

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

BEGIN THE NEW YEAR HERE

685 W. Cherry
Your family will enjoy this traditional brick ranch with 4 bedrooms, 2 baths, dining room & full basement. Several nice updates and easy care exterior. Oversized 2-car garage w/shop space & ideal for this winter!
Call Pat @ 443-3261

1055 S. Range 462-8255
www.homelandre.com

Real Estate

Come in from the cold!!
Holiday Open House
During Colby Christmas Light Parade
Sunday, Dec. 5
4 - 6:30 p.m.
Hot Chocolate & Cookies Served

STOCK REALTY & AUCTION CO.
390 N. Franklin, Colby KS • 460-SOLD (7653)

Real Estate

JUST LISTED

Farm Ground
SW 1/4 36-9-36
Thomas County
Good Dryland. Call Molly
MOLLY J. OLIVER
460-SOLD (7653)
462-6133 (Res.)

STOCK REALTY & AUCTION CO.
390 N. Franklin
Colby, KS

Real Estate

Wallace County Community Christmas
Saturday, December 4
in Sharon Springs

- Last Chance Christmas Craft Fair, Parish Hall 9 a.m.-2 p.m.
- CYO serving lunch at craft fair.
- Children's Shopping Day and Free pictures with Santa at the Township Hall from 1-3 p.m.
- Free movie "Alpha & Omega," Strand Theatre, 3:30 p.m.
- Free Soup Supper at Township Hall, 4:30-6:30 p.m.
- Parade of Lights, 6 p.m.. Gift drawing following parade.

MAKE A DIFFERENCE PLEASE RECYCLE

Real Estate

HomeLand REALTY & AUCTION
"Western Hospitality"
www.homelandre.com

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

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

1690 W. 4th \$160,000
Dental care office with over 2,100 square feet. Very well maintained! Give Marilyn a call today!

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
COMMERCIAL LOT 6.7 ac. adjacent to Wal-Mart with I-70 frontage, Colby, Kansas. \$670,000. Call Rock!
INDUSTRIAL LOT 3.36 Acres 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!
111 W. 3rd, Oakley 10,000+ square ft with an excellent tenant & great cash flow. \$210,000 Call Rock!
1200 W 4th Colby, KS Very well established & turn key business. \$195,000!!! Call Tom!
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!

404 Smith Dr. \$179,500
3 bed/2 bath home offers an open floor plan w/an abundance of space for entertaining family & friends. Call Pat for your tour!

310 S. Garfield \$135,000
\$7,000 ALLOWANCE This 5 bed/3 bath home offers lots of growing or entertaining for your family. Call Marilyn today!

605 Longview, Oakley \$79,500
Move-in ready. Kitchen has been updated & fresh paint inside. Great for family. 4 bdms 2 baths. 1 car attached garage. Give Jerry a call!

725 Cherokee Dr. \$92,000
4 bedroom/2 bath home w/main level laundry. Insulated 24" X 30" detached garage w/overhead heater. Give Pat a call today!

101 S. Adams, Grinnell \$50,000
4 bed, 2 1/2 bath home close to school, post office & grocery store. 1-car detached garage. New back screen door. Give Jerry a call!

540 Woofter Ave.
3 bed/3 bath home w/great floor plan, open staircase, gourmet kitchen, & lush landscaping. Reduced. Call Pat!

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!

114 S Pennsylvania, Jennings \$30,000	105 S. Illinois, Selden \$69,000	460 W 4th CONTRACT \$128,900
101 S. Adams, Grinnell \$50,000	1320 W 5th \$71,500	670 N. Lincoln \$128,900
570 S. Grant \$54,000	605 Longview, Oakley \$79,500	310 S. Garfield \$7,000 Allowance!!
113 Main, Levant CONTRACT \$52,000	1385 W. 1st CONTRACT \$85,500	404 Smith Dr \$179,500
410 Converse, Oakley CONTRACT \$92,000	540 W. 4th \$92,000	955 Prairie View \$197,500
515 W. 7th CONTRACT \$92,000	725 Cherokee Dr. \$92,000	540 Woofter LOWERED PRICE
765 S. Range \$65,000	210 W 5th \$96,000	328 Maple, Oakley Dreamer's Delight
345 N. Cleveland CONTRACT \$98,500	685 W. Cherry NEW \$98,500	

UPCOMING AUCTION - Wednesday, December 15, 2010 @ 10:00 MST. 1,440 Ac. Wallace County, KS Grass, Cropland, & CRP with Improvements. To be held at the Parish Hall in Sharon Springs, Kansas.
LAND LISTINGS - 480 Acres Rawlins County Cropland & Grass Northeast of Gem, Kansas. \$825/Acre.
320 ACRES WALLACE CO. CRP & Grass NW Sharon Springs, Kansas \$525/Acre. Call Rock!
320 AC. Thomas County cropland SW of Levant, Kansas (2 year cash lease) (UNDER CONTRACT)
480 AC. LOGAN CO sprinkler irrigated 1 mile N of Page City, Ks. 3 wells & 3 sprinklers. (UNDER CONTRACT)
1,680 ACRES WALLACE COUNTY, KS Grass & Cropland. 2 Electric water wells. \$500/Ac. (UNDER CONTRACT)
33.3 ACRES THOMAS 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!

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

Pat Sloan 785-443-3261
Marilyn Meyer 785-462-2703
Toni Lindberg 785-443-4032

office@homelandre.com

Rock L. Bedore 785-443-1653
Tom Harrison 785-443-0136
Jerry Wycoff 785-672-0429

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

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

LAND ABSOLUTE AUCTION
480 ACRES CRP GRAHAM COUNTY, KS
THUR, DEC. 9, 2010, @10:30 AM, CST
AUCTION LOCATION: Cowboy Junction, Hill City, KS

SELLER: CITY OF HILL CITY

Selling in 3 tracts and combinations:

TRACT 1: SE/4 of 8-7-23
TRACT 2: SW/4 of 8-7-23
TRACT 3: NW/4 of 8-7-23

Buyers will receive 100% of all CRP payments under the NEW 15 year CRP contract ranging from \$41-\$44 per acre.

Watch for details concerning leasing of the NE/4 in this section, with additional CRP income available to the lessee.

UPCOMING AUCTION
12/17/10 - 20 CRP quarters in Kit Carson, Prowers, Kiowa, and Weld Counties, Colorado - selling in 10 tracts & combos in cooperation with Colorado Land Investments I, LLC.

KRISS ESTATE LAND AUCTION RESULTS

TRACT 1: \$2,275/ac
TRACTS 2 & 3: \$2,217/ac
TRACT 4: \$1,975/ac
TRACTS 5 & 6: \$1,700/ac
TRACTS 7, 8, 9, & 11: \$1,157/ac
TRACT 10: \$ 950/ac

COMMERCIAL PROPERTY

1965 Thielen Ave
12,000 sq. ft. office/shop building on 12+ acres. 8 offices, conference room, large shop w/3 bays, 1 wash bay, near I-70! Call for a tour!

TOUCH OF COUNTRY

1860 S. Range
Ranch style home on 3.2 acres! Large open living and cathedral ceiling, kitchen with breakfast bar, 4 bedrooms, sunroom, main floor laundry, and finished basement. Second home for rental income potential, barn, outbuildings & established windbreak.
PRICE: \$199,500

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

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

Real Estate

UNRESERVED LAND AUCTION
1,440 ACRES GRASSLAND & CRP WALLACE COUNTY, KANSAS
WEDNESDAY, DECEMBER 15, 2010 @ 10:00 A.M. MST
PARISH HALL - SHARON SPRINGS, KANSAS
THIS LAND WILL BE OFFERED IN 5 INDIVIDUAL TRACTS & COMBINATION OF TRACTS!!!

LAND LOCATION:
8 MILES NORTH, 3 EAST & 1 NORTH OF WALLACE, KANSAS
CALL FOR DETAILS & A SALE BILL!!!

LEGAL DESCRIPTIONS:
Tract 1: W/2 of Section 34-11-38 - with Improvements
Tract 2: SE/4 of Section 34-11-38 - Farmland w/irrigation
Tract 3: NE/4 of Section 34-11-38 - Farmland
Tract 4: SW/4 of Section 26-11-38 - Grassland & CRP
Tract 5: All of Section 27-11-38 - Grassland

SELLERS:
Jim & Connie Harrison

1055 S. Range
Colby, KS 67701
785-462-8255
www.homelandre.com
office@homelandre.com

For more info, contact:
Tom Harrison 785-443-0136
or
Rock L. Bedore 785-443-1653

Molly J. Oliver
Residential Specialist
462-6133 (res)
www.stockra.com

Terry Stover
Ag Specialist
626-2082

 Brewster KS 3 BR w/oversized Grg. 309 Rock Island \$47,000	 Country Home 5.7 Acres & Extras S. of Brewster \$162,000	 Very Affordable Fix me up! 815 E. 8th \$35,000	 You will Love Me 3 BR with Personality 1110 Summer Sun \$67,900
 Atwood KS Storage/Manufacturing Bldg 509 N. 5th \$85,000	 Offer Wanted Bldg & Fixtures 145 W. 4th \$24,900	 Brick Triplex Spacious & Grgs 455 Austin Call Terry	 4830 Sq. Feet 24' Sliding Doors 1170 Golden Call Terry
 Just Listed Thomas Co. Land SW 1/4 36-9-36 Call Molly	 Like New Home 325 +/- Acres S/2 Less R/W 26-5-39 Cheyenne County	 584 +/- Acres Great Irrigated Land Call Molly	NOW IS THE TIME TO SELL! Call Molly

Stock Realty & Auction Co. 390 N. Franklin Ste. 100 • Colby, KS 67701 (785) 460-7653

Get Caught Recycling!™