

Student News

Colby Public Schools
Activities: no school.
Sacred Heart
Activities: No school.
Heartland
Activities: no school, spring break.
Golden Plains
Activities: no school, spring break.
Brewster
Activities: no school, spring break.
Colby Community College
Activities: spring break, no classes. **Sunday:** time change; 1 p.m. softball, Salina; 1 p.m. baseball, El Dorado; rodeo, Ft. Scott. **Monday:** 2 p.m. softball, Great Bend. **Thursday:** 5 p.m. baseball,

McCook. **Saturday:** 1 p.m. baseball vs. Barton County. **Sunday:** 1 p.m. baseball vs. Barton County.
Triplains
Activities: set clocks ahead. **Monday:** school in session; 4 p.m. junior high music contest, Sharon Springs; 7 p.m. board meeting. **Tuesday:** school in session; 9:30 a.m. first and second grade play "Cinderella." **Wednesday through Monday, March 18:** no school, spring break.

Send us your calendar and menus. E-mail colby.society@nwks.com or mail Colby Free Press, 155 W. Fifth, Colby, Kan., 67701.

Senior Progress Center

Thursday there will be a canasta game at the Senior Progress Center.

Activities for the week: Monday: 10:30 Skip Bo. **Tuesday:** 10 a.m. exercise; 10:30 a.m. backgammon. **Wednesday:** cinnamon rolls. **Thursday:** 10 a.m. exercise; 10:30 a.m. canasta game. **Friday:** 10 a.m. exercise; 10:30 a.m. pool game.

Menus for the week: Monday: tater tot casserole, Harvard beets, apricots. **Tuesday:** ham, sweet potatoes, cook's choice vegetable, pineapple. **Wednesday:** meatballs, au gratin potatoes, peas, gel-

atin with mixed fruit. **Thursday:** chicken salad sandwich, tomato soup, peaches, cookie. **Friday:** baked fish, green bean casserole, strawberries and bananas, blueberry crisp.

The Thomas County Nutrition Center invites anyone 60 and older and guests to lunch Monday through Friday at the senior center. Home delivery is available, as is pick-up service. A contribution of \$3 per meal is suggested for seniors, \$5.25 for others. For anyone under 60, home delivery is \$5.75. Make reservations at (785) 460-2901 by noon the day before.

Red Barn

Activities for the week: Sunday: Daylight Saving Time begins. **Monday:** 10:45 p.m. blood pressure clinic; 2 p.m. Barnswallows. **Wednesday:** 10

a.m. ladies' Bible study. **Thursday:** 2 p.m. Come On Down. **Friday:** 9:30 a.m. Koffee Klatch; 2:30 p.m. Stitch and Chat.

Michigan considers state slug

MARQUETTE, Mich. (AP) — People are having a little fun with an effort in Michigan's Upper Peninsula to make a fictional creature the state's official slug.

WLUC-TV reports (bit.ly/XTECZI) the creator of the Amorous Spotted Slug is Larry Buege. He's an advocate for Slug Lovers In Michigan Empowered, or S.L.I.M.E., and says people across the Upper Peninsula are involved in an effort to collect signatures.

The goal is 10,000 signatures. If they do that, they'll send the idea to state lawmakers for consideration.

Pat Black is executive director of the Marquette County Convention and Visitors Bureau. She says it's a creative way to try to attract visitors.

The Upper Peninsula is known for natural wonders such as Tahquamenon Falls as well as unusual tourist attractions.

Public Notice

USD 315 Colby Public Schools
 Rescission of Proposal
 Submission Deadline

Notice is hereby given regarding the Request for Qualifications for Professional Services (published in the Kansas Register February 28, 2013) that the 9:00 a.m. March 8, 2013 deadline for responses has been set aside. The new time and date for Proposal Submission Deadline is 4:00 p.m. March 20, 2013.

Interested firms may request information from Jo DeYoung, Business Manager, U.S.D. 315, 600 W. Third St., Colby, 67701, jdeyoung@colbyeagles.org, or 785-460-5000.

Responses must be received by 4:00 p.m. March 20 for immediate review. Responses will not be accepted after that time. U.S.D. 315 reserves the right to reject any and all bids, waive technicalities, and make award(s) as deemed to be in the best interest of the district.

Jo DeYoung
 Business Manager

(Published in the Colby Free Press on Friday, March 8, 15, 2013)



Sales data indicates higher land values than those shown by farmers' estimates

A new Kansas State University study indicates that using sales transaction data in determining the value of Kansas farmland shows a higher — in some cases significantly higher — value for the land than the traditional survey method derived from farmers' estimates of land value.

"The current growth in land values and the many businesses and personal decisions affected by these values warranted more extensive analysis to obtain estimates that were less aggregated than either the state or crop reporting district-level values that were available," said K-State Research and Extension agricultural economist Mykel Taylor.

"For this study, we obtained sales transaction data from the Kansas Property Valuation Department, which reflect agricultural land sales in Kansas."

A paper outlining the study is available online at www.agmanager.info/farmmg/land/lease/default.asp.

Taylor, along with K-State agricultural economist Kevin Dhuyvetter, embarked on the study in part because state budget cuts in 2009 forced changes in the way land values are reported in Kansas. Prior to 2009, the Kansas Agricultural Statistics Service conducted farmer surveys which allowed land values to be reported

at the crop reporting district level. There are nine such districts in the state.

"Unfortunately, the crop reporting district-level estimates reported by Agricultural Statistics Service were discontinued in 2009, so now, no official government-reported data exist of regional values," Taylor said.

The Agricultural Statistics Service does, however, report state average values for irrigated, non-irrigated and pasture land, based on an annual survey of agricultural producers, asking for their estimate of the value of cropland and pasture land they operate.

Several potential problems exist with these data, however, Taylor said. "The data for these estimates is a survey of people's opinions, which may not be highly attuned to the current land market."

For example, she added, the Statistics Service data have typically lagged behind estimates based on market data, suggesting that changes in land values are moving faster than people not actively engaged in the land markets realize.

Turning to the Property Valuation Department data for a market-based estimate of land values, the team looked only at undeveloped parcels of land at least 40 acres in size, and only considered non-irrigated cropland and pasture. Characteristics such as parcel size, soil quality rating, percent of pasture

and cropland within a parcel, and when a parcel was sold were all used to estimate county-level land values.

"In all cases, the survey-based estimates are lower than the market-based estimates derived from sales transaction data," Taylor said. "For non-irrigated cropland, the analysis using Property Valuation Department transactions data suggests a state-level value of \$2,516 an acre, a 48 percent increase over the 2012 Agricultural Statistics Service-reported value of \$1,700 an acre."

"Across the nine crop reporting districts, the differences range from a 15.4 percent increase over Agricultural Statistics Service values in the Southeast Crop Reporting District, to an 80.6 percent increase in the Northwest crop reporting district."

Pasture values are similarly understated by the survey method, she added, noting that the transactions data estimate of \$1,589 per acre for the state is 67.2 percent higher than the Agricultural Statistics Service-reported value for 2012. Regional differences range from a 17.5 percent increase in the Southeast to a 150.8 percent increase over Agricultural Statistics Service pasture value for the northwest crop reporting district.

Cropland Rental Rates Also Understated

Using a method of calculating revenue from a crop share ar-

range, a separate part of the study that looked at cash rental rates also indicated that U.S. Department of Agriculture-Kansas Agricultural Statistics estimates are significantly lower than cash rent estimates.

"As with crop and pasture land values, many people want to know how recent changes in both the land and commodity markets have affected rental rates for cropland," Taylor said.

Historically, the ratio of cash rent-to-land value (rent-to-value ratio) has been in the range of 5 to 7 percent, she said. If that relationship still holds, then a state-level estimate for non-irrigated cropland of \$2,516 per acre would imply cash rental rates ranging from about \$126 to \$176 per acre.

"That leaves a large amount of negotiating room for landowners and tenants," Taylor added, which prompted the economists to use another method. Rather than targeting a particular rate of return on non-irrigated cropland, cash rents were estimated using a method of calculating revenue from a crop share arrangement.

A comparison of the rental rates from the two approaches adjusted for risk reveals the Agricultural Statistics estimates are significantly lower than the rental rates estimated by Taylor and Dhuyvetter, which reflect current grain prices.

Public Notice

IN THE DISTRICT COURT OF THOMAS COUNTY, KANSAS

IN THE MATTER OF THE ESTATE OF GLORIA KAY RIBORDY, DECEASED.

Case No. 2013-PR-06

NOTICE OF HEARING

THE STATE OF KANSAS TO ALL PERSONS CONCERNED:

You are notified that a Petition has been filed in this Court by Ronald J. Ribordy, surviving spouse and one of the heirs of Gloria Kay Ribordy, deceased, requesting:

Descent be determined of the following described real estate situated in Thomas County, Kansas:

A tract of land in the Northeast Quarter (NE ¼) of Section Eighteen (18), Township Eight (8) South, Range Thirty-six (36), West of the Sixth Principal Meridian, Thomas County, Kansas, more particularly described as follows: Commencing at a point 80 feet East of the Northeast corner of Lot 1, Block 23, in the Town of Brewster, Kansas; thence East 140 feet; thence South 75 feet; thence West 140 feet; thence North 75 feet to the point of beginning;

and all personal property and other Kansas real estate owned by decedent at the time of death. And that such property and all personal property and other Kansas real estate owned by the decedent at the time of death be assigned pursuant to the laws of intestate succession.

You are required to file your written defenses to the Petition on or before March 28, 2013 at 9:30 a.m. in the city of Colby in Thomas County, Kansas, at which time and place the cause will be heard. Should you fail to file your written defenses, judgment and decree will be entered in due course upon the Petition.

RONALD J. RIBORDY, PETITIONER

John D. Gatz, #10808
 Attorney at Law
 P. O. Box 346
 Colby, KS 67701-0346
 Attorney for Petitioner

(Published in The Colby Free Press on March 1, 8, 15, 2013)

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24th Annual Raile Charolais/Red Angus Production Sale

Monday, March 18, 2013, 1 p.m. CST - St. Francis Auction Market, St. Francis
 Selling 77 Bulls, 45 Charolais, 20 Red Angus, 12 Composite CharolaisXRRed Angus or Angus
 Selling 30 Females, 15 Top End purebred Charolais, 15 top quality CharolaisXRRed Angus (Show prospects)

Charolais Sires:		Red Angus Sires:	
Finks 2250, Finks 8823	Schurrtop J827, Raile Bluegrass X195	Feddes Sky 862,	CTC Grandstatement 1025
Raile 5744 X150		These bulls will increase length, muscle, improve yield grade and marbling while increasing efficiency in the feed yard and cow herd	

Z050 • Raile X150
X Primecut 0107

Z053 • Raile X150
X Finks 2250

Z098 • CTDB Grandstatement 1025
X Sorg 6194

Z236 • Raile Bluegrass X195
X Super Charlie 0767

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ID#	BW	WW	YW	Milk	ADW/RATIO	ADY/RATIO
Z050	3.8	43	84	4	764/118	1473/115
Z053	1.2	31	61	10	700/108	1313/103
Z098	0.7	59	118	25	770/115	1467/117
Z236	1.1	25	49	14	635/108	997/100

Ultrasound data available on all bulls.

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