

Classifieds

Real Estate

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

FARM & RANCH REALTY, INC.

1420 W. 4TH - P.O. BOX 947
COLBY, KS 67701
785-462-3904

DONALD L. HAZLETT, Broker

VISIT OUR WEB SITE AT www.farmandranchrealty.com

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

AREA!!!!



1095 Maize Road \$120,000.00
Brick 4 Br, 3-bath home w/2-car grg.
Beautiful yard, sprinklers & established landscaping.
Call Molly 462-6700

MOVE-IN!!!!



1235 W. 6TH \$71,000.00
A home you can just move into and enjoy!! 3 Br's, 2-baths and 1-car grg.
Call Molly 462-6700

DON'T BE SHY!!!!



575 W. 6TH \$48,500.00
Seller is wanting activity. Don't be shy. Cute cottage with improvements, corner lot, bsmt & grg.
Call Molly 462-6700

SMART BUY



980 W. 3RD \$70,500.00
Come take a look at this lovely home from days gone by. 4 Br, 2-bath, 2-car garage, corner lot & trees.
Call Molly 462-6700

HORSE SENSE!!!!



2327 E Hwy 24 \$235,000.00
This is a tremendous property if you have horses. Live just at the edge of town in a beautifully restored "Farm house." Great income from horse boarding & even a rental apartment.
Call Molly 462-6700

LOWER PRICE!!!!



215 W. 7TH \$52,500.00
A great cottage charmer. 3 Br, 1-bath, very large oversized garage, corner lot & sprinklers.
Call Molly 462-6700

PERFECT!



475 S. Chick \$84,500.00
Attractive inside & out. 3 Br, 2-bath, 1-car garage, walkout bsmt. & great landscaping.
Call Molly 462-6700

FOR YOU!!!!



1121 Summer Sun \$57,500.00
3 Br, 1 bath, 1-car grg. ranch style home. Large lot, privacy fence, central heat/air.
Call Molly 462-6700

VALUE!!!!



1080 K-25 \$75,000.00
Almost new home w/quality features located just South of Colby on 2 plus acres. 3-4 Br, 2-baths.
Call Molly 462-6700

A MUST SEE!!!!



110 N. Range \$174,500.00
A beautiful, spacious very large home. Extra features throughout, Unbelievable value...!!
Call Molly 462-6700

LOOK!!!!!!



917 Court Terrace \$68,500.00
Come take a look & let's talk about an offer. 4 Br, 2 bath, full bsmt, privacy fence & personality.
Call Molly 462-6133

COMMERCIAL INVESTMENT



1523 & 1525 W. 4th \$85,000.00
2 lots with approx 6800 Sq. Ft. that is divided into 2 separate areas. Great business investment. Call Rock!

RIGHT BUY FOR YOU!!



335 S. Grant \$39,500.00
3 BR, 1-bath bungalow/nice neighborhood. Great investment!
Call Rock!

REAL ESTATE FOR SALE

Thomas: •320 acres cropland South of Levant—PRICE REDUCED!!
Logan: •640 acres cropland SW of Winona - NEW LISTING!!
•560 acres sprinkler irrigated & dryland 1 mile North of Page City, includes 260 acres planted alfalfa & grass blend
Sherman: •320 acres sprinkler irrigated S of Ruleton- NEW LISTING!!
•160 acres sprinkler irrigated cropland South of Ruleton
•960 acres sprinkler irrigated cropland 13 miles North of Ruleton

UPCOMING AUCTIONS

3/25/03 - Farm Machinery Auction for Rodney Ryan
3/26/03 -RESCHEDULED - Farm Machinery Auction for Bob Robben, et al
3/28/03 -Farm Machinery Auction for Kenny Bieker
4/02/03 --Larsen Farms LTD. -18 Quarters irr., dryland, grass w/improvements
4/04/03 - Larsen Farms LTD. Farm Machinery Auction
4/8/03 - Land Auction - 480 acres cropland N of Leoti in Logan County
4/11/03 -Farm Machinery Auction for Jennifer Kliesen, Cheyenne Wells, CO
4/15/03 -Combines, Trucks, Trailers & Equipment for Clydesdale Harvesting, et al

ADDITIONAL LISTINGS:

115 S. Washington	10 Plymouth Dr.
1113 Court Place	310 S. Garfield
790 W. 6 TH	480 W. 7 TH
635 W. 4 TH	Friendly Acres—
450 S. Garfield	Lots 30 & 77
845 W. 8 TH	480 S. Garfield
321 3 RD St.-Menlo	1000 E. 8 TH
Building Lots	715 S. Garfield
160 N. Range	585 Austin
250 S. Garfield	960 E. 9 TH
335 W. 6 TH	

COMMERCIAL LISTINGS:

390 N. Franklin	850 N. Franklin
	950 S. Range

Which comes first?
The home...or the loan?
Stop by today for a **FREE** loan approval.

FARMERS & MERCHANTS
BANK OF COLBY
Together...Making a Difference

240 W. 4th • Colby • 462-3321

Check out what we have to offer:

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

ELAINE KOERPERICH,
Mortgage Loan Officer

MEMBER FDIC
EQUAL HOUSING LENDER

REAL ESTATE FOR SALE

THOMAS COUNTY
•320a cropland S of Levant - PRICE REDUCED - Call DON

LOGAN COUNTY
•560a sprinkler irrigated & dryland, N of Page City, includes all existing irrigation equipment - **NEW LISTING** - Call ROCK
•2,240a RANCH—563 a cropland, all wheat to Buyer-57a CRP—Balance in grass & impr. - Call ROCK

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1420 W. 4TH • Colby, KS 67701
785-462-3904
DONALD L. HAZLETT, BROKER

VISIT OUR WEBSITE @ www.farmandranchrealty.com

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

ROBERT DIBLE
HL Financial Services

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American Home Loans
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NO APPLICATION FEES

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

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For a Smoother Closing...

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

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Certified General Appraiser
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Associate
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Fax# 462-6883

A FEW PENNIES SPENT HERE COMES BACK FOLDING MONEY!!



WANT ADS WORK!!
Stop in the office today to place your ad!!

The Colby Free Press
155 W. 5th - 462-3963

For Family & Fun!



960 W. 4th

This 4 BR, 3 bath home is brimming full of character and charm. From the large living room and sunny kitchen to the bedroom/family room w/patio doors and a cozy loft. Retreat to the outdoors and enjoy the well-landscaped backyard. Come and discover a home you'll be proud to own!!

PAT SLOAN:
462-8255 or 462-7495

HomeLand REAL ESTATE

MLS

• 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.
Classified Display Rate: \$6.85 per column inch
COUNTRY ADVOCATE DEADLINE IS 12:00 NOON ON FRIDAY.

COLBY FREE PRESS
785-462-3963

FOR SALE BY PRIVATE TREATY

800 Acres

THOMAS & SHERIDAN CO. LAND DON & PAT OSTMEYER

TRACT 1: SW/4 13-9-31 Thomas County, 160 acres
128 acres, Rienke Sprinkler 550 gal; Alfalfa: 24 acres Growing Wheat, 8 CRP acres @ \$301.00
Base: Corn 101 acres Milo 13.6 acres
Irrigation Well: file #35233, (pumps 900) 208 acre feet

TRACT 2: S/2 14-9-31 Thomas County, 320 acres
256 acres, Rienke Sprinkler, Corn Stubble; 64 acres (8 corners Growing Wheat)
Base: Corn 201 acres Barley 77.3
Irrigation Well: file #34935, pumps 800 gal. 264 acre feet

TRACT 3: NE/4 12-9-31 Thomas County, 160 acres
120 acres Growing Wheat, 40 acres Wheat Stubble
Base: Wheat 53 acres, Milo 30 acres, Corn 15 acres

TRACT 4: NE/4 5-10-30 Sheridan County, 155 acres
93 acres Stubble, 49.2 acres CRP \$1446.00 Bal. Grass
Base: Wheat 23.8 acres, Milo & Corn 34.1 acres

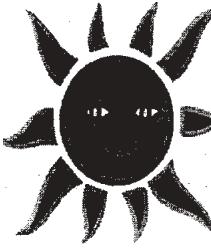

STEVE OSTMEYER REALTY
785-754-3670 • Cell: 785-432-2034

Apartments for Rent

South Park Apartments Meadowlark Manor
- Rent based on income -

785-462-6763
EQUAL HOUSING OPPORTUNITY

Brighten Someone's Day! Give Blood.

American Red Cross

For more information on donating blood, please call 1-888-

 <p>240 E. Walnut \$95,000 4 BR, 3 bath ranch. Open floor plan, large kitchen, full basement and fenced yard. Call PAT KOCH.</p>	 <p>1125 Flint \$67,000 A Must See - This 3 BR w/attached garage, fireplace, fenced yard, and storage shed won't last long. Call MARILYN.</p>	 <p>265 W. 7th \$69,500 REDUCED - 3 BR, 2 bath, main floor laundry, 2 garages, and money for closing/improvements. Call PAT SLOAN.</p>	 <p>815 Cherokee \$67,500 Move-In Ready - Completely remodeled! New paint inside and out, new flooring, full basement. Good value. Call MARJ.</p>
<p>775 S. School \$85,000 Looking for New? - Newly remodeled 3+ bedrooms, 2 baths, full basement and attached garage.</p> <p>165 S. Franklin \$73,000 Cheerfully Cozy - You'll enjoy this 3 BR/2 bath home. 2-car garage and underground sprinklers.</p> <p>1111 Flint \$68,000 \$2,000 Flooring Allowance - 3 BR/2 bath ranch. FAG/CA and full basement.</p>	<p>955 E. 6th \$99,900 Home With a Heart - Love & happiness abound in this 5 BR, 2 bath brick ranch w/2 garages. Recent updates.</p> <p>935 E. 5th \$67,000 Brick Home - 3 BR brick w/attached garage and full finished basement.</p> <p>540 W. 4th \$79,000 Price Reduced- 5 BR remodeled home. Property currently generates \$1,000/mo. income.</p>	<p>450 N. Sterling \$43,500 Great Starter- Start with this 3 BD, 2 bath home with RECD updates.</p> <p>375 E. Walnut \$173,500 Reduced for Immediate Sale - 6 BR, 3 bath home. Easy flowing floor plan. Less than 5 years old.</p> <p>905 E. 5th \$69,500 Come See - 3 BR, 2 bath ranch. Hardwood flooring, large rec room, vinyl siding. Great neighborhood.</p>	<p>562 CRW, Brewster \$45,000 New Listing - 3 BR, 2 bath home on 5 acres w/windbreak, large detached garage and metal shed. Your chance to live in the country at a reasonable cost!</p> <p>1209 S. Court \$72,500 New Listing - Come see this 4 BR home w/full basement & attached garage. Located on corner lot w/enclosed yard. Call MARJ.</p> <p>1842 CR 11, Levant \$160,000 Head for the Country - 2 BRs, 1 1/2 baths, barn, 2 outbuildings, 44 acres.</p>
<p>960 W. 4th 905 E. 4th 265 W. 7th 715 Sunset Drive 815 Cherokee Drive 540 W. 4th</p>	<p>935 E. 5th 1111 Flint 1124 Flint 665 N. Court 240 E. Walnut</p>	<p>1435 W. 3rd 625 Woofert 450 N. Sterling 355 W. 6th 165 S. Franklin</p> <p>20,000 sq. ft. of retail space for sale or lease. Call B.J.</p>	<p>1815 W. 5th 375 E. Walnut 908 Court Terrace 1690 W. 4th 955 E. 5th</p>
<p>1125 Flint 115 Spruce, Rexford 1099 Co. Rd. Z, Levant Rt. 2, Hoxie 1125 Court Place</p>	<p>955 E. 6th 295 E. Plum 960 W. 7th 775 S. School 535 S. School 1209 S. Court</p>		

FOR INFORMATION ON THESE LISTINGS, CALL US OR VISIT OUR WEBSITE at www.Colbyhomeland.com

When Only The Best Will Do... CALL US!!

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

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