

## New year offers new opportunities

The New Year always brings motivation for change and improvement.

In the Griffiths' home, that often means trying to ignore the delicious goodies left from Christmas, planning to exercise more often, and the promise a chance to live this year better than the year before.

A friend e-mailed this quote by Edith Lovejoy Pierce to me: "We will open the book. Its pages are blank. We are going to put words on them ourselves. The book is called Opportunity and its first chapter is New Year's Day." We are already a couple of pages in to our book – hopefully each page will be filled with wonderful things!

High winds on Saturday blew dirt and debris all over town – and blew a large tree in Chris and Sena Bailey's yard down!



**Gwen Griffiths**

• Rexford Correspondent

We are thankful no one was hurt.

The kids were headed back to school on Tuesday morning. I wonder if the teachers are any more excited to resume than the students. Book club met at the Red Barn on Tuesday.

It's a quiet time in Rexford right now. Most of us have returned from our holiday travels and are trying to find homes for Christmas gifts and get our holiday decorations down.

I'd love to share any news you have. Please call me at 687-2076 or e-mail griffithsgang@gmail.com to report your special event or happening.

## Workshops to help farmers with marketing

Volatile markets are nothing new to farmers and ranchers, but the best ways to reduce risk are not always apparent. In order to help producers deal with volatility, K-State Research and Extension will hold two workshops covering Risk Assessed Marketing in Assaria on Thursday and Friday, Jan. 26 and 27.

"The higher commodity market volatility has increased the financial risk in production agriculture, and those same risks have increased crop insurance premiums," said Tom Maxwell, an agriculture and natural resources extension agent based in Salina. "In addition, an expected reduction in commodity program funding has caused many producers to question whether there is a better method to manage risk.

"But where to start?" The RAM I Workshop on Jan. 26 is designed for farmers who are just starting to use risk-management tools, including board-traded options, said Maxwell, a crops and soils specialist for the Central Kansas Extension District. The RAM II Workshop on Jan. 27 is an advanced class for those who have used advanced trading strategies such as the selling of covered puts to reduce crop-insurance cost.

Both daylong sessions will be held at the Assaria Community Building, 315 E. Main. Both start

at 8:30 a.m. with registration and end at 4 p.m. Registration, \$20 per participant for each day, covers all materials and lunch.

Pre-registration is required, with a deadline of Friday, Jan. 20, and is limited to 30 persons. Checks may be mailed to the district, Box 5040, Salina, Kan., 67402. Designate which workshop – or both – you wish to attend.

K-State Extension agricultural economists Art Barnaby and Dan O'Brien will lead the sessions. The first will cover marketing basics, basics of crop insurance and understanding basis. The second will cover introduction to marketing, commodity programs and risk assessed marketing – combining marketing tools, commodity-program payments and crop insurance.

Each day will include a case study, with participants managing a "typical" grain farm. Participants will select the type and level of crop insurance, decide on Farm Service Agency programs and work through a typical marketing year, Maxwell said.

Students in the advanced class will get a chance to use more advanced marketing strategies.

For information, go to [www.agmanager.info](http://www.agmanager.info) and click on "2012 RAM Workshops" or call Maxwell at (785) 309-5850.

## Tenants, owners need lease law info

Almost all producers today operate with a lease of some kind, whether it is farmland or pasture.

Many cannot maintain a viable business without leases. They are growing in prominence and will play an increasingly important role in production agriculture as fewer and fewer producers manage and operate our state's agricultural resources.

It is important that both parties to a farm or ranch lease understand the details of their lease agreement and the laws that affect it.

A lease is a contract and terms of the lease will be interpreted and enforced in light of contract law. Furthermore, if a farm or pasture lease is oral, not in writing, certain provisions in the Kansas Statutes 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 much more desirable to spell out the agreement's details in writing.

By definition, a lease is a contract for the exclusive use of land for a specific period. There are at least two parties to any lease: 1) the landowner who owns the land, also known as the lessor; and 2) 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

For all leases, except written leases signed by the parties that provide otherwise, Kansas law provides that notice to terminate farm and pastureland leases must be given as follows:

- in writing
- at least 30 days before March 1, and
- must fix March 1 as the termination date of the tenancy.

Any notice to terminate which does not comply with the above requirements 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 that in



**Clint Milliman**

• Knowledge for Life

two instances a termination notice may be effective, but the termination date will be modified by statute. 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 as to that ground on the day after the fall-seeded 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 yet-to-be sowed fall-seeded crop is harvested or Aug. 1, whichever comes first.

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

For information on agriculture leases check out the Ag Manager website at [www.agmanager.info](http://www.agmanager.info) or by contacting me at the Extension office at (785) 460-4582 or by e-mail at [milliman@ksu.edu](mailto: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.*

### Deaths

#### Verleen F. Van Horn

Verleen F. Van Horn, 88, retired office manager for Farm Credit in Colby, died Sunday, Jan. 1, 2012, at the Logan County Hospital in Oakley.

She was born Nov. 20, 1923, in Colby.

Preceding her in death were her husband, S.A. "Bill" Van Horn in 1993, a son, Howard A. Van Horn in 1980, a daughter, Virginia Arnbarger in 2006, a sister, Violet Wentz, and one grandchild.

Survivors include a son, Buddy (Linda) Van Horn of Colby, four grandchildren, six great-grand-

children and four great-great-grandchildren.

Services will be at 10:30 a.m. Thursday, Jan. 5, 2012, at the Kersenbrock Funeral Chapel in Colby, with Father Dana Clark officiating and burial in Beulah Cemetery.

Visitation will be from 2 to 8 p.m. today at the funeral chapel.

The family suggests memorials to the Northwest Kansas Foundation for Hope, in care of the funeral chapel, 745 S. Country Club Dr., Colby, Kan., 67701.

#### Abilene Hustlers 4-H Club

The regular monthly meeting of the Abilene Hustlers 4-H Club was held Monday at the 4-H building at the Thomas County Fairgrounds. President Brenon Ziegelmeier called the meeting to order and Jory Koon lead the flag salute. Roll call of "My Favorite Thing About Winter" was answered by 20 club members.

Cassie Wells announced the December club report was printed in the *Colby Free Press* on Dec. 19. Sara Lamb provided the parliamentary tip of the month. Donna Lamb gave the leader's report and encouraged members to start selling pizzas.

After a short business meeting, Sara Lamb announced the pro-

gram. Jory Koon gave a project talk on Shooting Sports, Lakin Denny demonstrated how to make a Spider Craft, and Kinley Ziegelmeier demonstrated how to make Chex Mix.

Rebecca Scott led members in singing "My Bonnie."

Kaitlyn Chain led recreation in which members played Heads Up Seven Up.

Sara Lamb announced the February program, which will be parents' night. Chance Hoeting lead the 4-H pledge and the meeting was adjourned. Refreshments were provided by the Hoeting and Scott families.

*Submitted by Cassie Wells*

## Christmas card late

QUINNESEC, Mich. (AP) – A Christmas card that showed up in an Upper Peninsula woman's mailbox a day before the holiday turned out to be a late arrival after all: 11 years delayed to be exact.

Lorraine Beauchamp says the envelope was postmarked in 2000 and has a 33-cent stamp, the price of first-class mail 11 years ago. And the sender, her sister-in-law Marion Beauchamp, died in 2010.

"I was afraid to open it," Beauchamp told *The Daily News* in Iron Mountain (<http://bit.ly/s3UjP9>). "I can't believe it. I still can't. It was the only card I got that day."

Employees at a mail-sorting center in Kingsford said the card

could have been stuck for years in a canvas bag, or that Beauchamp could have been looking through old cards and got the one from her sister-in-law mixed up with those.

Beauchamp, 85, lives in Quinnesec in the Upper Peninsula. Her late sister-in-law lived about five miles away in Iron Mountain. The card says, "Dear Sis," followed by a Christmas message, and then is signed "Sincerely, Marion."

Beauchamp said she plans to keep it. Her family still can't believe what happened.

"It was just a shock. We are laughing about it, but maybe she's telling me something.... She was a character. I always liked her."

# Grand Opening

**Thursday, January 5th** Ribbon Cutting 2:00 p.m.

Refreshments/Raffle/Introductory Rates

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- Our facility strives to promote wellness! Nutrition information and healthy recipes are highlighted on our "What's for Dinner" board.

The "Mini Gym"... special programs

Arthritis Foundation Exercise Class

M/W 10:30-11:30am Feb 6-Mar 14

Tai Chi For Health

TH 12 noon -1:00pm – Feb 9- Mar 15

T 5:30-6:30pm – Feb 7- Mar 13

Wee Wiggles -Structured movement

activities for children while mom completes her workout. (toddlers-kindergarten)

M T W TH 2:30-3:30pm Feb 1- Ongoing

W 7:00-8:00pm Feb 1- Ongoing

Infant Massage by appointment

Movement Enrichment by appointment

Prenatal Yoga

Follow a DVD with a small group of "mom's to be".

M W 5:30-6:30pm Jan 9-March

**Coming Spring/Summer 2012**

Walk with Ease- low impact walking program.

Walk Fit – add strength and flexibility to your walk.

Let's Play- active movement summer program for children.

**The Movement Connection - providing a positive, supportive, active environment for families promoting wellness, fitness, nutrition education, early childhood education, and movement enrichment.**

## 60th icy plunge probably last

MILWAUKEE (AP) – The Milwaukee Polar Bear Club president who made his 60th annual New Year's Day plunge into Lake Michigan says it may not have been his last.

Eighty-two-year-old Garth Gasky previously said he was quit-

ting because of his age, the four stents in his heart and his daughter was unhappy about it.

But on Sunday the retired Brookfield maintenance man told the *Milwaukee Journal Sentinel* (<http://bit.ly/tf16sQ>) that he wasn't sure about next year. He

jumped in with his granddaughter and great-granddaughter at Bradford Beach in Milwaukee.

His daughter, Cathy Mayer, was at the event, too, and had a different story. She says they are taking him to Arizona next year.

### 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.*

### Markets

Quotes as of close of previous business day <b>Hi-Plains Co-op</b>	
Wheat (bushel)	\$6.62
Corn (bushel)	\$6.45
Milo (hundredweight)	\$11.00
Soybeans (bushel)	\$10.83

## Oakley woman graduates

Kathleen Marie Ellena of Oakley was a candidate for graduation from Emporia State University during commencement exercises Dec. 17. Ellena earned a bachelor of science in elementary education.

## New chiropractor from Levant

Alicia Brooke Collett received a Doctor of Chiropractic degree during commencement exercises at Palmer College of Chiropractic

in Port Orange, Fla., on Friday, Dec. 16, 2011.

She is the daughter of Scott and Alice Collett of Levant.

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