

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

Real Estate

MACHINERY AUCTION!

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
8'X56' Portable Wind Break
(2) 1972 Chevy Trucks
JD 7000 12-row Planter
JD 15' Chisel
(4) Flex King Rod Weeder
5th Wheel Dolly
JD 12' Dozer Blade | 3pt Post Hole Digger
Bush Hog 5' Mower
Cattle Feeders
JD Shredder
Case 930 Tractor w/Dozer
(2) Calif Sheds
Westfield 50'X10' Auger
Pickup Bed Trailers
1998 Volvo 610 Truck
1998 Ford L-8000 Truck
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
1967 Dodge 500 Truck
1,000 gal. Fuel Tank | (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
3-Bale Trailer
Steel T-Posts
12' Springtooth
Krause Disc
Telephone Poles
Railroad Ties |
|---|--|--|



1055 S. Range
Colby, KS 67701
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for pictures!
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MANY MORE ITEMS DAY OF SALE!!!

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



 Move - In Perfect 3 BR, 1 Car Grg 1110 Summer Sun \$67,900	 Fantastic Kitchen 2 Baths, One w/Jetted Tub 1500 W. 5th \$67,000	 Come View Me 4 BR, 2 Bth, 2 Grg 1115 Maize \$139,500	 Bonus Room 3-4 BR, 3 Bths, 4 Grg 1818 Harvey Ct. Call Molly
 Opportunity!! Fixtures & Equipment 145 W. 4th \$28,500	 Commercial Bldg Rental Income 420 N. Franklin \$30,000	 Work out Facility 6 Rental Units 430 N. Franklin \$89,000	 Over 1,700 Sq. Feet Great Lay-out 1180 W. 4th \$48,600
 Unreserved Auction Nov. 19th 11:00am 264 +/- Acres Gove County	 Cheyenne County Land + Improvements Call Molly or Terry	 Sheridan County 316 Acres +/- Call Molly or Terry	 Thomas County 555 +/- Irrigated Land Call Molly

Real Estate

480 ACRES THOMAS CO, KS IRRIGATED CROPLAND LAND AUCTION

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

THOMAS & GREELEY, KS AND CHEYENNE & KIOWA, CO

2,400 ACRES CROPLAND

ABSOLUTE LAND AUCTION

AUCTION LOCATION: CITY LIMITS CONVENTION CENTER, COLBY, KS

TUES., NOV. 30, 2010 @ 10:30 AM, CST

SELLER: JOHN D. "JACK" KRISS ESTATE

THOMAS COUNTY LEGAL DESCRIPTIONS
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: 7 additional 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.

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 the crops.

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.

..... 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

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 qtrs 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!"

<h3>COUNTRY AT IT'S BEST</h3> <p>3045 Country Rd CC</p> <p>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</p>	<h3>COMMERCIAL PROPERTY</h3> <p>1965 Thielen Ave</p> <p>12,000 sq. ft. office/shop building on 12+ acres - Located near I-70! Call for a tour!</p> <p>**CHECK OUR WEB SITE FOR ADDITIONAL LISTINGS & VIRTUAL TOURS!**</p>	<h3>TOUCH OF COUNTRY</h3> <p>1860 S. Range</p> <p>Ranch style home on 3.2 acres!, 4 bedrooms w/finished basement. Second home for rental income potential, barn, and other outbuildings. PRICE \$199,500</p>
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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

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

ABSOLUTE KANSAS LAND AUCTION

SHERMAN, THOMAS, CHEYENNE & WALLACE COUNTIES LOCATED WITHIN A 20 MILE RADIUS!

Thursday, December 2, 2010 @ 9:30 AM, CST

City Limits Convention Center, Colby, KS

- PRODUCTIVE CROPLAND - EXCELLENT FOR WHEAT, CORN & SUNFLOWERS!
- MINERALS & WIND RIGHTS TO THE BUYERS

15,500+/- ACRES
50 tracts & combos

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

TRACTS ranging from 160 to 640 acres, or any combination --
BUY 1 TRACT OR BUY IT ALL!!

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