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HeraldClassifieds

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Classified rate is \$6.50 for 10 words and 20 cents per word thereafter. Classified display: \$8.55 per col. inch, per week. Payment with order will save billing charge. Deadline is noon Monday each week.

Services

bedroom, 1 bath, appliances furnished, off street parking, garage available. 785-475-3256. 27tf

BROOKWOOD APARTMENTS - 1 bedroom apartment available. 785-475-3450. 43tf

Real Estate

HOUSES FOR SALE: Johnson Realty, Inc. has homes in all price ranges for sale in Oberlin, Norcat and Herndon, Kan. Call Roberta Johnson, Broker, for more information or complete list. Office-Home — 785-475-2785 or Mobile 785-475-7156. 29tf

LAND FOR SALE: Prime Cheyenne Co. Irrigated 320 Ac. 3 wells, 2 pivots, good bases. See at www.barnesrealty.com Barnes Realty 785-742-4580. 08-09

Help Wanted

DECATUR COUNTY Road & Bridge is taking applications for full-time employment. Employee will be subject to random drug and alcohol testing and will be required to obtain a CDL. Applications available at Engineer's Office. Call 785-475-8111. Decatur County is an Equal Opportunity Employer. 07tf

HELP WANTED: Team members needed. Applications may be picked up at Oberlin Pizza Hut. On-line application at www.pizzamgmt.com. 06tf

HELP WANTED: Several positions available for those with experience in the building trades. Growing progressive modular home manufacturer is looking for qualified individuals to fill positions in the production staff. Hourly plus benefits, including bonuses, health and retirement. Stop by Timber Creek Homes, Stratton, NE and fill out an

application or call 308-276-2478 and we can mail you one. 46tf

DECATUR COUNTY Noxious Weed Dept. is taking applications for part-time employment. Job description and application may be picked up at the Weed Dept. or at the engineer's Office. Call 475-8128. Decatur County is an Equal Opportunity Employer. 05-08

DECATUR COUNTY TRANSPORTATION BUS

General Public Transportation 8 a.m to 5 p.m.

Call Dispatch at 475-8100

to schedule a ride for shopping and other trips Mon. thru Fri.

Suggested Donation \$1 a trip or 11 tickets @ \$10.

This project funded in part by KDOT Public Transit Program and County Tax Dollars.

Help Wanted

Full time or Part time Office Professional 8-5, M-F. Skills required: computer skills including knowledge of Microsoft Word, Word Perfect and Excel; routine office management; basic bookkeeping; effective oral and written communication; willingness to learn; and ability to work with public. Database, graphics, presentation and computer photo editing skills a plus. Salary negotiable based on skill and experience. For additional questions and to pick up application contact Jessica at the Sheridan County Extension Office, Courthouse, Hoxie, KS 785-675-3268. Application deadline is Friday, February 23, 2007 at 5:00pm. Equal Opportunity Employer.

HELP WANTED: Spray Rig Operator needed immediately. Full time position. Call or stop by Crop service Inc., East Hwy. 36 Atwood, KS 785-626-9609 02-08

HELP WANTED: Full time or Part time Certified Nursing Assistant, needed at Decatur County Good Samaritan Center. Training will be provided if needed.

Health, dental and life insurance available. Contact Loretta McFee 785-475-2245 for more information. AA/EEO/M/F. 08-09

HELP WANTED: Newspaper carriers needed in Oberlin. Routes consist of 55 households total. Monday through Friday afternoon delivery. Earn extra cash plus tips and bonuses. McCook

Daily Gazette West First and E Streets, P.O. Box 1268, McCook, NE 69001. 1-800-269-1426 ext. 108. 08-11


HELP WANTED: Recreation Director for the Decatur County Recreation Commission to run the 2007 Ball Programs. Minimum age 18. EOE. Submit resume to the County Clerk Office by 03/12/07. 08-09

470+/- ACRES CROPLAND, GRASSLAND & CRP AUCTION

THURSDAY, MARCH 8, 2007 @ 10:30 AM, CST


DECATUR COUNTY, KS

SELLERS: VIRGIL & DOROTHY KUMP



TRACT 1

LEGAL DESCRIPTIONS:
TRACT 1: NE/4 of 11-4-27
TRACT 2: E/2 OF 3-4-27, less 9.37 acres improvement site



TRACT 2

LAND LOCATION: From Jennings go 3 miles North & 1 mile West to the NE corner of Tract 1.
MANNER OF SALE: This real estate will be offered in 2 individual tracts.
TERMS: 10% down day of sale, balance to be paid on or before April 5, 2007.
CLOSING: Date of closing will be on or before April 5, 2007.
POSSESSION: Possession will be the date of closing, subject to the tenant's rights on the cropland, with immediate possession of the grassland.
MINERAL RIGHTS: All of the Seller's interest shall transfer to the Buyer(s) at closing, subject to a prior 1/4 perpetual reservation of record on the SE/4 of 3-4-27.

LEGAL DESCRIPTION	CROPLAND ACRES	CASH LEASE PAYMENTS	GRASS ACRES	CRP ACRES	WHEAT BASE/DCP YIELD	GRAIN SORG BASE/DCP YIELD	BARLEY BASE/DCP YIELD
TRACT 1	127.5	\$3,989	27.3	9.8	51.8/35	28.7/46	1.5/40
TRACT 2	182.8	\$5,741	127.1	0	69.0/35	38.1/46	2.0/40
TOTAL	310.3	\$9,730	154.4	9.8			

CROPS: Crops are subject to a cash lease with V8, Inc. thru January 15, 2009. Buyer(s) will receive the cash lease payments of \$9,730 on the cropland acres.
FSA INFORMATION: FSA payments will be retained by the tenant under the current cash lease.
CRP INFORMATION: There are 9.8 acres currently enrolled in the CRP program at \$28.43 per acre for a total annual payment of \$279, with the expiration date extended to 9/30/2009. Buyer(s) will receive 100% of the 2007 CRP payment, which payment will accrue from October 1, 2006, through September 30, 2007, and all future years' CRP payments under the current CRP contract.
TAXES: Sellers will pay taxes for all of 2006 and prior years. Taxes for 2007 will be paid by Buyer(s). (2006 TAXES = TRACT 1: \$473.84 ; TRACT 2: \$764.34)

VISIT @www.farmandranchrealty.com

FARM & RANCH REALTY, INC.

MIKE BAILEY, AGENT
1420 W. 4th * Colby, KS 67701
(785) 462-3904

DONALD L. HAZLETT, BROKER/AUCTIONEER

"When you list with Farm & Ranch, it's as good as SOLD!"

AUCTIONEER'S NOTE: Virgil & Dorothy Kump will sell their farm at ABSOLUTE AUCTION on Thursday, March 8, 2007, in Jennings. This land is very productive with good prospects for pheasant and deer hunters. This is a great opportunity to purchase land with good income and nearly all of the minerals intact.

HELP WANTED

Ag Valley is now accepting applications for a full time Station Service Attendant position in our Norton, KS location. Having a mechanical background is a plus. A Pre-Drug screening is required. Ag Valley offers competitive wages, medical, dental, life and supplemental insurance, Co-op retirement, Co-op 401(k), vacation and sick time. You may pick up an application at the station which is located at 201 W. Lincoln street or send your application or resume to: Ag Valley Co-op, Attn. Scott Holbrook, P.O. Box 68 Edison, NE 68936. See our web site www.agvalley.com for more listings.

Help Wanted

Ag Valley Coop is now accepting applications from qualified applicants for Tender Truck Drivers at our location in Norton, KS. Drivers must have a current CDL with Hazmat or able to get their Hazmat. We are looking for applicants who express an interest in our company and are willing to learn the business. Send your resume or application to: Mark Vance, Highway 283, Norton, KS. 67654 or Scott Holbrook, PO Box 68, Edison, NE 68936 or E-mail at sholbrook@agvalley.com.

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Steven W. Hirsch / Preston A. Pratt
Attorneys-at-Law
124 South Penn, Oberlin, Kansas
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