





# Classifieds

## Real Estate

## Real Estate

## Real Estate

## Apartments for Rent

## Legal Notices

## Announcements

### WE STAY IN TOUCH!!!

VISIT OUR WEB SITE AT  
[www.farmandranchrealty.com](http://www.farmandranchrealty.com)

Rock Bedore \* Molly Oliver \* Ed Currier \* Steve Hazlett \* Ron Evans

## FARM & RANCH REALTY, INC.

1420 W. 4<sup>th</sup>. - P.O. BOX 947  
COLBY, KS 67701  
785-462-3904 or 1-800-247-7863

**DONALD L. HAZLETT, Broker**

"WHEN YOU LIST WITH FARM & RANCH, IT'S AS GOOD AS SOLD!"

### \*YOUR DREAM HOME!!\*

This remarkable brick ranch home is full of endless features. Super area and approx. 1 acre. 6 Br's, 4 baths, 3-car attached grg & formal as well as informal areas.  
Call **MOLLY** or **ROCK** at 462-3904  
11 Cottonwood Dr \$298,000.00

### \* YESTERDAY CHARM!!\*

3 Br, 2 bath, 1 1/2 story. Kitchen opens to dining room, large lot, privacy fence & deck.  
Call **MOLLY** at 462-6700  
250 S. Garfield \$66,900.00

### \* HUGH LIVING AREA!!\*

Fantastic, spacious 5 Br, 2 bath home, bsmt area finished with fire escape windows.  
270 N. Riddle \$61,000.00

### \* COMMERCIAL INVESTMENT \*

This property includes two lots. The building is approx. 6800 sq. ft and is divided into 2 separate areas, the front is occupied by ADAC and the back part is known as "The Tool Box" which has an office, storage and a shop with an overhead door.  
Call **Rock L. Bedore** 462-3904  
1523 & 1525 W. 4th \$85,000.00

### \*GREAT LOOK!!\*

This is an attractive home. New look in basement level, large rear yard & detached garage.  
Call **MOLLY** at 462-6700!  
545 S. Garfield \$64,500.00

### \*PERFECT STARTER!!!!\*

Come view this bungalow.  
2 Br, 1 bath with appliances including newer washer & dryer, private rear yard and 2-car garage.  
Call **MOLLY** at 462-6700  
480 S. Garfield \$36,000.00

### \*CLOSE TO SCHOOL!\*

You'll have to see to appreciate this home's beauty & style. A home with lots of newer upgrades. **MAKE AN OFFER!!**  
Call **MOLLY** at 462-6700  
565 W. 2<sup>nd</sup> \$78,500.00

### \*COMMERCIAL PROPERTY!!\*

This property has an excellent location on south range in Colby, KS with 110' of frontage. The building has an office and reception area in the front and a restroom and workshop in the back.  
Call **ROCK** 462-3904  
950 S. Range \$52,000.00

### \*BRICK HOME IN REXFORD\*

Brick 4 Br, 2 bath home on several lots with a full bsmt., 1-car garage & central heat & air  
Call **MOLLY** at 462-6700  
130 Main \$34,500.00

### \*UNBELIEVEABLE HOME!!!!\*

5 Br, 4 bath brick rambling ranch style home with lots & lots of room. So much style & custom features.  
Call **MOLLY** at 462-6700  
110 N. RANGE \$194,500.00

### \*GREAT RENTAL PROPERTY!!\*

.View these 2 Mobile homes. They are very clean & all appliances are included.  
Call **MOLLY** at 462-6700  
Friendly Acres #28 \$16,000.00  
Friendly Acres #71 \$14,000.00

### \*GREAT HOME FOR STUDENTS\*

Unbelievable value!! 2 BR mobile home with 1 bath, central air/heat, storage shed and includes appliances  
Call **ED** at 462-3904!  
Friendly Acres #6 \$8,000.00

**LAND FOR SALE:**  
**TH** - 80a 6m SE of Colby on all weather road, immediate possession.  
Perfect building site!!  
**UPCOMING AUCTIONS:**  
10/25/02 - Murphy Land Auction-320a cropland in Cheyenne Co.  
10/29/02 - Ryan Family Land Auction - 1,360a Thomas Co., KS irrigated & dryland  
10/31/02 - Cook Land Auction - 160a sprinkler irr. near Rawlins/Thomas Co. line  
11/16/02 - James Carney Construction Co. Auction

**11/02/02 - ANNUAL FALL CONSIGNMENT AUCTION**  
CALL TODAY TO CONSIGN YOUR ITEMS!!!!

### OTHER LISTINGS:

**COUNTRY HOMES**  
453 US 83 - Oakley  
115 S. Washington  
1490 Pioneer Road  
1896 Co Rd. 15  
321 3rd St. - Menlo  
1080 K-25  
1882 Co Rd K  
Building Lots  
390 N. Franklin

360 S. Chick  
295 E. Plum  
135 N. Grant  
917 Court Terrace  
480 W. 7th  
575 W. 6th  
450 S. Garfield  
715 S. Garfield  
335 W. 6th  
848 W. 8th  
215 W. 7th  
1060 Villa Vista  
310 S. Garfield  
1280 W. 7th  
725 W. 7th  
1705 Lynda  
370 S. Mission  
160 N. Range  
1121 Summer Sun  
475 Lawrence  
Drive

## SPACE FOR RENT

GARAGE AREA - 17x48.....\$225  
STORAGE AREA - 7x15.....\$40  
STORAGE - 11x14.....\$60  
SHOP AREA - 30x40.....\$300  
OFFICE - 14x31.....\$175  
**HEATED ~ UTILITIES PAID**

Located at 1525 W. 4th Street, Colby. Call Dennis for more information, 785-462-7843.

## The Colby Free Press

Please recycle  
this newspaper

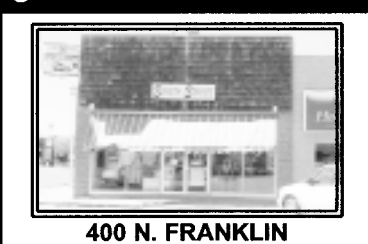
Even if you don't feel like getting out, you can still "go shopping" in the Classifieds!



**FARM & RANCH REALTY, INC.**  
1420 W. 4<sup>th</sup> - P.O. Box 94  
Colby, KS 67701  
(785) 462-3904

**Donald L. Hazlett - Broker**  
[www.farmandranchrealty.com](http://www.farmandranchrealty.com)

## JUST LISTED!



**400 N. FRANKLIN**  
**COMMERCIAL BUILDING!!!**  
This excellent property is located at 4<sup>th</sup> and Franklin in downtown Colby. It has approx. 2,958 sq. ft. on the main floor and a full, partially finished basement  
**Call RON for a Tour of this property Today.**

## ASAP..... HOME INSPECTIONS

When a home is for sale, a professional home inspection makes a difference to the seller and the buyer.

For Security. For Protection.  
For a Smoother Closing...

Call:  
**PAUL BAILEY,**  
Inspector  
785-443-2096

• 23 years experience in adjusting insurance claims  
• Special knowledge in building construction

## Western Appraisal Service

For your appraisal needs to include:  
Farmland, Commercial and Residential Property.

Edward G. Currier,  
Certified General Appraiser  
Paul F. Bailey,  
Associate  
**Ph# 462-6913**  
**Fax# 462-6883**

**Colorado's  
#1 RV Dealer Since 1990  
Best Selection - Best Prices!**

**USED CLASS A**

'01 SWStorm, 30', #390.....\$58,900	'95 Southwind, 35', #945.\$43,900
'01 Seaview, 35', 2sl, #557.....\$79,900	'95 PA, 33', #052.....\$47,900
'01 Condor, 35', 2sl, #612.....\$59,900	'95 Endeavor, 34', #508...\$29,900
'01 Chieftain, 35', sl, #972...\$87,900	'95 Allegro, 29', #112.....\$29,900
'00 Sunrise, 35', sl, #042.....\$65,900	'94 Vectra, 34', #137.....\$45,995
'00 Pinnacle, 34', 2sl, #520...\$69,900	'94 Vectra, 31', #031.....\$42,900
'00 PA, 33', 2sl, #413.....\$74,900	'94 Dutchmen, 35', #894...\$31,995
'00 Vision, 36', 2sl, #527.....\$85,900	'94 Bounder, 32', #000...\$35,900
'00 Intruder, 35', sl, #154.....\$69,900	'94 AllegBay, 32', #586...\$32,900
'99 Southwind, 36', 2sl, #871\$69,900	'93 Southwind, 33', #638.\$34,900
'99 PArrow, 35', #127.....\$59,900	'93 Pursuit, 32', #547.....\$23,900
'99 Adventurer, 32', #510...\$52,900	'92 Safair, 34', #305.....\$29,900
'98 Vision, 35', #535.....\$56,900	'92 Adventurer, 34' #542.\$29,900
'97 SunCruiser, 32', #354.....\$46,900	'91 Southwind, 30' #130...\$24,900
'97 Storm, 30', #357.....\$45,995	'91 Bounder, 34', #246...\$24,900
'97 Southwind, 32', sl, #181...\$52,900	'89 Chieftain, 33', #182...\$17,900
'97 Pursuit, 29', #483.....\$36,900	'89 Allegro, 33', #531.....\$22,900
'97 Catalina, 32', sl, #807...\$43,900	'86 Suncrest, 31', #989...\$14,900
'97 Aerbus, 33', #250.....\$42,900	'85 Southwind, 34', #058.\$15,995
'96 Kntry Aire, 37', sl, #033.\$63,900	'81 Executive, 32', #118...\$8,500
'96 Aerbus, 31', #665.....\$37,900	'80 Champion, 27', #968...\$5,900

**USED CLASS C**

'99 Bom Free, 23', #528.....\$42,900	'84 Rockwood, 27', #490...\$13,900
'89 Tioga, 27', #355.....\$15,900	'77 Jamboree, 22', #188.....\$4,900

**USED DIESELS**

'01 Alfa, 36', sl, #470.....\$139,900	'98 Ultrasport, 36', #222...\$69,900
'00 Marquis, 40', sl, #560.\$315,000	'98 Endeavor, 37', #622...\$92,900
'99 Executive, 43', sl, #869.\$224,900	'93 Am Eagle, 38', #411...\$89,900

35 Miles North of Denver on I-25 Frontage Road, Between exits 243 and 245  
Sales: Mon - Thurs 9-7, Fri & Sat 9-6  
[www.kcrv.com](http://www.kcrv.com) • 303-776-1309 • 303-449-4873

## • NOTICE • AD RATES

For Classified Word ads are as follows:

1-2 days	25¢/word
3-4 days	18¢/word
5-9 days	17¢/word
10-14 days	16¢/word
Monthly (tfn)	15¢/word

(\*Price reflects 15 word minimum ad. Ads must be in our office by 12:00 noon the day before. In case of error, call us the FIRST day your ad runs since we will not be responsible for errors after the first day/week.

**COUNTRY ADVOCATE**  
\$6.00/per week - 10 words  
(additional 25¢ word thereafter)  
13¢/word pick-up rate (with 3 consecutive day run in Free Press)  
**ADS MUST BE IN THE OFFICE BY 12:00 NOON ON FRIDAY.**  
**DISPLAY (box) AD DEADLINE FOR FREE PRESS IS 3:00 P.M. TWO DAYS BEFORE AD RUNS.** Display Rate: \$6.85 per column inch. **COUNTRY ADVOCATE DEADLINE IS 12:00 NOON ON FRIDAY.**

**COLBY  
FREE PRESS** 462-3963

### CHEERFULLY COZY

You'll enjoy this 5 BR/2 bath home w/ breakfast nook. 2-car garage & underground sprinklers. Call **PAT**.

### \$2,500 CARPET ALLOWANCE

3 BR, 2 bath brick ranch all on one level. All appliances are included. Call **PAT KOCH**.

### PEEK AT THE VALUES!

3 BR, 2 bath split level, large eat-in kitchen and beautifully landscaped. Call **PAT KOCH**.

### Built to Last

Quality brick ranch w/ family room, sprinklers, & 2-car garage w/loft. Call **PAT SLOAN** on this must see!

### LOOKING FOR VALUE??

4 BR, 2 bath home w/ siding, new roof and a carpet allowance. Call **PAT SLOAN** and come see!

### YESTERYEAR'S CHARM

This 4 BR, 2 bath is a MUST SEE! Modern improvements added to original beauty. Call **PAT SLOAN**.

### MAKE AN APPOINTMENT TO SEE ANY OF OUR CURRENT LISTINGS:

1/2 sec. Sherman Co. dryland  
715 Sunset Drive  
815 Cherokee Drive  
810 N. Co. Club Drive  
415 Webster  
610 Webster  
115 Spruce - Rexford  
540 W. 4th

### COLBY

Warren C. Hixson - Broker  
785-462-6818

Pat Koch • 462-6119  
Pat Sloan • 462-7495

Marilyn Kersenbrock • 462-2703  
B.J. Melvin • 462-2483  
Marj Van Camp • 462-2648

1111 Flint  
2327 E. US Hwy. 24  
1115 Maize  
1020 E. 8th  
1001 Court Terrace  
1124 Flint  
1435 W. 3rd

Lots 22 & 23, El Chaparral  
450 N. Sterling  
1/4 sec. Thomas Co. Dryland  
355 W. 6th  
2710 N. Range

**HomeLand**  
REAL ESTATE

website: [ColbyHomeland.com](http://ColbyHomeland.com)

410 N. Franklin • Colby, KS  
**785-462-8255**  
[homelandre@aol.com](mailto:homelandre@aol.com)

114 W. 12th • Goodland, KS  
**785-899-3060**  
[homelandg@aol.com](mailto:homelandg@aol.com)

550 N. Mission  
1815 W. 5th  
375 E. Walnut  
908 Court Terrace  
1690 W. 4th St.  
Rt. 2 - Hoxie  
650 N. Grant

1060 E. 8th  
930 E. 6th  
955 E. 5th  
1020 E. 9th  
180 E. Plum  
1115 Wheatridge  
675 N. School  
N. Hwy. 25 - Atwood

### GOODLAND

Tom Harrison - Branch Broker  
785-465-9015

Rosanne Anderson • 899-7464  
Ken Christiansen • 694-2644  
Mitch Hixson • 899-9270

### OAKLEY

Jerry Wycoff • 672-3763

### LEGAL NOTICE

The Local Area I Local Workforce Investment Board and Chief Elected Official Board (as authorized by the Workforce Investment Act), shall hold a scheduled meeting at 10:00 a.m. on Wednesday, October 23, 2002 at the Sternberg Museum of Natural history, 3000 Sternberg Drive, Hays, Kansas.

(Published in The Colby Free Press on Friday, October 18, 2002)

IN THE DISTRICT COURT  
OF THOMAS COUNTY, KANSAS  
PROBATE DEPARTMENT

In the Matter of the Estate of  
GLADYS DEEVEE CARLTON, Deceased.  
Case No. 01-P-11

### NOTICE OF HEARING

THE STATE OF KANSAS TO ALL PERSONS  
CONCERNED:

You are hereby notified that a Petition has been filed in this Court by Bruce Flipse, duly appointed, qualified and acting Administrator of the Estate of Gladys DeeVee Carlton, deceased, praying Petitioner's acts be approved; account be settled and allowed; the heirs be determined; the Estate be assigned to the persons entitled thereto pursuant to the laws of intestate succession; fees and expenses be allowed; the costs be determined and ordered paid; the administration of the Estate be closed; the Administrator be discharged and Petitioner be released from further liability.

You are required to file your written defenses thereto on or before November 5, 2002, at 10:00 o'clock a.m. in the District Court, Colby, Thomas County, Kansas, at which time and place the cause will be heard. Should you fail therein, judgment and decree will be entered in due course upon the petition.

Bruce Flipse, Petitioner

Bruce Flipse, #10897  
FLIPSE & FLIPSE  
485 West Fourth  
P.O. Box 686  
Colby, Kansas 67701  
785-462-3365  
Petitioner

(Published in the Colby Free Press October 11, 18, and 25, 2002)

## Heartland Rural Counseling Services, Inc.

270 N. Franklin, Suite C • Colby, KS  
**785-462-7588**

Specializing in family issues - play therapy, marital therapy, depression, anxiety, stress, trauma, anger management, ADHD, abuse, divorce, and grief.

## BREWSTER GROCERY CLOSING SALE!!!

25% OFF storewide  
except tobacco, dairy, bread,  
chips, coffee, fresh meats,  
Coke, Pepsi, ice cream, Kraft  
products, Tielke's sandwiches.

**785-694-2773**

## Refinancing can make life easier...

Rates are good! Call today  
for a quote!

**FARMERS &  
MERCHANTS**  
BANK OF COLBY

Together...Making a Difference

240 W. 4th • Colby • 462-3321

WE OFFER THE  
FOLLOWING  
PROGRAMS:

- Conventional Loans
- Refinancing
- FHA/VA Loans
- Rural Housing Loans



ELAINE  
KOERPERICH

EQUAL HOUSING  
LENDER MEMBER FDIC