





# Classifieds

## Real Estate

## Real Estate

## Real Estate

## Business Services

## Notice

## Legal Notice

**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!"

**\*NEED A STORAGE AREA?\***

Sentry metal building with 2-overhead doors situated on approx. 2 acres.  
Call **MOLLY** at 462-6700  
1882 Co Rd K \$45,000.00

**\*COUNTRY LOOK!!\***

3 Br, 2 bath home with great front porch, corner lot, full bsmt & main floor laundry.  
Call **MOLLY** at 462-6700  
295 E. Plum \$67,500.00

**SUNDAY, November 24**

**\*OPEN HOUSES!!\***

**1000 E. 9th**  
1:00 - 2:00

HOSTED BY:  
**MOLLY OLIVER**

**\*ATTRACTIVE RANCH!!\***

3 BR, 1 bath ranch style home, large rear yard w/privacy fence & 1-car attached grg.  
Call **MOLLY** at 462-6700!  
1121 Summer Sun \$57,500.00

**\*REXFORD HOME!!!!\***

Brick older home w/4 Br's, 2 baths, hardwood floors & very large lot. Seller encourages an offer!!!!  
Call **MOLLY** at 462-6700  
130 Main \$34,500.00

**11 Cottonwood Dr**  
2:30 - 3:30

HOSTED BY:  
**MOLLY OLIVER & ROCK BEDORE**

**\*BUY ME!!\***

2-3 Br home with basement & comes w/appliances, including washer & dryer.  
Call **MOLLY** at 462-6700  
480 W. 7<sup>th</sup> \$36,500.00

**\*EXCEPTIONAL HOME!!\***

Brick rambling ranch w/6 Br's, 4 baths, large formal & informal areas, private courtyard w/hot tub. Lots & lots of extras  
Call **MOLLY** at 462-6700  
110 N. RANGE \$179,500.00

**\*WOW!!!!\***

A great home with a very large living area. Many upgrades, including oak cabinets & several fire escape windows.  
Call **MOLLY** at 462-6700  
270 N. Riddle \$59,900.00

**\*MOBILE HOMES!!!!\***

LOCATED IN FRIENDLY ACRES

1976 - 2 Br, 1 bath \$5,000.00  
1975 - 3 Br, 2 bath \$10,000.00  
1971 - 3 Br, 2 bath \$13,000.00  
Call **MOLLY** at 462-6700

**\*PERFECT LOCATION!!\***

This 4 Br, 1 bath 2-story home is located across from the grade school playground, single car detached grg, central air & heat and a fenced rear yard.  
Call **ROCK** 462-3904  
135 N. Grant \$67,000.00

**\*A LITTLE BIT OF COUNTRY\***

This lovely 3 Br, 2-bath home with W.B. fireplace is located on 8.6 acres and includes a 2-car detached grg & utility shed.  
Call **STEVE** at 462-3904  
115 S. Washington \$80,000.00

**REAL ESTATE FOR SALE:**

TH - 640a of crop, grass & CRP w/improvements—excellent for cow-calf or horse operation - JUST LISTED!  
TH - 584a sprinkler irrigated cropland N. of Oakley on I-70 - **PRICE REDUCED!!**  
SH - 640a 1st bottom irrigated & grass—excellent improvements. Scenic location. JUST LISTED.  
SH - 320a cropland N. of Edson - **NEW LISTING!**  
WA - 320a irrigated S. of Kanorado in Wallace Co. - **NEW LISTING!!**  
SD - 640a w/4 pivots 1 mi. E of Rexford -- 400a wheat included - **NEW LISTING!!**  
RA - 160a cropland w/home, quonset & horse barn N of Levant

**UPCOMING AUCTIONS**

12/10/02 - Farm Machinery & Equipment. Auction for Mark K. Hemmert --  
12/17/02 - Airplanes & Misc Auction for Mark K. Hemmert -Oakley, Airport  
1/8/03 - Former McCook Air Base - 1,900+ ac of sprinkler irrigated cropland  
2/27/03 - Farm Equipment Auction for Charles Schwarz

**OTHER LISTINGS:**

475 Lawrence Dr. 310 S. Garfield  
565 W. 2nd 917 Court Terrace  
545 S. Garfield 160 N. Range  
450 S. Garfield 335 W. 6th  
480 S. Garfield 1080 K-25  
321 3rd St. 1705 Lynda  
1280 W. 7th 250 S. Garfield  
Building Lots 845 W. 8th  
1523 & 524 W. 4th Friendly Acres, #30  
390 N. Franklin 715 S. Garfield  
400 N. Franklin 575 W. 6th  
950 S. Range

**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.

For Home Purchases or Refinancing  
**CALL ME 1st!!!**

**ROBERT DIBLE**

HL Financial Services

140 W. 4th • Colby, KS  
**785-462-3359**  
**1-800-658-4697**

American Home Loans Conventional • VA • FHA  
NO APPLICATION FEES

**SPECIAL DELIVERY!**

Get this "special delivery" right on your doorstep every \*evening...

for just pennies a day!!

(\*Monday thru Friday)  
**CALL US AT 785-462-3963**  
**FOR DETAILS!!**  
**THE COLBY FREE PRESS**

IN THE DISTRICT COURT OF THOMAS COUNTY, KANSAS

IN THE MATTER OF THE ESTATE OF BYRON H. SOWERS, deceased  
CASE NO. 97-P-48

**NOTICE OF HEARING ON PETITION FOR FINAL SETTLEMENT**

The State of Kansas to All Persons Concerned:

You are hereby notified that a Petition has been filed on November 19, 2002, in this Court by Byron D. Sowers, Administrator of the estate of Byron H. Sowers, deceased, praying for final settlement of the estate, approval of his acts, proceedings and accounts as Administrator, allowance for attorney's fees and expenses, determination of the heirs entitled to the estate and assignment to them of their proportionate shares of the estate of Byron H. Sowers, deceased.

You are hereby required to file your written defenses thereto on or before December 16, 2002, at ten o'clock (10:00) a.m., on such day, in such Court, in the City of Colby, in Thomas County, at which time and place such cause will be heard. Should you fail therein, judgment and decree will be entered in due course upon said Petition.

Byron D. Sowers, Petitioner

Submitted by:

LAURA L. LEWIS  
Sup. Ct. #18788  
119 N. 4th Street - P.O. Box 847  
Leoti, KS 67861-0847  
620-375-2915  
Attorney for Petitioner

(Published in The Colby Free Press on Friday, November 22, 29 and December 6, 2002)

**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**

**South Park Apartments**

**Meadowlark Manor**

- Rent based on income -

**785-462-6763**  
EQUAL HOUSING OPPORTUNITY

**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

## Kansas Classified Ad Network

**Escape to the Beach...Osage Beach Lake of the Ozarks**

Wrap up your Christmas shopping, while enjoying the beauty of the area.

100 name brand stores at Factory Outlet Village  
50+ quaint antique shops • Boutiques • Sampler shops  
100 restaurants - on & off water • Fall lodging rates available

Mark your calendar to attend the  
**2nd Annual Lake Area Chamber Home & Garden Expo**  
**FREE • Feb. 15-16, 2003**

For more information call  
1.800.451.4117  
[www.lakeareachamber.com](http://www.lakeareachamber.com)

**DIABETICS ONE TOUCH ULTRA SYSTEM**

Supplies are Medicare and Insurance Covered  
No Up Front Costs • No Paperwork

Free Delivery to Your Home  
Ultra Uses Less Blood  
Less Bother • Less Pain  
Test on Arm or Finger — Results in 5 Seconds

**CALL THE DIABETICS HOTLINE**  
**1-800-785-3636**

**Elegance Gifts Collectibles Antiques**

A rare opportunity to meet Mme. Tatiana Faberge & Preview THE FABERGE COLLECTION

TRUNK SHOW  
Sunday, Dec. 1, 2002  
6:30 p.m. to 9 p.m.

Exacting reproductions of the Czar's eggs in crystal, porcelain & sterling silver. Prices start at \$85. Tatiana will sign your purchase!

Fairlawn Plaza Inside the Mall  
21st & Fairlawn 785-273-0909  
Topeka, KS 1-888-782-0909

CONVENIENTLY LOCATED AT THE CROSSROADS OF COMFORT AND VALUE.

RATES FROM \$50 UP TO 4 ROOMS

**RAMADA**  
A very good place to be.

RAMADA.COM or 1.800.2 RAMADA  
Ask for promo code LPGP to receive this discounted rate.

Iowa: Cedar Rapids (2) Clinton Merle Hay (Des Moines area) Mt. Pleasant  
Nebraska: Kearney Lincoln (3) Norfolk North Platte Ogallala Omaha  
Kansas: Lawrence Leavenworth Manhattan Salina Wichita (2) Missouri: Kansas City St. Joseph

Rooms at the LPGA rate are limited and subject to availability at the participating properties noted. Standard rooms only are available at LPGA rate. No additional charge for up to four people per available room. Blackout dates and other restrictions apply. Advance reservations required. Cannot be combined with any other offer, promotion or special rate. ©2002 Ramada Franchise Systems, Inc. All rights reserved. All hotels are independently owned and operated.

**HOMES HOMES HOMES HOMES**

**THANK YOU FOR READING THE...**

**COLBY FREE PRESS**

YOUR LOCAL SOURCE FOR:  
NEWS • WEATHER • SPORTS

**155 W. 5th • 785-462-3963**

<p><b>CHEERFULLY COZY</b></p> <p>You'll enjoy this 5 BR/2 bath home w/ breakfast nook. 2-car garage &amp; underground sprinklers. Call <b>PAT</b>.</p>	<p><b>CUSTOM BUILT</b></p> <p>Comfortable living in this 6 BR, 3 bath home. Easy flowing floor plan. Less than 5 yrs. old. Like new!! Call <b>PAT SLOAN</b>.</p>	<p><b>NEW LISTING!!</b></p> <p>3 BR brick home w/ attached garage + a full unfinished bsmt. Call for an appt. with <b>MARILYN</b> today!!</p>	<p><b>CUTE HOME!!</b></p> <p>One of the nicest single level homes in Colby today! Many extras are included. Call <b>MARJ</b> for an appt. today!!</p>
<p><b>WILL CONSIDER LEASE OPTION</b></p> <p>Suited for a variety of uses from patient care to an office setting. Call <b>BJ</b> or <b>PAT KOCH</b> today!</p>	<p><b>MAKE AN OFFER!</b></p> <p>on this 3 BR one level ranch home on spacious corner lot. Numerous improvements. Call <b>PAT SLOAN</b>.</p>	<p><b>MOTIVATED SELLER</b></p> <p>Wonderful 3 BR bungalow w/ family room &amp; 2 baths. Offering \$500 allowance. Great neighborhood. Call <b>MARILYN</b>.</p>	<p><b>"MOVE IN" READY</b></p> <p>Completely remodeled! New paint inside &amp; out, new carpet &amp; vinyl. Meets RECD requirements. Call <b>MARJ</b>.</p>
<p><b>PEEK AT THE VALUES!</b></p> <p>3 BR, 2 bath split level, large eat-in kitchen and beautifully landscaped. Call <b>PAT KOCH</b>.</p>	<p><b>LOCATION A "10"</b></p> <p>Custom built for family living. Unlimited amenities with a new garage. Call <b>PAT SLOAN</b>.</p>	<p><b>WANTED: NEW OWNER</b></p> <p>Split level home w/ 3 BRs, 2 baths, underground sprinklers &amp; fenced yard. Call <b>MARILYN</b>.</p>	<p><b>36'x48' LESTER BLDG.</b></p> <p>On Thielen Ave. w/ concrete floor, elec., &amp; water hydrants. Lot is approx. 1 ac. Priced to sell. Call <b>MARJ</b>.</p>

**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 115 Spruce - Rexford 540 W. 4th 935 E. 5th 1111 Flint	2327 E. US Hwy. 24 1115 Maize 1020 E. 8th 1001 Court Terrace 1124 Flint 1435 W. 3rd 625 Wooster	455 W. 8th Lots 22 & 23, El Chaparral 450 N. Sterling 1/4 sec. Thomas Co. Dryland 355 W. 6th 165 S. Franklin	1099 CR Z - Levant 550 N. Mission 1815 W. 5th 375 E. Walnut 908 Court Terrace 1690 W. 4th St. Rt. 2 - Hoxie	1235 W. 6th 1060 E. 8th 1814 CR 10 - Levant 955 E. 5th 1020 E. 9th 180 E. Plum 2006 Co. Rd. I
---	---	---	---	---

**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

**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)

**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