

Classifieds

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Real Estate

Real Estate



Molly J. Oliver
462-5203



Terry Stover
626-2082



Kevin Barnett
443-1722



JUST LISTED
Brick 5 BR, 2 bath
430 W. Webster \$98,500



NEWER LISTING
Some Updates
1000 E. 9th \$79,900



Full of Personality
4-5 BR, 2 Car Grg.
560 W. 4th \$82,500



Sun Room & Garages
5 BRs, 3 bths
685 N. French \$82,500



Thinking Retirement?
Brick, one-level
920 Mentlick \$129,900



From Days Gone By
5 BR, Brick
355 W. 5th \$119,900



A Home w/Makeover
4 BR, 2 bath
1018 Ct. Terrace \$129,900



A "Doll House"
3 BR, 2 bath, Charmer
645 N. Chick \$71,900

UNRESERVED AUCTION
162 +/- Acres (CRP - Dryland)
April 12, 2011
10:30 a.m.
St. Francis Equity
Meeting Room
Call Molly for Details



Edge of Town
Home on 2 +/- acres
1473 Pioneer Dr. \$115,500



Spacious Home
5 +/- acres S. of Brewster
194 Co. Rd. 3 \$154,900



Great Opportunity
Home & Approx. 3 acres
Menlo, KS \$69,900

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UNRESERVED AUCTION

162 +/- Acres Cheyenne County, KS
CRP & Dryland

Tuesday, April 12th, 2011 - 10:30 AM
St. Francis Equity Meeting Room
123 N. River St. Francis, KS

Legal: NW 1/4 of Section 6-1-41 Cheyenne County, KS containing 162 +/- Acres.

Location: Just Southwest of Haigler, NE immediately South of the Kansas Nebraska state line on the East side of Road 5.

FSA Information:

- Farmland Acres – 162 Acres
- CRP Acres – 157.9 Acres

CRP Information:

- 66.3 Acres contracted at \$32.05/acre with a total annual payment of \$2,125. Contract expires 9/30/2016
- 16.2 Acres contracted at \$30.00/acre with a total annual payment of \$486. Contract expires 9/30/2012
- 75.4 Acres contracted at \$34.10/acre with a total annual payment of \$2,563.60 Contract expires 9/30/2020

Mineral Rights: There is a 1/2 interest mineral reservation through May 7, 2017. The reservation will continue past May 7, 2017 for any production development during the reservation period. The other 1/2 will pass with the land at closing.

2010 Taxes: \$197.56

Max Fisher Trust, Owners

For more information, contact listing agent:
Molly Oliver 785-462-5203

"Seller is a licensed agent"

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www.stockra.com

ALL PROSPECTIVE BUYERS HAVE THE RESPONSIBILITY TO CHECK WITH THE CHEYENNE COUNTY FSA OFFICE (785-332-2183) IN REGARDS TO THE THREE CRP CONTRACTS AND PRACTICE PLANS PRIOR TO AUCTION, AND/OR CLOSING. CRP ANNUAL CONTRACT PAYMENTS TO BE PRO-RATED BY CHEYENNE COUNTY FSA TO DATE OF CLOSING, AND BUYER NEEDS TO BRING TO CHEYENNE COUNTY FSA OFFICE A COPY OF THEIR DEED AND PURCHASE CONTRACT.

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COLBY, KS 67701
785-462-3904

DONALD L. HAZLETT, Broker

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Naomi Ward • Steve Hazlett • Ron Evans • Ed Currier • Neal Mann • Mike Bailey • Scotty Legere

UPCOMING AUCTIONS:

5/21/11 - Farm machinery & equipment, Oberlin

REAL ESTATE FOR SALE

SHERMAN – 240 ac cropland - 1W of Brewster on Hwy 24 – NW/4 & W/2NE/4 of 24-8-37 – **JUST LISTED**

THOMAS – 160 ac CRP– 2W & 3N of Colby – SW/4 15-7-34 – **JUST LISTED**

WALLACE – 80 ac grass & expired CRP – NW of McAllaster near the LG/WA Co line – W/2NW/4 of 24-11-38 – **JUST LISTED**

GOVE – 160 ac cropland S of Grinnell – all in wheat and going to Buyer - SW/4 of 2-15-30 – **JUST LISTED**

WALLACE – 320 ac grass & cropland NE Wallace County – E/2 of 32-11-38 – **NEW LISTING**

TREGO – 142 ac CRP & grass near Cedar Bluff Reservoir – SW/4 of 24-14-22

GRAHAM – 200 ac cropland & grass SE of Hill City, KS – spring fed creek & trees!



1 PLYMOUTH DRIVE

Brick ranch 3 bedroom, 3 bath home. Approximately 3,355 sq. ft on a 1 acre lot. 2 family rooms, 2 fireplaces, patio, attached 2-car garage. **MUST SEE TO APPRECIATE!** Call Ron Evans for details!



2290 CR 34 - Rexford

Approx 847 sq. ft. 2 bedroom home on 10 acres, 1 bath, Property also includes a detached single car garage, and a 40'x75' Quonset.



1860 S. Range

Ranch style home on 3.2 acres! 4 bedrooms, sunroom, main floor laundry, & finished basement. Second home, outbuildings & established windbreak.

****CHECK OUR WEBSITE FOR ADDITIONAL LISTINGS & VIRTUAL TOURS!****

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Colby, Kansas
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\$7,000 ALLOWANCE



310 S. Garfield
5 BR/3 bath. Room to grow!
Give Marilyn a call!!!



1385 W. 1st
4 BR/2 baths.

Give Marilyn a call!!!

THINKING ABOUT BUILDING?

LOTS 7&8, PIONEER II ADD.
IDEAL RESIDENTIAL LOTS IN ESTABLISHED NEIGHBORHOOD W/ MINIMAL TRAFFIC.

LOTS ALLOW THE TRADITIONAL ON-SITE BUILT OR A MANUFACTURED HOME.
CALL PAT TODAY!



540 WOOFER AVE.
3 BR/3 bath—great floor plan
Call Pat today!!!



14478 Beaver Creek Rd.
7 BR/3.5 bath-43 Ac. Atwood, KS
Give Rock L. Bedore a call!!

UNITED COUNTRY® HOMELAND REALTY & AUCTION HAS MORE BUYERS THAN SELLERS.

Pioneer II Subdivision lots \$12,000
955 W. 5th \$23,000
114 S Pennsylvania, Jennings \$30,000
101 S. Adams, Grinnell \$40,000
306 Hudson, Oakley **CONTRACT**
411 Illinois, Brewster \$45,000
410 Converse, Oakley **CONTRACT**
765 S. Range **CONTRACT**

105 S. Illinois, Selden \$69,000
326 Freeman, Oakley \$78,000
605 Longview-Oakley **CONTRACT**
635 S. Grant **CONTRACT**
1385 W. 1ST \$87,000
540 W. 4th \$85,500
460 W 4th **CONTRACT**

310 S. Garfield \$7,000 Allowance!!
445 E. Plum **CONTRACT**
431 Smith Dr. \$187,500
955 Prairie View \$197,500
540 Woofert **EXTRAORDINARY!**
28053 320 Ave, Ogallah \$256,000
328 Maple-Oakley **Dreamer's Delight**
14478 Beaver Creek Rd, Atwood \$379,000

LAND LISTINGS: 43 Acres Rawlins County, KS including a beautiful 7 BR, 3 1/2 bath home w/2 fireplaces & several outbuildings, 25 acres of growing alfalfa, located on Beaver Creek Rd. SW of Atwood, KS \$379,000.00

160 Ac. Trego Co., KS CRP & Grass 10 mi S of Ogallah, KS. Ideal hunting property w/2BR house. \$1,600/Acre.

160 Ac. Gove County, KS cropland 3 miles W & 4 miles S of Quinter, KS w/3-yr cash lease. **(UNDER CONTRACT)**

265 Ac. Gove Co., KS cropland & Grass 3 miles E & 2 miles S of Quinter, KS w/3-yr cash lease. **(UNDER CONTRACT)**

160 Ac. Gove Co. cropland 14 mi S & 10 miles E of Oakley, KS w/3-yr cash lease. **(UNDER CONTRACT)**

Call Rock L. Bedore 785-443-1653

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

BUSINESS OPPORTUNITY!



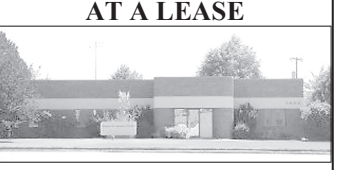
115 N. Kansas, Selden
Southwind Steakhouse & Saloon
Call Rock L. Bedore!

TURN-KEY BUSINESS!



1200 W. 4th
Very well established
Give Tom a call today!!!

SELLER WOULD LOOK AT A LEASE



1690 W. 4th
Very well maintained dental office
Call Marilyn today!!!

COMMERCIAL LOT 6.7 ac. adjacent to Wal-Mart with I-70 frontage, Colby, Ky. \$670,000. **Call Rock!**
LOCATE to I-70 frontage, 2-6 acre lots. **Give Marilyn a call today!**

111 W. 3rd, Oakley 10,000+ square ft building with an excellent tenant & great cash flow. \$210,000 **Call Rock!**

400 N. Franklin Ideal commercial building on the NW corner of Franklin & 4th Street. \$75,000. **Call Rock!**

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

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!**

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