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 ADOPTION IS LOVE: A lifetime of love, security, family, and happiness awaits your newborn. Cozy home, bedtime stories, music. Expenses paid. Call Linda & Michael 800-488-1197.

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 ALL CASH CANDY ROUTE. Do you earn \$800 in a day? Your own local candy route. Includes 30 Machines and Candy All for \$9,995. 1-800-814-6077

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Educational
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Financial
 \$\$\$\$\$ GET CASH NOW! We buy STRUCTURED SETTLE-

MENTS and insurance Annuities. Call Structured Asset Funding Now! (1-877-966-8669)

Help Wanted
 FedEx Ground: TEAM Independent Contractor positions available at Kansas City hub. Start .93/mile, \$1.25/gallon nationwide diesel price, 100% drop & hook. Weekly home time. Tolls & Permits paid. Many discount programs. Call linehaul recruiting 913-441-7549 M-F 8a-4p

FEED DEALER Wanted: LOOMIX® feed supplements is seeking a local dealer or dealer's assistant. Motivated individual with cattle knowledge and community ties. Flexible hours and supplemental income. Contact Jodi @ 800-870-0356

GOVERNMENT JOBS! WILD-LIFE / POSTAL \$16.51 TO \$58.00 PER HOUR. FULL BENEFITS. PAID TRAINING. CALL FOR APPLICATION AND EXAM INFORMATION \$89. NO EXPERIENCE NECESSARY. TOLL FREE 1-888-269-6090 ext. 719

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Help Wanted/Part-Time Kansas Army National Guard - P/T positions available. Get skills to put your career on track. We offer free training, college money, steady pay. 1-800-432-2447 www.ks.ngb.army.mil

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Misc.
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785-271-5304 or kcan@kspress.com for more information.

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Steel Buildings
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LAND AUCTION

Sherman County, Kan.

Seller: Jack & Joan Walker

Wednesday, September 1, 2004 @ 2 p.m. MT

Auction Location: Buffalo Inn Convention Center, 830 W. Hwy. 24, Goodland, Kan.
 Web Site: www.goodlandnet.com/homeland

Legal Description:
Tract 1: NW/4 of 35-7-41 162 acres
Tract 2: NE/4 of 35-7-40 152 acres includes Homeplace, SE/4 of 26-7-40 160 acres
Tract 3: SW/4 of 26-7-40 160 acres, NW/4 of 35-7-40 160 acres
Tract 4: NW/4 of 26-7-40 160 acres
Tract 5: Combination of Tracts 1-4 total property; Land Location: (Tracts 2-4) from Goodland, North on Hwy. 27 to Road 69 then 2 1/4 miles West; (Tract 1) From Goodland West on 8th Street (Road 64) to Road 12, turn North to Road 69, turn West 1/2 mile on the South side.

Manner of Sale: This real estate will be offered in 4 individual tracts and then as a total unit. It will be sold in the manner that produces the highest aggregate bid. Auction procedure and increments of bidding are at the discretion of the Auctioneer.

Terms: 15% down day of sale, balance to be paid on or before October 1, 2004, or upon such terms as may be acceptable to the Seller. Personal and Corporate checks are acceptable for the down payment with the final payment to be in certified funds. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Seller reserves the right to accept or reject any and all bids.

Announcements made day of sale take precedence over printed material.

Acceptance of Bids: The successful bidder will be required to enter into a HomeLand Real Estate of Goodland LLC Purchase Contract immediately following the auction. Copies of the contract will be available from the auctioneer prior to the sale.

Evidence of Title: Seller will provide title insurance to the Buyer(s) in the amount of the purchase price with the premium to be paid one-half by the Buyer(s) and one-half by the seller. Title evidence will be provided on sale day. Buyer(s) may close as soon as closing documents are prepared - no later than October 1, 2004.

Closing and Possession: Closing date shall be on or before October 1, 2004. Possession on SW/4 of 26-7-40 after harvest of beans and immediate possession on rest of property except the home quarter (NE/4 of 35-7-40) which will be available on November 15, 2004.

Taxes: Seller shall pay taxes for all of 2003 and prior years. Taxes for 2004 shall be prorated to the date of closing. 2003 Taxes are as follows: NW/4 of 35-7-41 are \$167.68, NW/4 of 26-7-40 are \$441.96, N/2 of 35-7-70 are \$1,740.58, S/2 of 26-7-40 are \$607.64.

Acres: Acreages figures are considered to be approximate and are from reliable sources, based on (USDA) FSA figures. All FSA information is subject to change. FSA acres may not be the same as deeded acres.

FSA Bases/Yields/Payments: Wheat - 224.2 acres / 36 / \$3,854, Grain sorghum - 29.7 acres / 45 / \$397.06


Minerals: Seller is retaining all mineral rights except 12 acres on the home quarter and 20 acres (that includes the well) on the irrigated quarter (NW/4 of 35-7-40).

Water and Irrigation: 400 acre feet / 1200 gpm. Sprinkler is a Rienke Model E65 nozzled to 600 gallon. Irrigation engine is a M & M Model HD800. Gear head is a Randolph.


Inspections: Each potential bidder is responsible for conducting their own independent inspections and due diligence concerning pertinent facts about the property. Neither Seller nor HomeLand Real Estate of Goodland LLC, its agency and representatives are making any warranties about the property, either expressed or implied.

Easements: This sale is subject to all rights-of-way and easements, whether recorded or not, and to any oil and gas lease of record.

Agency and Escrow: HomeLand Real Estate of Goodland LLC agents and its representatives are the Exclusive Agents of the Seller. Northwest KS Abstract & Title Co. will serve as escrow agent and closing agent for these transactions. The closing fee shall be paid one-half by the Buyer(s) and one-half by the Seller.



HOMELAND REAL ESTATE
 of Goodland, LLC
 Tom Harrison, Listing Agent
 114 W. 12 th Street • Goodland, Kan. 67735
 Branch Office: 200 N. Franklin • Colby, Kan. 67701
 Tom Harrison, Broker/Auctioneer
 (785) 899-3060 • (866) 899-3060 Toll Free




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Dr. Bruce Kellogg, D.O.



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- Bruce Kellogg, D.O.
- Luetta Flanagan, ARNP
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