

Family

Deaths

Ralph C. Hansen

Ralph C. Hansen, 86, Grinnell, father of Charlene (Keith) Baalman of Colby, and a former school board member, died Monday, Jan. 10, 2011, at the Logan County Manor in Oakley.

He was born Oct. 28, 1924, to Carl and Mildred (Mueller) Hansen in Dannebrog, Neb.

On Aug. 8, 1945, he married Bernice Struckhoff in Grinnell.

He was a farmer, and a member of Immaculate Conception Catholic Church, a Third Degree member of the Angelus-Grinnell Knights of Columbus, and a former member of the parish council. He had been a member of the Grinnell School Board.

He was preceded in death by his parents, brothers Ken and Howard Hansen, daughters Barbara Schiltz and Elaine Selenke, and granddaughter Lindsey Schiltz.

Survivors also include his wife, of the home, two sons Tim (Cheryl) Hansen, Oakley, and Terry

(Missy) Hansen, Jacksonville, Fla.; five daughters, Pam (Scott) Wilson and Cindy (Michael) Kriley, Stockton; Tina (John) Muir, Kearney, Neb.; Jeannie (Joe) Rehmer, Angelus; and Angela (Ralph) Luca, San Antonio; two sisters, Ginny Schulte, Medicine Lodge, and Marge Sellers, Sun City, Fla.; 28 grandchildren; and 22 great-grandchildren.

Services will be at 10:30 a.m. Friday, Jan. 14, 2011, at the church, with Father James Thomas and Father Michael Elan officiating and burial in the church cemetery.

Visitation will be from 5 to 8 p.m. Thursday at the church parish center, with a rosary and wake at 7 p.m.

The family suggests memorials to the church or the Grinnell Senior Citizen's Center in care of the Kennedy-Koster Funeral Home, Box 221, Oakley, Kan., 67748.

Rebecca Crosby

Rebecca Crosby, 66, WaKeeney, former director of nursing at the Colby Care Center, died Wednesday, Jan. 12, 2011, at Trego County Lemke Memorial Hospital at

WaKeeney. Arrangements are pending with Schmidt Funeral Home of WaKeeney, (785) 743-6761.

Daughters of Isabella

Immaculate Heart of Mary Circle of the Daughters of Isabella had their regular meeting Thursday in the basement of Sacred Heart Catholic Church.

Regent Theresa Baker called the meeting to order and led the ceremony for deceased members, followed by a prayer. The group sang the opening ode and said the pledge to the flag.

Laura Krejci read a lesson from the Spiritual Reflection Guide and a letter of thanks from Sister Loretta Podlana for the meal and Christmas gift.

The Queen Mary and Immaculate Heart of Mary circles are

planning a going-away dinner for Darline Hutfles at noon Friday at Montana Mike's. She and her husband Jerry are moving to Hutchinson.

A sausage and biscuit breakfast is planned for Sunday after the 8 a.m. and 10 a.m. masses. All the profits will go to the elevator fund.

The state convention will be April 8 to 10 in Topeka.

After repeating the obligation, the group sang the closing ode.

Hostesses Florence Horinek and Donna Juenemann served cherry-chocolate cake and ice cream.

—Margaret Denneler, reporter

Colby Rotary Club

Thirty-four members and guests attended the Tuesday meeting of the Colby Rotary Club. Guests were Aimee, Kiri and Sam Kendrick and visiting Rotarians Tim Griffiths and Steve Haynes.

Nancy LePell reported that Dr. LaDonna Regier is getting settled in Ghana, West Africa, and the medical clinic where she is working is stocked with supplies and nearly ready to open.

Sam Kendrick was recognized as the January Student of the Month. He gave an overview of his high school activities and future plans. He is the president of the student council and senior class.

Sam is active in baseball, debate and forensics, a member of Boy Scout Troop 141 and was recently awarded the rank of Eagle

Scout. He is considering a career as a nuclear or biochemical engineer and hopes to attend the Naval Academy at Annapolis, Md.

Haynes presented the program, reflecting on 30 years of membership in Rotary in Creede and Monte Vista, Colo., and in Oberlin, and the customs of some of the clubs.

Tim Griffith won Roto Lotto.

The club meets each Tuesday in the student union at Colby Community College.

Corrections

The Colby Free Press wants to maintain an accurate record of our town. Please report any error or lack of clarity in a news story to us at 462-3963.

Laws for ag lease vary by type

Almost all farmers and ranchers today operate with a lease of some kind, whether it's for farmland or pasture.

Many cannot maintain a viable business without operating through lease arrangements. Leases are growing in prominence and will play an increasingly important role in agriculture as fewer and fewer producers manage and operate our state's agricultural resources.

Different lease types have developed to meet the needs of the modern Kansas farmer and rancher. For example, some use standard cash leases involving a flat rental fee for the use of the land.

For other operations, a crop-share or crop-share cash lease is appropriate. Those involved in raising livestock may operate on either a pasture rental or a livestock share lease. Publications are available at the Extension Office and online at www.agmanager.info/farmmg/land/lease that explain and provide examples of these lease arrangements.

It is important that both parties to a farm or ranch lease understand the details of their lease agreement and the laws that affect their lease. A lease is a contract, and terms of the lease will be interpreted and enforced in light of contract law. If a lease is oral, not in writing, certain provisions in Kansas law automatically become a part of the lease.

Some leases are simple oral arrangements, while others are complex, lengthy written documents. An oral agreement may be legally enforceable, but it is more desirable to spell out the agreement's details in writing.

By definition, a lease is a contract for the ex-



Clint Milliman

• Knowledge for Life

clusive use of land for a specific period. There are at least two parties to any lease: the landowner, also known as the lessor, and the tenant who farms or operates the land, also known as the lessee. Certain rights and obligations binding both parties arise from the relationship.

When land is leased, the lease is equivalent to a sale of the premises for the length of the lease. The tenant essentially becomes the owner for a time and has the responsibilities of one who is in possession of the land.

Notice to Terminate a Lease

Except written leases signed by the parties that provide otherwise, Kansas law provides that notice to terminate farm and pasture leases must be given:

- In writing.
- At least 30 days prior to March 1.
- Must fix March 1 as the termination date.

Any notice to terminate which does not comply is inadequate, and the tenancy will continue. Remember that 30 days before March 1 may change year to year depending on the number of days in February, so watch the calendar each year.

It is important to note two instances where a termination notice may be effective, but the

date will be modified by the law. First, where proper notice is given more than 30 days before March 1 but the land has already been planted to a fall-seeded crop, the notice will be construed as fixing the termination on the day after the crop is harvested or Aug. 1, whichever comes first.

Second, during a year in which a fall-seeded crop has been or will be harvested on the leased land and written notice is given after 30 days before March 1 but before a new fall-planted crop is sowed, a slightly different rule applies. Specifically, if the crop ground has already been prepared for fall sowing in conformance with normal practices in the area, the notice of termination will be construed as fixing termination as to that ground in the following year, either on the day after the crop is harvested or Aug. 1.

I always recommend that a lease be put in writing so that all parties know for sure what was agreed on. It can be very simple so long as it is on paper, signed and dated.

Consult a lawyer to help draft a legal lease. For information on agriculture leases, check out the Ag Manager website at www.agmanager.info or contact me at the Extension office at (785) 460-4582 or by e-mail at milliman@ksu.edu.

Clint Milliman is the Thomas County agriculture and natural resources agent with Kansas State Research and Extension. A native of Illinois, Milliman works with area 4-H clubs, farmers and ranchers.

Workers need same care as expensive farm equipment

Whether it's checking and changing oil, regular greasing or checking bearings and bushings, farmers and ranchers know that a small, regular investment of time can save thousands of dollars and countless hours of lost productivity by preventing mechanical malfunctions.

And what's true for machinery is also true for people, says Kansas State University animal scientist Chris Reinhardt.

"This tested and proven truth of heavy machinery is an excellent analogy for maintaining workplace relationships and morale," said Reinhardt, a feedlot specialist with K-State Research and Extension. "Like mechanical devices, people need fuel, people need rest and people sometimes wear out."

"In order to ensure that people are rested and refueled for the upcoming season, it is critical that managers monitor the well-being of the people in their charge, and perhaps even insist that people take time off."

Without rest, Reinhardt said, friction can develop between team members and can result in increased sick days, or even an increase in accidents due to frustration and fatigue.

"Managing people often requires uncanny observation of people's behavior and the circumstances surrounding it," he said. "Be proactive about investigating people's attitudes, interrelationships, stress level, energy level and their need for time off."

More of Reinhardt's agriculture workforce tips are available on K-State's Department of Animal Sciences and Industry website: www.asi.k-state.edu. Click on Research and Extension, and any of the current Extension newsletters.

Babies

Annelise Christina Adams

Annelise Christina Adams, daughter of Joshua and Jessica Adams of Hays, was born Thursday, Jan. 6, 2011, at the Hays Medical Center. She weighed 5 pounds, 11 ounces and measured 19 inches.

Grandparents are Don and Melinda Morton of Colby and Harry and Melissa Adams of Grand Island, Neb.



Annelise A.

Send cards for 90th birthday

Lloyd White will be celebrating his 90th birthday next Wednesday, Jan. 19.

His wife of 70 years, Lucille, and his children, Bill (Nancy) White of Phoenix, Shirley (Dan) Bourquin of Colby, Larry (Becky) White of Colby and Debby (Bob) Payne of Las Vegas, N.M., invite

friends and family to send greetings and personal notes to help mark the occasion. Lucille celebrated her 88th birthday in November.

Cards will reach the Whites at 1055 Villa Vista Drive, Colby, Kan., 67701.

Send local news to colby.society@nwkansas.com

Markets

Quotes as of close of previous business day

Hi-Plains Co-op	
Wheat (bushel)	\$7.03
Corn (bushel)	\$5.41
Milo (hundredweight)	\$9.30
Soybeans (bushel)	\$12.32

Visit us at the Kansas State University and the Northwest Kansas Crop Residue Alliance **Cover Your Acres Winter Conference** at the Gateway in Oberlin, KS January 18 and 19, 2011

<p>GREATER NORTHWEST KANSAS COMMUNITY FOUNDATION <i>(Bird City Century II Development Foundation - An affiliate of GNWKC)</i></p> <p>Catherine A. Domsch, Executive Director 107 West Bressler PO Box 593 Bird City, KS 67731 (785) 734-2556</p> <p>www.gnwkc.org</p>	<p>SCOTT COMMUNITY FOUNDATION</p> <p>Ryan Roberts, Executive Director Scott County Courthouse, 3rd Floor 303 Court Street Scott City, KS 67871 (620) 872-3790</p> <p>www.scottcf.org</p>	<p>THOMAS COUNTY COMMUNITY FOUNDATION</p> <p>Melinda Olson, Executive Director 350 S. Range Suite 14 Colby, KS 67701 (785) 460-9152</p> <p>www.thomascountycommunityfoundation.com</p>
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At 1:38 p.m. in Room 3, visit our session, **"PLANNING FOR THE FUTURE: ENSURING YOUR LEGACY LIVES ON"** featuring, Mr. Ken Wasserman, Attorney-at-Law from Salina, Kansas, who will address:

- *Ag Producer Succession Planning
- *Ag Producer Estate Planning

Community Foundations: Save taxes and help grow your community now and for all future generations.

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ATTENTION...

Colby High School, Brewster High School, Golden Plains High School and Heartland Christian School

Senior Parents & Homeschoolers Hurry in!!

Deadline is April 15, 2011!!!

The Colby Free Press is now planning the Senior Graduation Tab and will be giving parents a chance to put a baby picture in along with a short message from the family for a small fee.

We will automatically feature your student's picture and information, but this will be your chance to put in a baby picture to show how much *your* senior has really changed over the years!

Call Andrea, Kathryn, or Tammy at 462-3963 for more information or stop by the office at 155 W. Fifth in Colby.

WHITNEY COLETTE ADAMS

•• Small Sample ••

I plan to attend Colby Community College and play softball

PARENTS: Richard & Peggy Adams

It's been a real hoot, Whitney go get em girl, and Godspeed.
Love, Mom & Dad

COLBY FREE PRESS