

Bird City brings in tourists for the U.S. 36 Treasure Hunt

By Norma Martinez
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This week was perfect weather for the U.S. 36 yard sale and treasure hunt. Everyone who was asked felt it was a big success. Most of the folks seen on Friday morning had out of state license plates. Many of them were hauling covered trailers or empty campers, to haul their larger sized loot back home. One couple, eating breakfast at the Majestic truck stop, came from Billings, Mont., with their truck and camper shell on their oversized truck bed. They said they were going clear across Kansas and will be taking a full load of bargain items back. Then come back again next week for the Nebraska garage sales.

Karen Hewitt on Road 34 asked unfamiliar faces where they were from. She said she talked to people from Wyoming, Missouri, and Oklahoma. Most of them said they saw it on the internet. One couple told her they had heard about it in Breckenridge, Colo.

With 38 stops in St. Francis a great deal of time could be spent there if you hit everyone. Lots of miscellaneous items were listed

on the maps. Other items listed ranged from a 42-inch Samsung Plasma television, shower door and lavatory, 8 mm reel movies, books, recliners, treadmills, lots of antiques and collectibles, vintage costume jewelry, furniture, and carpet squares. The Methodist Thrift store was well stocked and stayed open later on Saturday.

Moving on down to Bird City, you had to look for the signs to find the sales. First stop was Don Bruder sale in the little red house. This year, he even advertised the house as being for sale. His sister-in-law, Phyllis Bruder, came from Orney Springs, Colo. to help Bethel Goltl man the two trailers full of miscellaneous items while Don took care of the customers inside the house.

The last stop for Bird City was the Hewitt's. Karen had a small house full of items of interest to the ladies. Mike had a yard and garage full of miscellaneous items for the men to make the three mile trek down the country road worthwhile.

In McDonald there were eleven stops listed on the map with lots of antiques and miscella-

neous items, house wares and furniture.

Carol Peters from Bird City was inside the Legion Hall with her hand crocheted doilies and table runners. Charlene Kramer from south of McDonald had lots of jewelry and miscellaneous items. Others had books, dishes, miscellaneous items and knick-knacks. The ladies were selling lunch, pie, rolls and coffee.

Across the highway on road three, where the old filing station sits, Margie Hubbard and Brooke Porubsky had lots of miscellaneous items. On Saturday afternoon Brooke Porubsky was handing out brown bags for a \$5 bag sale.

All of the yard sale vendors, when asked how the event was going, had the same answers; "they were selling lots of items". Friday was a very busy day due to the out of state travelers, Saturday was okay but slower with sporadic breaks in between groups of local residents. They were all very pleased that the weather cooperated with the event and are ready to start preparing for next year.

Good Samaritan apartments profit in month of August

By Karen Krien
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The nursing home and independent apartments administrator informed the commissioners at the Monday meeting that the apartments had operated in the black last month.

Jeff Paulsen, Good Samaritan Village administrator, said there had been a small loss of a little less than \$150 in the nursing home operations. However, he said, in the apartments there had been a profit of \$1,600 during the month of August. For the year, the nursing home has a loss of \$66,126 while the apartments have a profit of \$16,782 making a total loss of \$49,344.

There were 29 residents at the nursing home in August. Mr. Paulsen said they had just finished training two certified nurse aides. By the end of the year, he said, he plans to have enough employees in place so the home can accommodate 33 residents.

The staff, he said, has just finished electronic medical records training and the computer tablets have been purchased. The electronic equipment will soon be a requirement.

Brett Poling, commissioner, asked how much the nine computers had cost. Mr. Paulsen estimated that they cost between \$1,500 and \$2,000 each.

All the residents' medical information has been transferred to the computer, Mr. Paulsen said. They will start using the tablets on Tuesday.

Several of the independent living apartments are being renovated with new doors and carpet, along with other repairs. He expected to have them rented in the near future.

The west entrance of the nursing home has been on the list of updates. The nursing home had raised \$10,000 to have someone draw up plans for the entrance.

Roger Jensen, contractor, had been hired to draw up the plans. There will be a 12- by 45-foot roof extension. There will be new steps to the entrance. The materials have been figured out, Mr. Paulsen said. An ad will be put in



GINNY LARSON and Paula Austin work look at the computer to pull up the new patient electronic medical records at Good Samaritan Village.

the newspaper asking for bids to build the structure. The deadline for bids is Oct. 11. We would like to get it done before cold weather is here, he said.

He said he had gotten bids for the tires for the lift van. Ernie Ketzner, commissioner, was not happy about the county being asked to buy tires for a van that wasn't owned by the county. Dale Patton, commissioner, said it was a double-edged sword. It was important that the van have good tires for the safety of the residents and staff using the van.

Mr. Paulsen said a new physical therapy provider, Synertz, was starting on Oct. 7. He said the change resulted from an effort to reduce therapy expenses.

The new ice machine for the facility had been purchased, coming in at \$1,600 which was \$200 under the estimate of \$1,800.

A surveyor had been at the Village and cited the facility on not having a trash receptacle with a lid that tightly closed. Mr. Paulsen said he had talked to the city manager who has ordered one. In the meantime, they are keeping a tarp over it so, if the surveyor returns, it will show

they are trying to contain it until the new trash container arrives.

At the last meeting, there had been considerable discussion on removing snow from the parking lot, which is also the drive through to the county's airport. The Graces, who run the airport, said their equipment for removing snow from the runway was too big. J.R. Landenberger, St. Francis city superintendent, said he would try to work with the county in removing snow at the Village, but opening up snow routes was the city's first priority. Mr. Flemming said he would try to have the county's skidsteer equipped to remove the snow from the area before the first storm.

If the nursing home is going to be dependent, Mr. Paulsen said, a four-wheel pickup with a blade would probably work.

The last item of business concerning the nursing home and apartments was the removal of dead trees. The county crew had been asked to remove the trees. Mr. Flemming said the crew would probably cut them down and remove them in December and January.

Herald staff photo by Karen Krien

Commissioners discuss budget cuts

By Karen Krien
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The budget hearing was held at 9 a.m. during the Cheyenne County Commissioners' meeting on Monday. The 2014 budget, which was down around \$80,000 from last year, was approved.

Dale Patton, president, opened the budget hearing.

I am frustrated with what is happening in this great nation, he said. The federal government and state spends more money than what they have but counties are required to stay within their budget.

The board, he said, has worked on the 2014 budget for quite a while to be prudent with the taxpayer's money. In the end, we reduced eight mills from the prior year.

In dollars, the county's budget will require \$3,817,172 compared to \$3,897,615 last year. Last year, the county's budget required 104,963 mills and this year, the commissioners estimated the need for 98,658 mills.

One of the budget cuts included putting a \$600,000 lid on health insurance. Other counties, said Brett Poling, commissioner, are running on \$550,000 for insurance.

With the Affordable Care Act, said Mr. Patton, who knows what is going to happen. It isn't

even funded.

As stewards of the county's money, he said, we need to be fiscally responsible. There are older people that struggle to buy food, medicine and just to live.

With this new budget, he said, every department took a hit. However, we were able to give employees a 3-percent cost-of-living raise. The hospital's appropriation was only around six mills compared to 10 mills last year. Dr. Poling pointed out that last year, the county's hospital got around \$900,000 compared to the Rawlins County Hospital that received only \$100,000 tax money.

It goes back to accountability, Mr. Patton said. Jeff Paulsen comes in each month to present figures of where we are at. In the future, he said, I would like to see the same accountability with the hospital.

The hospital also gets 1 percent of the sales tax collected in the county. Dr. Poling said that, with the soon re-opening of the grocery store, the county will see an increase in sales tax.

Margo Douthit, who was present as an interested observer, asked what a mill was?

Terry Miller, county clerk, said this year, a mill was worth \$38,170. It is figured on property valuation.

If we can keep the mill levy

down, Mr. Patton said, we can keep your taxes down.

The higher your valuation, Mr. Miller said, the lower the mill levy, assuming the total tax burden remains the same.

Public works report

Dave Flemming, public works director, talked about snow removal, crack sealing the parking lot and tree removal at the Good Samaritan Village (see related article).

He also discussed road and bridge repairs being done in the county. In the near future, the county will resume prairie dog control operations.

He had prices for a new building at the landfill. It would be large enough to drive equipment in and make necessary repairs, as well as protect the equipment. No decision was made.

Paint

Amanda Milne, deputy register of deeds, was given permission to paint the office. She said she and Deb George, who also works in the office, agreed on the color. The paint will cost around \$100 and they will do the painting.

Next meeting

The next meeting of the commissioners has been set for 8 a.m. on Tuesday, Oct. 15, in the commissioners' room in the courthouse.

Business Directory

The Saint Francis Herald
Bird City Times
Advertising Manager
Tim Burr
tburr@nwkans.com

Phone 719-761-6238 785-332-3162
PO Box 1050 785-332-3001 (fax)
St. Francis, KS 67756 sf.herald@nwkans.com

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Open Bid for Remodel Project

- Contractor must be licensed and bonded.
- Roof Extension 12 ft. x 45 ft. West side of GSV Nursing Home in St. Francis.
- For plans and specifications, call 332-2531 for an appointment with Jeff Paulsen, Administrator
- Deadline for application is Friday, Oct. 11

The Good Samaritan Society is an equal opportunity employer.

820 South Denison,
St. Francis, KS. 67756
St. Francis Good Samaritan
Village is an EEO/AAP —
M/F/V/D employer

PUBLIC NOTICE NW KS GMD#4 WTAP SIGN-UP OPEN

The Kansas Department of Agriculture is accepting applications for the Water Right Transition Assistance Program (WTAP). The deadline to apply is November 15.

WTAP is a voluntary, incentive-based program designed to help restore aquifers and streams in critical areas by retiring water rights. Six "high priority" areas in the Northwest Kansas Groundwater Management District No. 4 (GMD 4) have been designated as eligible target areas by the Kansas Department of Agriculture's Division of Water Resources chief engineer because of significant water level declines. The six areas have been determined to be in need of aquifer recovery and are now closed to further water appropriations.

Applicants who are selected for WTAP grants are compensated by the department's Division of Conservation in exchange for the permanent retirement of water rights on irrigated land.

For more information, contact Steve Frost, water conservation program manager, at (785) 296-8964 or HYPERLINK "C:\Documents and Settings\sfrost\Local Settings\Temporary Internet Files\Content.Outlook\5B55R7LV\stve.frost@kda.ks.gov"stve.frost@kda.ks.gov. WTAP rules and regulations, applications, maps and other details are available on the Kansas Department of Agriculture's Division of Conservation website at HYPERLINK "http://agriculture.ks.gov/divisions-programs/division-of-conservation/water-conservation-programs" http://agriculture.ks.gov/divisions-programs/division-of-conservation/water-conservation-programs.

Information and assistance is also available on the Kansas Department of Agriculture's Division of Water Resources field office in Stockton at (785) 425-6787 or at the Northwest Kansas Groundwater Management District No. 4 in Colby at (785) 462-3915.

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Elmer E. Brunswig Trust & Esther R. Brunswig Trust, Sellers

Tract 1 - 160 +/- Acres

SE/4 14-2-42, Cheyenne Co., Ks
90.2 Wheat Base Acres w/ 54 bu. Yield
8.8 Sorg. Base Acres w/ 46 bu. Yield
Buyers to receive the Seller's 1/3 share of growing wheat
2012 Taxes \$655.84

Tract 2 - 160 +/- Acres

NE/4 23-2-42, Cheyenne Co., Ks
91.3 Wheat Base Acres w/ 54 bu. Yield
9.0 Sorg. Base Acres w/ 46 bu. Yield
Buyers to receive the Seller's 1/3 share of growing wheat
2012 Taxes \$514.72

Tract 3 - 160 +/- Acres

NE/4 35-2-42, Cheyenne Co., Ks
89.3 Wheat Base Acres w/ 54 bu. Yield
8.8 Sorg. Base Acres w/ 46 bu. Yield
Buyers to receive the Seller's 1/3 share of growing wheat
2012 Taxes \$434.02

Tract 4 - 80 +/- Acres

S/2 of SE/4 13-45-44, Yuma Co., Co
49.4 Wheat Base Acres w/ 28 bu. Yield
2013 Taxes \$201.50

Tract 1
158.82
NHSL

Tract 2
158.36
NHSL

Tract 3
158.68
NHSL

Tract 4
158.68
NHSL

Grain Bins on Tract 2,
9,000 total bushels of storage

MANNER OF SALE: The real estate will be offered at auction in individual tracts, to the highest bidders. Auction procedure and increments of bidding are at the discretion of the Auctioneer.

TERMS: 10% down day of sale with the balance to be due on or before December 3, 2013, or upon such terms as may be acceptable to the Seller, on all Tracts. Personal and corporate checks are acceptable for the down payment with the final payment to be due in certified funds at closing. All funds will be held by the Broker in their trust account. Bidding is not contingent upon financing. Financing, if necessary, must be arranged and approved prior to the auction.

FSA CROP INFORMATION: Buyer is responsible to enter into the FSA program, if desired. Tracts 1-3 are currently registered with the Cheyenne County, Kansas FSA office. Tract 4 is registered at Yuma County, Colorado FSA office.

CROPS: Buyer's shall receive Seller's 1/3 Share of 2014 Wheat Crop on Tracts 1-3.

REAL ESTATE TAXES: Seller is responsible for 2013 taxes and prior years. 2013 Tax amounts will be provided day of sale.

MINERAL RIGHTS: All mineral rights owned by the Seller shall be transferred to the Buyer(s) at closing. Minerals are believed to be intact.

CLOSING & POSSESSION: The date of closing shall be on or before December 3, 2013. On acres in wheat stubble, possession shall transfer at closing. Acres currently planted to wheat shall transfer to Buyers following 2014 Wheat Harvest, on or before August 1, 2014. Possession of Storage Bins on Tract 2 shall transfer to Buyer on April 1, 2014.

EVIDENCE OF TITLE: Seller will provide title insurance to the Buyer in the amount of the purchase price with the premium to be paid one-half by Buyer and one-half by Seller. Title evidence will be provided on sale day.

ACCEPTANCE OF BIDS: The successful bidder will be required to enter into a real estate purchase contract immediately following the auction. Copies of the contract will be available from the Auctioneer prior to the sale.

ACREAGES: Acreage figures are considered to be approximate and are from reliable sources, based on FSA figures. All FSA information is subject to change. FSA acreage may not be the same as deeded acres.

EASEMENTS: This sale is subject to all right-of-way and easements, whether recorded or not and oil & gas leases of record.

SURVEY: The Seller is not offering a survey. All tracts will sell by legal description, as it is, where it is, and in its present condition.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections & due diligence concerning pertinent facts about the property. Neither the Seller, or Western Auction & Real Estate, LLC, its agents or representatives, are making any warranties about the property, either expressed or implied.

AGENCY: Western Auction & Real Estate, LLC, its agents and representatives, are Exclusive Agents of the Seller. No compensation for other agents is available for this transaction. Announcements made day of sale shall take precedence over any printed material or prior representations. All information herein is believed to be correct.

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Tracts 1-3 are located approx. 16 mi. Northwest of St. Francis, Ks. Contact one of our associates for a tour or for questions on this auction or one of our many other listings in Colorado & Kansas or visit us online more information!