



TOSSING THE JAVELIN, freshman Brett Linden (above) and senior Nick Wahlmeier (below) showed their style at the Cheylin meet in Bird City on Thursday. Results were not available but will be in next week's paper.
— Herald photos by Karen Krien



LAND AUCTION

200 Acres (MOL) Rawlins County, Kan. "A Hunter's Paradise"

Seller: The Late Virgil Baumfalk and Nanette Baumfalk

Date: Thursday, April 29, 2004 **Time:** 2:00 am CST

Auction Location: TNT & Jones Auction Facility, 200 N. Franklin, Colby, Kan.

LAND LOCATION: From Atwood - 3/4 mile East, 1 mile North, and 3/4 mile East.

MANNER OF SALE: As individual tracts only, not in combination.

Tract 1: 37 acres of grass with home and outbuildings, 37 acres of alfalfa ground, 12 acres of farm ground, 4 acre Farm Stead.

Tract 2: 27 acres of farm ground, 38.5 acres of creek bottom and trees.

Tract 3: 40 acres of grassland

TERMS: 15% down day of sale, balance to be paid on or before May 28, 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 action. **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 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 May 28, 2004.

CLOSING AND POSSESSION: Closing date shall be on or before May 28, 2004. Possession shall be immediately upon closing.

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 were \$762.09)

ACREAGES: Acreage 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.

MINERALS: Seller is retaining 1/2 minerals for 10 years non-participating. The mineral rights are believed to be intact.

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, 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 agents and its representatives are the Exclusive Agents of the Seller. Northwest Title 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.

BROKER/AUCTIONEER NOTES: A Hunter's Paradise! Pheasants, geese, wild turkeys, and plenty of deer. An older, rustic looking home that would make a great hunting lodge plus one building that could be turned into guest quarters and another that could be a meat locker. A very secluded property, lots of trees, and only 5 minutes from town. Call for Brochure or VCR Tape.



HOMELAND REAL ESTATE
of Goodland, LLC

Tom Harrison, Listing Agent

114 West 12th • Goodland, Kan. 67735

Branch Office: 200 N. Franklin, Colby, Kan. 67701

Tom Harrison, Broker/Auctioneer

(785) 899-3060 • (866) 899-3060 Toll Free

www.tntjonesauction.com

www.goodlandnet.com/homeland

Bowling

HIGH PLAINS

End second half of season:
Fredrickson Ins., 56-19;
NAPA, 53.5-21.5; R&M Service Center, 46-29; Decatur Co-op, 33.5-41.5; Warren Bainter CPA, 20-45.

Stan McEvoy, 221; Karol Evans, 203; Kyle Emigh, 204.

High handicap series, Leo Hartman, 941; High handicap game, Mory Zodrow, 308; High scratch series, Karol Evans, 798; High scratch game, Mory Zodrow, 257; Most improved bowler: Pat Koerperich. NAPA won the season rolloff.

OBERLIN SPEEDWAY

Oberlin, KS

Saturday

April 17

6 p.m.



Classes:

IMCA Modified / IMCA Stock Car

IMCA Hobby Stock / Bombers / Cruisers



For more information call:

Don or Paula Bolt 785-678-2416

RAWLINS SPECIALTY CLINICS

707 GRANT STREET - ATWOOD, KANSAS 67730

(785)626-3211

Bringing Specialized Healthcare To Your Community

April 2004

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3
4	5	6	7 Dr. Frankum General Surgeon	8 Dr. Reeves Podiatry Clinic	9 Dr. Reeves Podiatry Clinic	10
11	12	13	14	15 Dr. Werth Urology	16	17
18	19	20	21 Dr. Curtis Cardiology	22	23	24
25	26	27 Dr. Miller Cardiology Clinic	28 Dr. Albers Lung & Sleep Disorders	29	30	

TO SCHEDULE AN APPOINTMENT, PLEASE CALL (785)626-3211

Cheryl Banister, RN - Specialty Clinic Director

Thank you for allowing us to assist in your healthcare.



First National Bank employees
will be attending a
Spring Conference on April 21,
therefore we will be closing early on that day.

Please note the following
closing time on your calendar:

Wednesday, April 21, 2004
FNB will close at 12:30 CT.



Thank you!

First National Bank

101 North Penn

Oberlin, KS 67749

785-475-2000

www.fnb.com

Sports Reporter wanted

Sports enthusiasts, this may be your chance to tell the whole town about the thrill of winning and the agony of defeat.

The Oberlin Herald is looking for a part-time sports reporter, so give us a call at 785-475-2206 for all the details.

EOE m/f/h



THE OBERLIN HERALD

170 S. Penn — Oberlin, Kan. — 785-475-2206