Colby Free Press Friday, November 5, 2010 Page 9 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

WEDNESDAY, NOVEMBER 10, 2010 @ 10:00 A.M. CDT PAGE CITY, KS for BEN KELLER FARMS, INC., ETAL

JD 9860 Combine w/Duals Case IH 2188 Combine Case IH 1010 30' Header Melro 220 Spray Coupe Dodge Club Cab 4X4 P.U. Sunflower 9433 Drill JD 7000 8-row Planter 1983 Chevy 4X4 Pickup Noble 9'X6' Sweep Big Ox 8' Blade Blue Jet 20' Ripper Flex King 30' Fert. App. 1964 Chevy Feed Truck 3'X56' Portable Wind Break (2) 1972 Chevy Trucks

7000 12-row Planter

Home Land

REALTY AUCTION

"Western Hospitality

15' Chisel

3pt Post Hole Digger Bush Hog 5' Mower Cattle Feeders JD Shredder Case 930 Tractor w/Dozer (2) Calf Sheds Westfield 50'X10" Auger Pickup Bed Trailers 1998 Volvo 610 Truck 1998 Ford L-8000 Truck 2001 FL-60 Freightliner 2001 FL-60 Freightliner Anhydrous Trailers JD 400 30' Rotary Hoe Noble 30' Crust Buster Livestock Panels Shop Tools & Equipment 2008 Titan 24' Stock Trailer 2000 Kawasaki 4-Wheeler (4) Flex King Rod Weeders 5th Wheel Dolly JD 12' Dozer Blade 1967 Dodge 500 Truck 1,000 gal. Fuel Tank

> 1055 S. Range Colby, KS 67701

785-462-8255

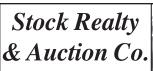
Please visit our website

for pictures!

www.homelandre.com

(2) 3,000 gal. Fuel Tanks 10,000 gal. Fuel Tank (3) 6,000 lb. Creep Feeders (3) JD LZ 14" Drills Radial Arm Saw 12-Bale Trailer Steel Stock Tanks Homemade Drill Hitch Donahue Trailer 800 bu. Bulk Bin Cherry Picker Miller Welder Air Compressors 4-Bale Trailer Steel T-Posts 12' Springtooth Krause Disc Telephone Poles Railroad Ties

MANY **MORE ITEMS** DAY OF SALE!!!



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







THOMAS & GREELEY, KS AND CHEYENNE & KIOWA, CO

Call Molly or Terry

Real Estate

Call Molly

Real Estate

480 ACRES THOMAS CO, KS IRRIGATED CROPLAND

SELLERS: LUNSWAY FAMILY Tues, Nov. 23, 2010 @ 10:30 A.M., CST

AUCTION LOCATION: City Limits Convention Center

SELLING IN 3 TRACTS ONLY

TRACT 1: NW/4 OF 4-10-33 TRACT 2: NE/4 OF 4-10-33 TRACT 3: SW/4 OF 4-10-33

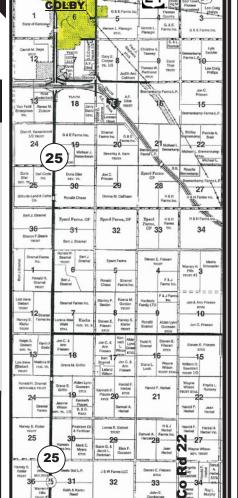
•Tract 1 - perfect quarter - lays flat & well is pumping in excess of 600 GPM at the present time!

·All 3 tracts have excellent silt loam soils & compliment each other - Buy 1, 2 or all 3 tracts to add to your operation!

•Two irrigation wells, 3 sprinklers. Wells are on time & temperature controlled electric motors for efficiency.



INTERNET BIDDING AVAILABLE



SELLER:

JOHN D. "JACK"

KRISS ESTATE

ACRES CROPLAND

THOMAS COUNTY LEGAL DESCRIPTIONS

UCTION LOCATION: **CITY LIMITS CONVENTION**

CENTER, COLBY, KS

Call Molly or Terry

TRACT 1: NW/4 of 23-7-34 TRACT 3: NW/4 of 10-10-34 TRACT 2: E/2 of 2-10-34 TRACT 4: E/2 of 1-10-35

Also selling: 7additional tracts in Greeley County, Kansas, and Cheyenne & Kiowa Counties in Colorado.

MANNER OF SALE: This real estate will be offered as a "MULTI-PARCEL" auction in 11 individual tracts and in combinations of tracts. Auction procedure and increments of bidding are at the discretion of the auction company.

TUES., NOV. 30, <u>2010 @10:30 AM, CST</u>

TERMS: 10% down day of sale, with the balance to be paid on or before Dec. 23, 2010. Financing, if necessary, needs to be arranged and approved prior to the auction. Announcements made day of sale will take precedence over printed material and previously made oral statements.

MINERAL RIGHTS: Seller will reserve 50% of the mineral rights for a term of 20 years with said reservation to be non-participating in lease monies, delay rentals and bonuses, but fully participating in royalties.

CROPS: Subject to the tenant's rights on the 2011 wheat and corn crops.

FSA INFORMATION: All FSA payments associated with the 2011 crop year will follow

CLOSING & POSSESSION: Closing will be on or before December 23, 2010, with possession on the date of closing, subject to tenants' rights.

REAL ESTATE TAXES: Seller will pay taxes for 2010 and prior years. Taxes for 2011 will be the responsibility of the Buyer(s).

AGENCY: Farm & Ranch Realty, Inc., their agents & representatives, are the Exclusive Agents of the Sellers.

UPCOMING AUCTION SCHEDULE

11/09/10 – Farm Machinery - for David & Linda Heck – at the farmstead 11 E & 1 S of Lamar, CO 11/10/10 - 720 ac Morton & Stanton Co. cropland & New CRP contract selling in 4 tracts & combos

11/12/10 - 1,280 ac cropland, grass & royalty production in Ness & Hodgeman Counties, KS selling in 8 tracts & combos

11/16/10 - 320 ac on Norton/Decatur County line - cropland, grass, & royalty production selling in 4 tracts & combos

11/23/10 – 480 ac Thomas County irrigated cropland – selling in 3 tracts for Lunsway Family 11/30/10 - 2,400 ac EXCELLENT cropland - Thomas & Greeley Counties and Cheyenne & Kiowa Counties, CO - for John D. "Jack" Kriss Estate - selling in 11 tracts & combos

12/02/10 - 15,500 ac cropland selling in 50 tracts & combos for NW Ventures (formerly ZT) 12/09/10 480 acres Graham Co with *NEW CRP* contract available- N of Hill City, KS, selling in 3 tracts and combos.

12/17/10 – 21 CRP gtrs in Kiowa, Prowers, Kit Carson & Weld Counties, CO – selling in tracts & combos for Joe & Marlin Redetzke, in cooperation w/Colorado Land Investments I, LLC.

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

• • • • INTERNET BIDDING AVAILABLE! • • • •

AUCTIONEER'S NOTE: This outstanding offering of PRIME CROPLAND in 2 states & 4 counties by the Jack Kriss Estate is a ONCE-IN-A-LIFETIME CHANCE to purchase some of the best land that lays outdoors! The land will sell at ABSOLUTE PUBLIC AUCTION on Tuesday, November 30th in Colby, Kansas.

This land is currently being farmed by four different tenants. While the 2010 crop will be harvested by sale date, some wheat has been planted according to the chart above. The current cash leases in existence do give the tenants the right to hold over on the open acres and plant a crop in the spring of 2011. Tracts 1, 3, 4, 6, 10 and 11 could be subject to this provision. It is also set out that the buyer(s) of these tracts will negotiate with the tenants on the amount of the cash lease payments for the 2011 acreage and said cash lease payments will be due on all acreages being harvested on March 1, 2011. Copies of the lease agreements are available upon request.

INFORMATIONAL MEETING: Thursday, Nov. 18, 2010 10:00 AM to Noon @ Farm & Ranch, 1420 W. 4th, Colby, Kansas

COUNTRY AT IT'S BEST JUST LISTED! 3045 Country Rd CC

Gorgeous country home with 4 bedrooms, 3 baths, large kitchen w/dining area, and wood deck, Nice sized family room in basement and storage area. There is a 42' x 100' Quonset, 2-car detached garage, and 10,000 bu. Grain bin located on the property Price \$119.000



1965 Thielen Ave

12,000 sq. ft. office/shop building on 12+ acres -Located near I-70! Call for a tour!

CHECK OUR WEB SITE FOR ADDITIONAL **LISTINGS & VIRTUAL TOURS!**



1860 S. Range

Ranch style home on 3.2 acres!. bedrooms w/finished basement. Second home for rental income potential, barn, and other outbuildings.

PRICE \$199,500



15,500+/-**ACRES**

COUNTIES LOCATED WITHIN A 20 MILE RADIUS! Thursday, December 2, 2010 @9:30 AM, CST

50 tracts & combos

City Limits Convention Center, Colby, KS

•PRODUCTIVE CROPLAND - EXCELLENT FOR WHEAT, CORN & SUNFLOWERS!

•MINERALS & WIND RIGHTS TO THE BUYERS

INFORMATIONAL MEETING Friday, Nov. 19, 2010 - 10AM - Noon at Farm & Ranch Realty, Inc. Colby, Kansas

In cooperation with **MASON & MORSE RANCH COMPANY** Cooperating Brokers Welcome!



TRACTS ranging from 160 to 640 acres, or any combination --

BUY 1 TRACT OR BUY IT ALL!!

1977 – 2010

33+

EXPERIENCE EXPERTISE EXCELLENCE

YEARS OF



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







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