLAND & GRASS RAWLINS COUNTY, KANSAS

WEDNESDAY, SEPTEMBER 1, 2010 @ 10:30 AM, CDT  
KNIGHTS OF COLUMBUS HALL - ATWOOD, KS

This property will be sold in 5 individual Tracts only!!!

LAND LOCATIONS:  
10 MILES SOUTH & 7 MILES EAST OF ATWOOD, KANSAS (Tracts 1-3)  
15 MILES NORTH & 3 MILES EAST OF GEM, KANSAS (Tracts 4 & 5)  
SIGNS WILL BE POSTED!!! — CALL FOR A SALE BILL!!!

LEGAL DESCRIPTIONS:  
TRACT 1: NW/4 OF 33-4-32  
TRACT 2: NE/4 OF 33-4-32  
TRACT 3: N1/2 & SW/4 OF SE/4 OF 33-4-32  
TRACT 4: NW/4 OF 17-5-31  
TRACT 5: NE/4 OF 18-5-31

SELLERS:  
Melvin D. Cardwell  
Jan K. Adamson  
Scott L. McKnight  
& Guy F. Jones

**HomeLand REALTY AUCTION**  
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1055 S. Range Colby, KS 67701  
785-462-8255

[www.homelandre.com](http://www.homelandre.com)  
office@homelandre.com

Rock L. Bedore  
Listing Agent  
785-443-1653

The best place to find it, sell it, buy it, and announce it.

**THE CLASSIFIEDS**  
Where the Deals Are!


**HomeLand REALTY AUCTION**  
"Western Hospitality"  
[www.homelandre.com](http://www.homelandre.com)

~ NEW LISTING ~



**670 N. Lincoln \$128,900**  
Endless Possibilities!!!  
3 beds/3 baths and over 4,000 square feet of living space! Call Pat and be the 3rd owner!

REDUCED!!



**975 E 5th \$117,900**  
3 bed/3 bath brick ranch w/ large living & family rooms. Over 1800 sq ft on main level. Call Marilyn!

## Real Estate

# FARM & RANCH REALTY, INC.

1977 - 2010  
33+ 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)

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

# 640+/- ACRES CROPLAND & GRASS

"MULTI-PARCEL" **LAND ABSOLUTE AUCTION**

## GOVE COUNTY, KS

Tues, August 17, 2010 @ 10:30 AM, CDT

AUCTION LOCATION:  
American Legion, Grainfield, KS

SELLER:  
Wanda Wildeman

Land is located 6 miles West and 7 miles South of Gove. Buy 1 tract or the entire section.

LEGAL DESCRIPTIONS:  
TRACT 1: W/2 of 12-14-30  
Cropland acres: 31.35 & Grassland acres: 288.65±  
TRACT 2: E/2 of 12-14-30  
Cropland acres: 241.29 & Grassland acres: 78.71±  
84.47 ac planted to milo - 1/3<sup>rd</sup> to Buyer

INTERNET BIDDING AVAILABLE!

\*\*CHECK OUR WEB SITE FOR LISTINGS AND VIRTUAL TOURS!\*\*

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

## UPCOMING AUCTIONS

09/14/10 - 880 ac Osborne County cropland & grass - excellent hunting potential - selling in 5 tracts & combos for Hendrich Trusts

10/26/10 - 1,120 ac Norton Co, KS cropland & grass - selling in tracts for Pfannenstiel Trust

## REAL ESTATE FOR SALE

JUST LISTED!  
320 acres cropland, grass & improvements West of Selden,  
W/2 of 12-6-30


GREELEY - 480 acres expiring CRP NE of Tribune on the Greeley/Wichita Co line, W/2 & NE/4 of 13-16-39 - JUST LISTED

TREGO - 640 acres cropland & grass, East of Cedar Bluff reservoir, Section 34-14-21 - JUST LISTED

DECATUR - 310± ac cropland & grass on Hwy 83 N of Oberlin

**HomeLand REALTY AUCTION**  
"Western Hospitality"  
[www.homelandre.com](http://www.homelandre.com)

1055 S. Range Colby, Kansas  
785-462-8255



**114 & 114 1/2 S Pennsylvania Jennings, Kansas**  
Two homes for the price of one! Main house has 2 beds/2 baths & mobile home has 3 beds/1 bath. \$30,000 Call Tom!

**HomeLand REALTY AUCTION**  
"Western Hospitality"  
[www.homelandre.com](http://www.homelandre.com)

665 W 4th \$79,900  
3 bed, 2 1/2 bath home enhanced by a cozy breakfast nook, warm kitchen, private den, & main floor laundry. Give Pat a call today!

**HomeLand REALTY AUCTION**  
"Western Hospitality"  
[www.homelandre.com](http://www.homelandre.com)

210 W 5th \$99,500  
2 story Colonial home w/ 3 bedrooms & 2 baths. Enjoy your evenings in front of the living room fire-place & family dining in the formal dining room. Call Marilyn!

Inventory is low - WE WANT YOUR HOMES & LAND LISTINGS. Give us a call and let our team of experienced realtors provide you with a free market analysis.  
**HOMELAND - A TEAM WORKING FOR YOU!**

515 Chambers- Gem SOLD  
114 S Pennsylvania-Jennings \$30,000  
345 N Cleveland CONTRACT  
765 S. Range \$69,900  
1320 W 5th \$71,500  
915 Mentlick \$73,900

665 W 4th \$79,900  
1385 W 1st \$87,000  
210 W 5th \$99,500  
460 W 4th CONTRACT  
975 E. 5th REDUCED \$117,900  
670 N. Lincoln NEW \$128,900

880 Thompson REDUCED \$119,500  
310 S. Garfield \$7,000 Allowance!!  
Cottonwood CONTRACT  
955 Prairie View NEW \$197,500  
540 Woofter "UNBELIEVABLE"

LAND LISTINGS - 320 ACRES WALLACE COUNTY CRP & Grass NW Sharon Springs, Kansas \$525/Acre.  
NEW!!! 160 ACRES THOMAS COUNTY Grass & CRP located 6 miles West & 2 miles North of Colby, KS \$850/Acre.  
480 AC. LOGAN CO sprinkler irrigated 1 mile N of Page City, Ks. 3 wells & 3 sprinklers. (W/ 3 yr. Cash Lease) \$2,150/ac.  
Call Rock L. Bedore 785-443-1653

148 AC. RAWLINS CO. Cropland & grass 4 1/2 miles North of Ludell, KS. (UNDER CONTRACT) Call Pat 785-443-3261.  
INDUSTRIAL LOT 3.3 ACRES with 7,215 square ft. building, close to Goodland Airport 580 E. Armory Rd, Goodland, Kansas. Great warehouse & office space!! \$88,500. Call Tom Harrison 785-443-0136  
33.3 ACRES LOGAN COUNTY land. Highway 83 frontage. Ideal business location on the North edge of Oakley, Kansas. I-70 within 5 miles. (Can be split.) Call Jerry Wycoff 785-672-0429

410 N. Franklin Ideal office location, open floor plan, and newer roof. Possible financing or lease. Call Pat for details.

1675 W. 4th 6,000 sq. ft. office/retail bldg. plus 4,500 sq. ft. Warehouse with dock. May be leased. Give Pat a call today!!!

10 Stephens Dr \$176,000  
This 50'X100' steel building offers great options for a business or private use. 2.1 acres off Exit 54, Colby, KS. Call Rock!!

COMMERCIAL PROPERTY 6.7 acres adjacent to Wal-Mart with I-70 frontage, Colby, Kansas. \$750,000. Call Rock!  
INDUSTRIAL LOT just off of I-70 Exit 53. Colby, KS Great building location. \$47,000. Call Rock!  
LOCATE to Colby's fastest growing Commercial area! I-70 frontage, 2-6 acre lots. Call Marilyn!  
RESIDENTIAL LOT on Cottonwood Dr. Colby, KS. Mature Pine Trees and a Prime Location!!! (UNDER CONTRACT) Call Rock!  
RESIDENTIAL LOT Woofter Addition, Colby, Ks. Prime location. \$25,000. Call Rock!  
180 W 6th 2,750 square ft. brick office building, Colby, Kansas. Immediate possession. \$65,000 Call Rock!  
200 N Franklin 13,000+ sq. ft. with 5 or 6 offices, 3 bathrooms, 2 parking lots, 3 overhead doors. Call Tom!  
1200 W 4th Colby, KS Very well established & turn key business. Price Reduced to \$195,000!!! Call Tom!

Join the Sellers that list with HomeLand Realty & Auction  
Your Home, along with many other listings, will be viewed nationally.

Pat Sloan 443-3261  
Marilyn Meyer 462-2703

office@homelandre.com  
Tom Harrison 443-0136

Rock L. Bedore 443-1653  
Jerry Wycoff 672-0429

## AG & Commercial Listings

County	Legal	Acres	Price
Cheyenne	S/2 26-5-39	325 +/-	\$388,000
Gove	NW/4 7-11-30 & NE/4 12-11-31	264 +/-	\$388,000/Acre (irrigated)
Sheridan	S/2 NW/4, SW/4 W/2 SE4, 20-10-29	316 +/-	\$1,398/Acre (crop, grass & Improvement)
Thomas	NW/4 16-8-32, 9-8-32 & NE/4 17-8-32	960 +/-	\$3,082/Acre (crop, grass & Improvement)
Wallace	S/2 23-11-28 W/2 SW/4 24-11-38, 25-11-38, N/2 26-11-38	1680 +/-	\$552.19/Acre

WE ARE GETTING MANY OUT OF STATE CALLS! CALL MOLLY OR TERRY TO TALK ABOUT SELLING YOUR LAND.

STOCK REALTY & AUCTION CO.  
390 N. Franklin, Ste. 100, Colby, KS 67701  
[www.stockrealtyauction.com](http://www.stockrealtyauction.com)  
785-460-SOLD (7653)

QUALITY LAND BROKERS & AUCTIONEERS

## Stock Realty & Auction Co.

390 N. Franklin Ste. 100  
Colby, KS 67701  
(785) 460-7653



**Molly J. Oliver**  
Residential Specialist  
462-6133 (res)  
"An Agent Outselling"  
[www.stockra.com](http://www.stockra.com)

 Don't Wait Lovely, 3BR, No Steps 155 E. Hill \$68,000	 Story book CHARM Large Windows - OPEN 580 W. 4th \$63,500	 Lots of Improvements 3-4 BR, 2 bath 520 W. 8th \$76,500	 NEWER HOME 5 BR, 3 baths 425 W. 6th \$105,000
 Value & Space 5 BR - Large Kitchen. 1018 CT Terrace \$81,500	 Traditional Charming Great Location 1065 W. 3rd \$86,500	 Location...Location 4 BR, 2 bath + 1115 Maize \$142,500	 Cheaper Than Rent 2 BR Cottage 175 S. Franklin \$39,900
 BREWSTER KS 3 BR & Shop 309 Rock Island \$47,000	 JUST LISTED 3 BR 2 bath & Bsmt 660 N. Garfield \$58,900	 Brick Ranch 5-6 BR 3 baths 428 Smith Dr. \$156,500	<p>Thinking About Selling? Please Call Me. *Need Homes*</p>

## Real Estate