

# Classifieds

## Help Wanted

**Front desk help.** All shifts. Contact Colby Super 8, 1040 Zeller Ave., or call 785-462-8248.

—8/22—9/10—

**Receptionist/front office.** Dr. Karen A. Thummel, D.D.S. and her staff are in search of an enthusiastic, self-motivated team player to fill the position of receptionist/front office. This candidate will need to possess excellent people, organizational and communication skills. If this position fits you, please send a complete resume to: 480 W. 4th St., Colby, KS 67701 by August 30. Please, no phone calls regarding this position.

—8/21 & 8/22—

**Part time** to hand out samples in grocery stores and Wal-Marts. Call 1-888-432-2444, ext. 251.

—8/21—8/27—

**Thomas County Health Department** is seeking a Registered Nurse to fill the position of Administrator. This is a full time position. Work involves planning, organizing, and directing the public health services, coordinating and networking with other organizations and services, developing and interpreting policies and procedures, and maintaining acceptable standards. Application may be picked up at 350 S. Range, Suite 2, Colby, or at the Thomas County Courthouse, 300 N. Court Ave., Colby. E.O.E.

—8/21—tfn—

**Part time receptionist position.** Available for Saturdays. Call 785-462-3391. Colby Implement, Colby, KS, for information.

—8/20—9/3—

**The Community Awareness Team** is seeking a responsible part time director who loves working with high school age youth to provide contractual services developing and directing activities promoting respect for self and others by preventing the use of alcohol, tobacco, and other drugs. 10 hours per week, 40 yours per month. Good communication skills a must. For application, write CAT, P.O. Box 206, Colby, KS 67701, or call Carla at 462-4881.

—8/20—8/22—

## WANTED

### CDL OTR DRIVERS

*Miles - Top Pay*

- Insurance
- Late Model Equipment
- Full Benefits
- Vacation
- Air Ride Equipment

**M&A Barnett Trucking, Inc.**  
785-462-3048



Kansas' leading food chain is looking for highly motivated team players to become a part of their growing operation. Applications must be able to work flexible schedules, including nights, weekends and holidays.

Currently applications are being accepted at Dillons, 1605 S. Range, Colby, for several various positions.

Applications will be taken anytime at Customer Service. EOE.

## Help Wanted

**Merchandiser**, part time servicing grocery store in Colby, with non-food items, 2-3 hours every other week. Mornings, and have proof of auto insurance. 800-216-7909, ext. 722.

—8/20—8/25—

**Currently accepting applications** at Golden Hardware, 490 E. 4th St. Pick up application at front counter.

—8/18—8/22—

**ITV room monitor.** Due to a late resignation, the Golden Plains school district has an interactive television monitoring job open at Rexford. Hours between 8:00 a.m. - 3:30 p.m. Please send a letter of interest to: Dr. Roger Baskerville, 335 School St., Rexford, KS 67753.

—8/18—8/22—

**Pivot irrigated farm** in NE Colorado. Experience in row crop farming, driver's license, general farm practices all-important. Ask for Anne or Marc. 970-854-2330.

—8/15—8/25—

**Help wanted** at the Oasis Travel Center. Morning shifts available at Starbucks, Quiznos Sub, Baskin Robbins, or Chester Fried Chicken. Evening shifts available at Chester Fried Chicken, the convenience store as a sales clerk or maintenance staff. Availability to work some weekends strongly preferred. Please stop by the Oasis Travel Center to pick up an application today.

—8/14—8/22—

**Colby Glass Company** is looking for a full time or part time glazier. Experience preferred, but will train the right person. Benefit package and paid overtime. Pick up an application at 600 N. Franklin Ave.

—813—tfn—

**America's fastest growing** telecom provider now hiring management representative in your area. 866-274-7468.

—8/13—9/10—

**16-24 years of age.** 25-40% earnings. Meet Mark - a new beauty line for young women. Call Judy Conrad, District Manager, for an interview 620-276-6544.

—8/8—8/25—

**Truck driver** to help with fall harvest. Must have CDL. Call 462-7166.

—8/8—8/29—

## • NOW HIRING •

## ALL SHIFTS

Full & Part-Time Positions



2000 S. Range  
Colby  
Apply online @  
www.mckansas.com

## PARAEDUCATOR

The Northwest Kansas Educational Service Center is advertising for a paraeducator for the Weskan District. **Qualifications:** High School Diploma or GED is required. 40 college hours preferred. This position requires an individual to provide services to disable children under the supervision of a certified school staff member. To receive an application, contact **Rose Langley** at 785-672-3125, Ext. 200. For position related questions, contact Mary Ellen Welshon at extension 116. Applications will be accepted until position is filled.  
*NKESC is an EOE*

## Notice

**For free** - non-denominational bible correspondence course. Write: Know Your Bible, P.O. Box 24, Oakley, KS 67748 or call 785-672-8917.

—820—9/4—

## Apartments for Rent

**Monthly and weekly rates** available at Budget Inn, 1745 W. 4th St., Colby. Stop in or call 785-462-3338 for rates.

—8/20—9/4—

**One bedroom**, furnished, all utilities paid, cable and laundry paid. 460-9792.

—8/20—8/27—

**Furnished one bedroom** apartment. A/C, utilities paid, 30 day lease, no pets. Adeline Arnold. 785-462-6017.

—8/13—tfn—

**2 bedroom apartment** available immediately. Great for roommates, water paid, free use of washer and dryer. 462-9734.

—8/11—8/22—

**2 bedroom, 1 studio.** All utilities and cable paid, no pets. 785-462-3218 or 785-443-1512.

—8/8—8/25—

**Nice 2 bedroom** apartment. Some utilities paid. Call 462-2331.

—12/6—tfn—

## Houses for Rent

**1 & 2 bedroom houses** with garage. No pets. Call 8:00 a.m. - noon, 1:00 - 5:00 p.m. 462-7780 or after 6:00 p.m. 462-7908.

—8/21—8/28—

**One bedroom** small house. Stove and refrigerator furnished, no pets. Phone 785-462-6235.

—8/18—8/27—

**Two bedroom houses.** Refrigerator and stove, no pets, very nice. 462-2529.

—8/6—8/27—

## KABREDLO'S-CENEX COLBY

Manager and cashier positions available. Must be friendly, dependable and self-motivated. Benefit options include medical, dental, life & disability insurance, employee discounts, paid holidays and paid vacation. Please apply in person or contact our corporate office:

**2601 West L Street, Suite A, Lincoln, NE 68522**  
**Voice: 888-508-9098**  
**Fax 402-742-9032.**

## Early Childhood PARAEDUCATOR

The Northwest Kansas Educational Service Center is currently seeking to fill a vacancy for a Early Childhood paraeducator in the Colby school district. **Qualifications:** High school diploma or equivalent. Experience in early childhood working with young children. Duties involve assisting the teacher, complete duties in the classroom. For further information, contact Leoma Steiger at 785-672-3125, ext. 115. To receive an application, contact Rose Langley, in the Personnel Department, NKESC, 703 West 2nd, Oakley, KS 67748, phone number 785-672-3125, ext. 200. **Deadline for applications:** Until position is filled.  
*NKESC is an EOE.*

## For Rent - Mobile Homes

**Reasonable rent** and deposit. 2 bedroom, 1 bath mobile home for one or two people. 462-7468 or 462-1047.

—8/18—8/22—

**1-3 bedroom.** No pets, deposit required. Call 785-462-0087.

—8/15—8/22—

**2 bedroom**, furnished, washer, dryer, A/C, water paid, nice location near park. 462-2126.

—8/11—tfn—

## Offices for Rent

**Approximately 1,000 square feet**, 3 offices, reception area, adequate parking. 462-2331.

—5/12—tfn—

## Misc. for Sale

**Piano \$200**, pool table \$500, credenza \$100, weight bench \$80, desk \$50, drums \$200, twin mattress set \$10, grill \$10, guitar \$150, new letterman's jacket \$100.

—8/22—

**Whirlpool washer** and electric dryer, Kenmore electric range, and breakfast nook. 460-7995.

—8/21—8/25—

**Four Bronco tickets** for August 25th (Colts) and August 29 (Seahawks). 785-460-3466 after 5:00 p.m.

—8/20—8/22—

**19" color TV's.** Sanyo and Magnavox, some have remotes. Budget Inn, 1745 W. 4th St., Colby.

—8/20—8/22—

**Antique paving bricks** from Colby streets. Call 785-626-3697. Please leave message.

—8/1—8/29—

## Pets / Supplies

**Purebred Ragdoll kittens.** 2 blue colorpoint males available. 785-754-2350.

—8/20—8/27—

## CUMMINS MID-AMERICA

is accepting applications for Mechanics and Generator Technicians.

Benefits include excellent wage, overtime, paid vacation, holidays, 401K retirement, insurance, training on Cummins products.

Send resumes or apply in person: **CUMMINS MID-AMERICA**  
1880 S. Range • Colby, KS 67701  
Ph: 1-800-953-1196  
Fax: 1-785-462-3970  
**Equal Opportunity Employer**

## PARAEDUCATOR

The Northwest Kansas Educational Service Center is advertising for a paraeducator for the Sharon Springs District. **Qualifications:** High School Diploma or GED is required. 40 college hours preferred. This position requires an individual to provide services to disable children under the supervision of a certified school staff member. To receive an application, contact **Rose Langley** at 785-672-3125, Ext. 200. For position related questions, contact Mary Ellen Welshon at extension 116. Applications will be accepted until position is filled.  
*NKESC is an EOE*

## Seed & Feed

**Certified Jagger**, 2137, and Stanton. Paul Nauer 785-678-2339.

—8/21—9/29—

**Seed wheat.** Certified Jagger-2137-Alliance-Stanton-Vista-TAM 107-Trego (white). Also blend Jaggger/2137/Alliance. Other blends available. Good quality and test weight. A. J. Horinek 785-626-3992, Melvin Horinek 785-626-3608, Kenneth Horinek 785-626-8065.

—8/7—9/29—

## Musical Instruments

**Tenor saxophone.** Used 1 1/2 years, carrying case and accessories included, great condition. 460-9712.

—8/22—9/3—

## Vehicles for Sale

**2000 Chevy Blazer LT.** 4x4, 4 door, loaded, 79k, \$11,900. 785-462-3759.

—8/18—8/27—

**1997 Ford 150 XLT.** Super cab, long box, 5 speed manual transmission, excellent condition, 105k, \$6,000. 785-672-4367.

—8/18—8/27—

## Business Services

**Troy's Tree Service.** Odds and ends jobs. Specializing in windrow take-out or trim. Contact Troy Moss 785-672-8894, leave message.

—8/13—8/28—

## Wanted

**Crop swathing** and round baling. We have a 36 foot canvas swather and large round baler. 785-462-2288 Colby.

—8/13—9/29—

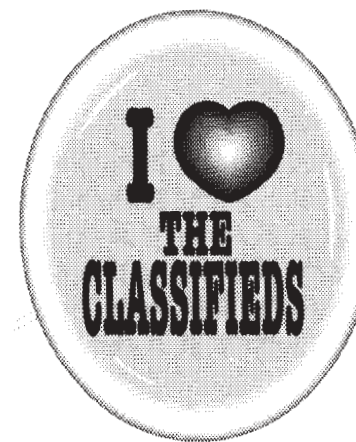
**Unharvested milo and corn** standing in the field for swathing and baling. Also will do on shares. 785-462-4231.

—7/23—8/29—

## Notices

## Peaches & Pears

Sr. CYO pick up dates for peaches and pears *have changed to August 29, 30, 31 from 8am to 8pm at Thomas County Office Complex.* Due to Mother Nature they were not ready.



## Public Notice

NOTICE OF BUDGET HEARING						
The governing body of <b>WENDELL TOWNSHIP THOMAS COUNTY</b>						
will meet on the 2nd day of SEPTEMBER, 2003 at 7:30 p.m. at REXFORD CITY HALL for the purpose of hearing and answering objections of taxpayers relating to the proposed use of all funds and the amount of ad valorem tax.						
STEVE JUENEMANN RESIDENCE and will be available at this hearing						
BUDGET SUMMARY						
Proposed Budget 2004 Expenditures and Amount of 2003 Ad Valorem Tax establish the maximum limits of the 2004 budget. Estimated Tax Rate is subject to change depending on the final assessed valuation.						
Fund	2002 Prior Year Actual Expenditures	2003 Actual Tax Rate*	2003 Current Year Estimate of Expenditures	2003 Actual Tax Rate*	Proposed Budget 2004 Estimate of 2003 Ad Valorem Tax	Est. Tax Rate*
General	21,808	9.268	17,196	8.671	24,360	12.9
Road						
SPECIAL ROAD	12,335	9.000	15,166	9.014	51,145	9.00
EMPLOYEE BENEFIT			1,053	0.598	2,300	508 0.3
Spec Mach						
Totals	34,363	18.268	33,415	18.283	78,005	35,862 22.2
Less: Transfers						
Net Expenditure	34,363		33,415		78,005	
Total Tax Levied	28,456		28,785		35,862	
Assessed Valuation:						
Township	1,557,638		154,497		1,612,580	
City	0		0		0	
Total	1,557,638		154,497		1,612,580	
Outstanding Indebtedness,						
Jan 1						
G.O. Bonds	2001		2002		2003	
No-Fund Warrant					98.311	
Lease-Pur Price					98.311	
Total	0		0		98.311	
*Tax rates are expressed in mills						
STEVE JUENEMANN, TRUSTEE Township Officer						
(Published in the Colby Free Press on August 22, 2003)						

## Garage Sales

**340 N. School Ave.** Saturday 8:00 a.m. - noon. Multi-family. Lots of miscellaneous.

—8/22—

**515 W. 6th St.** Friday 5:30 - ? p.m. Saturday 8:00 a.m. - ? Little Tykes, bikes, furniture, home decor, bedding, misc.

—8/22—

**1740 Harvey Ave.** Saturday 8:00 a.m. - noon. Table and chairs, boy's bike, women's and boys' clothes, lots of misc.

—8/22—

**1020 E. 8th St.** Saturday 8:00 a.m. - noon. Lots of boys' clothes, wood desk.

—8/22—

**1720 Lynda St.** Friday 5:00 - 9:00 p.m. Saturday 8:00 a.m. - 1:00 p.m. Multi-family.

—8/21 & 8/22—

**1140 Maize Rd.** Friday 5:00 - 8:00 p.m. Saturday 9:00 a.m. - noon. 3 family. Bedding, furniture including sleeper sofa and recliner, toys, toddler, teen and adult clothing, jewelry, Beanie Babies, golf clubs.

—8/21 & 8/22—

**675 Walker Ave.** Friday 5:30 - 8:00 p.m. Saturday 8:00 a.m. - noon. Antiques, pressure canner and supplies, household, misc., some clothing. Early birds pay double.

—8/21 & 8/22—

**910 E. 6th St.** Saturday 8:00 a.m. - 1:00 p.m. Children's table, chairs, toy chest, toys. Computer desk, bar stools, weight lifting bench and equipment, card table, chairs, miscellaneous household.

—8/21 & 8/22—

**925 W. 5th St.** Friday 9:00 a.m. - 8:00 p.m. Saturday 8:00 - 10:00 a.m. (bag sale). Furniture, small appliances, knick knacks, clothing, accessories and home decor.

—8/20—8/22—

## Notice

## 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.  
501 3c all donations are tax deductible

# Classifieds

Real Estate	Real Estate	Real Estate	Apartments for Rent	Public Notice	Public Notice
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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

DONALD L. HAZLETT, Broker

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

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

**\*ATTRACTIVE\***



1015 W. 6<sup>th</sup> \$64,000.00  
Attractive & Affordable 1½ story with bsmt. 4 Br, 2 baths, main floor laundry, great corner lot with sprinklers, 2-car grg. plus workshop. Call Molly 462-6700

**\*CALL ME - "HOME"\***



980 W. 3rd \$68,500.00  
Yesterday's bungalow with lots of today's upgrades. 4 Br's, 2-baths, corner lot, 2-car grg. & quaint enclosed front porch. Call Molly 462-6700

**\*COME LOOK!!\***



10 Plymouth Dr. \$192,000.00  
This classic home is situated on one of Colby's best lots. Lots of trees & space, 4 Br's, 3-baths, 2-car grg., plus extra grg & inviting patio areas. Call Molly 462-6700

**\*PERFECT STARTER \***



485 S. Cleveland \$45,500.00  
ATTENTION FIRST TIME BUYERS - A great affordable 3 Br, 1 bath home w/basement, many improvements and a very large corner lot. Call Molly 462-6700

**\*WHY RENT!!!!\***



465 S. Lincoln \$24,000.00  
Why spend a lot to own your own home. Great for college student or starter home. 2 Br, 1 bath bungalow with bsmt & spacious lot. Call Molly 462-6700

**\*PRICE REDUCED\***



420 Illinois- Brewster \$57,500.00  
A great home from Days gone by. Beautiful wood work throughout, hard wood floors, inviting front sitting porch, 2-car grg., bsmt, & deck. Call Molly 462-6700

**\*PRICE JUST LOWERED\***



480 S. Garfield \$30,500.00  
2 Br bungalow on a corner lot. Detached 2-car grg., partial bsmt, and great privacy fence. Call Molly 462-6700

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



1490 Pioneer Dr. \$79,500.00  
4-5 Br, 3-bath home on 1.5 acres. This is a spacious and attractive home with a 2-car garage. Located 4 miles West of Colby! Call Molly 462-6700

**REAL ESTATE FOR SALE**


TH - 70a cropland - SW of Colby  
NT - 80a of excellent hunting land with lots of trees & grass that has not been grazed—Qualify for "hunt on your own land" permit—JUST LISTED!!  
RA - 160a cropland & grass NE of McDonald—W/2 of 26-2-36 - JUST LISTED!!  
TH - 400a dryland - 8N & 3W of Colby, immediate Possession

**UPCOMING AUCTIONS**


9/30/03 - 320a Sheridan County irr cropland, grass & improv—4H Bldg, Hoxie  
10/10/03 - Harvey Black Farm Machinery Auction, McDonald  
10/29/03 -480a Sheridan County cropland & grass—Comfort Inn Conf Center, Colby

**\*OPEN HOUSES!\***


**SUNDAY, AUG 24**



350 E. CHERRY  
**OPEN 1:00 - 2:00**



1118 COURT PLACE  
HOSTED BY:  
**MOLLY OLIVER**



480 S. Garfield \$30,500.00  
2 Br bungalow on a corner lot. Detached 2-car grg., partial bsmt, and great privacy fence. Call Molly 462-6700

**ADDITIONAL LISTINGS:**

235 & 237 N. Mission  
1720 Harvey Ave  
115 S. Washington  
321 3<sup>rd</sup> St - Menlo  
1114 Court Place  
1121 Summer Sun  
1125 Wheat Ridge  
1118 Court Place  
1782 CR J

335 S. Grant  
350 E. Cherry  
1000 E 8<sup>th</sup>  
1285 E. 8th  
510 S. Lincoln  
160 N. Range  
665 N. Court  
1120 E. 10<sup>th</sup>

1047 CR 25  
350 E. Cherry  
480 S. Garfield  
585 Austin  
715 S. Garfield  
1015 W. 6<sup>th</sup>  
340 W. 8<sup>th</sup>  
785 W. Cherry

Lester Bldg- Thielen Ave  
265 N. Mission  
360 N. Franklin

Light Industrial Lots  
Commercial Lots  
Building Lots

**South Park Apartments**

**Meadowlark Manor**

- Rent based on income -



**785-462-6763**

EQUAL HOUSING OPPORTUNITY

**Real Estate**

**OPEN HOUSE**



**1155 Maize**

**Sunday,**

**August 24th**

**1:00 - 2:00 p.m.**

Call Pat Koch  
462-8255



**New Listing**



**1649 US 24 - Colby**

Wonderful, contemporary rural home designed for comfortable living. It's located on a paved road & protected by cedar trees. A great heated & air conditioned workshop appeals to the man of the house.

Call Marj  
462-8255



**For recycling information in Thomas County**

Call  
**785-426-7482**  
Ext. 39

**Public Notice**

**IN THE DISTRICT COURT OF THOMAS COUNTY, KANSAS**

WELLS FARGO HOME MORTGAGE, INC.,  
F/K/A NORWEST MORTGAGE, INC.,  
PLAINTIFF  
VS.  
James W. Guilfoyle, et al., DEFENDANTS

Case No. 03C72 K.S.A. 60

**Public Notice**

**NOTICE OF BUDGET HEARING**

The governing body of  
Rexford City  
will meet on the 10th day of September, 2003 at 7:30 p.m. at the Rexford City Building for the purpose of hearing and answering objections of taxpayers relating to the proposed use of all funds and the amount of ad valorem tax.

Detailed budget information is available at the Rexford City Building and will be available at this hearing.

**BUDGET SUMMARY**

Proposed budget 2004 Expenditures and Amount of 2003 Ad Valorem Tax establish the maximum limits of the 2004 budget.  
Estimated Tax Rate is subject to change depending on the final assessed valuation.

	2002		2003		Proposed Budget 2004		Est. Tax Rate*
FUND	Prior Year Actual Expenditures	Actual Tax Rate*	Current Year Est. of Expenditures	Actual Tax Rate*	Expenditures	Amount of 2003 Ad Valorem Tax	Est. Tax Rate*
General	55,661	27.360	114,051	20.000	103,300	16,084	27.067
Employee Benefit	6,742	3.122	6,914	7.343			
Special Highway	4,680		4,600		4,600		
Water	29,508		62,000		32,500		
Total	96,591	32.482	187,565	27.343	140,400	16.084	27.067
Less: Transfers							
Net Expenditure	96,591		187,565		140,400		
Total Tax Levied	17,808		16,179				
Assessed Valuation	548,245		591,635		594,222		
Outstanding Indebtedness, January 1,							
G.O. Bonds		2001		2002		2003	
Revenue Bonds						0	
Other						0	
Lease Purchase Principal						0	
Total	0		0			0	
*Tax rates are expressed in mills							

JoLene E. Hansen  
Clerk

(Published in the Colby Free Press on August 22, 2003)

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JoLene E. Hansen  
Clerk

(Published in the Colby Free Press on August 22, 2003)

**NEW ON MARKET!**



**1455 W. 4Th**

So many wonderful features!! 3 Br, 2-bath very affordable home with lots of charm. A must to view - Come look!!



**205 E. HILL**

Move-in perfection - An amazing, affordable home. Beautiful kitchen, lots of natural light, 3 Br's, 1 bath, 1-car grg & a corner lot.

Call **MOLLY** at 462-6700

**FARM & RANCH REALTY, INC.**  
1420 W. 4<sup>th</sup> - P.O. Box 947  
Colby, KS 67701  
(785) 462-3904  
Donald L. Hazlett - Broker  
[www.farmandranchrealty.com](http://www.farmandranchrealty.com)

**NOTICE OF SHERIFF'S SALE**

By virtue of an Order of Sale issued to me out of the said District Court in the above-entitled action, I will on Wednesday, September 10, 2003, at 10:00 am, of said day at the front door of the Courthouse in Thomas County, Kansas in the City of Colby, offer at public sale and sell to the best bidder for cash in hand, the following described real property:

ALL OF LOT TWELVE (12), BLOCK (6), METZLER ADDITION TO THE CITY OF COLBY, THOMAS COUNTY, KANSAS. AS SHOWN BY THE RECORDED PLAT THEREOF

subject to any redemption rights as provided by law.

Sheriff of Thomas County, Kansas

ROBERT E. LASTELIC, #7178  
P.O. Box 7770  
Leawood, KS 66207-0770  
(913)345-9595  
Fax No. (913)345-8811  
Email rlastelic@lasteliclaw.com  
Our File No. 03-0405/slj

ATTORNEY FOR PLAINTIFF

(Published in the Colby Free Press on August 15, 22 and 29, 2003)

Reach over 13,000 homes weekly with our Colby Free Press/Country Advocate combo ads



**Price Reduced!**

880 Veterans Memorial Drive


Country Living while still in town. North of Colby - 1 acre, 4 bedroom, 2 1/2 bath, partial basement, 2 car garage/shop attached, 2 car garage/shop detached, hot tub on deck, wood burning fireplace, recently remodeled, new sewer system. CALL TODAY TO SEE THIS HOME!

Located in Southwind Plaza  
2280 Southwind Ave., Colby, KS


**785-462-3058**

Linda Taylor, Broker  
462-3495, evenings  
Dick Weston, Salesman

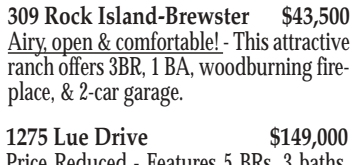




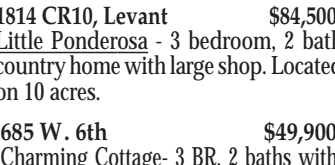
**1155 Maize** \$130,000  
Deluxe touches are found in this 5BR, 3BA ranch. An ideal location, 2-car garage & fencing. Call Pat Koch for your tour.



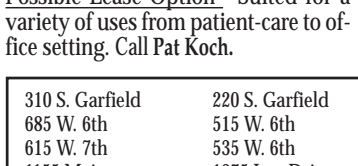
**220 S. Garfield** \$76,500  
Carefree Lifestyle - Easy living can be had in this 3BR/2 bath 1.5 car garage w/ small yard, open floor plan & covered patio. Call Pat Sloan.



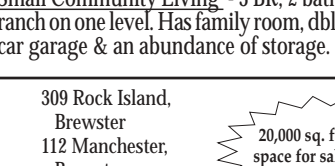
**309 Rock Island-Brewster** \$43,500  
Airy, open & comfortable! - This attractive ranch offers 3BR, 1 BA, woodburning fireplace, & 2-car garage.



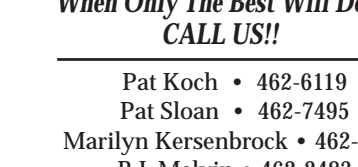
**1814 CR10, Levant** \$84,500  
Little Ponderosa - 3 bedroom, 2 bath country home with large shop. Located on 10 acres.




**1275 Lue Drive** \$149,000  
Price Reduced - Features 5 BRs, 3 baths, cozy family rooms, rec room & underground sprinklers.




**685 W. 6th** \$49,900  
Charming Cottage- 3 BR, 2 baths with numerous upgrades, vinyl siding and double garage.




**1690 W. 4th** \$170,000  
Possible Lease Option - Suited for a variety of uses from patient-care to office setting. Call Pat Koch.



**112 Manchester, Brewster** \$65,000  
Small Community Living - 3 BR, 2 bath ranch on one level. Has family room, dbl. car garage & an abundance of storage.



**310 S. Garfield** \$65,000  
685 W. 6th  
615 W. 7th  
1155 Maize



**220 S. Garfield** \$515 W. 6th  
535 W. 6th  
1275 Lue Drive



**309 Rock Island, Brewster** \$112 Manchester, Brewster



**960 W. 4th** \$540 W. 4th  
1111 Flint  
1435 W. 3rd



**625 Woofert** \$1690 W. 4th  
625 S. Franklin  
1815 W. 5th  
908 Court Terrace



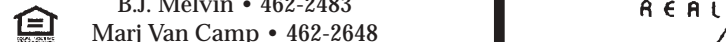
**1690 W. 4th** \$295 E. Plum  
1209 S. Court  
1315 W. 4th

20,000 sq. ft. of retail space for sale or lease. Call B.J.

FOR INFORMATION ON THESE LISTINGS, CALL US OR VISIT OUR WEBSITE at [www.Colbyhomeland.com](http://www.Colbyhomeland.com)

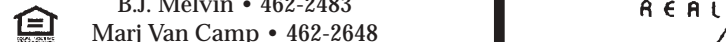
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**ORDINANCE NO. 1344**

AN ORDINANCE AMENDING ORDINANCE NO. 1257 DATED APRIL 15, 1997 INCLUDING ALL SUBSEQUENT REVISIONS, (ZONING REGULATIONS FOR THE CITY OF COLBY, KANSAS), BY AMENDING THE DEFINITION OF BUILDING AND PROVIDING DEFINITIONS FOR MINIWAREHOUSE AND SHIPPING (CARGO) CONTAINERS; AND PROVIDING FOR PERMITTED USES OF SHIPPING (CARGO) CONTAINERS IN COMMERCIAL AND INDUSTRIAL ZONES WITHIN THE CITY OF COLBY, KANSAS.

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF COLBY, KANSAS:

SECTION 1: Pursuant to Ordinance No. 1257, Section 21-205, a public hearing was held before the Colby/Thomas County Metropolitan Area Planning Commission on August 14, 2003, to consider amending the definition of building and providing definitions for mini-warehouse and shipping (cargo) containers; and providing for permitted uses of shipping (cargo) containers in commercial and industrial zones within the City of Colby, Kansas.

SECTION 2: That Article 1, Section 21.102, Definitions be revised as follows:

7. Building : A structure having a roof supported by columns or walls, creating an enclosure and providing shelter or protection for persons, animals, or property. No building will be constructed from materials or equipment originally designed for another use such as, but not limited to, trailers, semi-trailers, shipping (cargo) containers, motor vehicles, packing crates, parts of motor vehicles or trailers, van bodies, vehicle bodies, regardless if wheels, axles, etc. have been removed. Mobile homes, campers, and similar structures will not be considered as buildings for such purposes as an accessory building or uses other than the uses they were originally designed for.

SECTION 3: That Article 1, Section 21.102, Definitions include the following:

32. Mini-Warehouse: A Mini-Warehouse, also referred to as ministorage or self-service storage facilities, is a building or group of buildings in a compound that contains varying sizes of individual, compartmentalized and controlled access storage units rented or leased to individuals exclusively for the dead storage of merchandise, commodities, household goods or other personal property. A group of parked semi-trailers or shipping (cargo) containers will not be considered mini-warehouse units for the purposes of this ordinance.

45. Shipping (Cargo) Containers: Shipping (cargo) containers are mobile units typically transported by rail or by semi-trailers and having no loadbearing walls.

SECTION 4: That "Use Regulations" in Article 1, Section 21.109. C-1 - Commercial District; Section 21.110. C-2 -Neighborhood Commercial District; and Section 21.111. C-M - Commercial /Mixed Use District be revised to include the following:

Temporary Use Permit: A temporary use permit may be issued for the temporary placement of semi-trailers and shipping (cargo) containers outside of a retail store subject to the Special Permit Process contained in Section 21-202.

SECTION 5. That "Use Regulations" in Article 1, Section 21-112 - I-1, Light Industrial District include the following:

Permitted Uses:

1. Semi-trailers and shipping (cargo) containers for storage of goods and materials subject to required setbacks for an I-1, Light Industrial area, must be placed on a permanent foundation or meet required anchoring systems, and cannot be used as a building for public access; semi-trailers and shipping (cargo) containers in place prior to July 15, 2003, will be considered a permitted use under I1 , Light Industrial District, subject to being placed on a permanent foundation or meeting required anchoring systems.

SECTION 6. That Article 1, Section 21.202. Special Permits - be revised to include the following new subparagraph 11:

11. A temporary use permit may be issued for the temporary placement of semi-trailers and shipping (cargo) containers outside of a retail store subject to the following provisions:

a. Only one permit for a maximum of 60 days will be allowed per year; fee for said permit shall be \$100.00.

b. Semi-trailers and shipping (cargo) containers must be placed in the rear yard, must meet required setbacks for accessory buildings, cannot be adjacent to customer entrances or residential areas, cannot displace any required parking spaces, and cannot be placed in fire or circulation drives. The number of containers to be allowed shall not exceed 5% of indoor square footage (floor area) of the business. Semi-trailers and shipping (cargo) containers must be removed within five days of the expiration of the 60-day limit. Any violation of the conditions of these provisions for a Temporary Use Permit will impact any future requests for a permit.

SECTION 7: This Ordinance shall take effect and be in force from and after its passage and publication once in the official City newspaper.

PASSED BY TIRE GOVERNING BODY AND "PROVED BY THE MAYOR this 19' day of August, 2003.

s/s Warren C. Hixson  
Mayor

ATTEST:

s/s Beverly J. Stieben  
City Clerk

SEAL

(Published in the Colby Free Press on August 22, 2003)

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**615 W. 7th** \$19,000  
Great investment or starter home - This 2br is located on a large lot in well-established neighborhood. Call Marilyn.



**310 S. Garfield** \$120,000  
Imagine how wonderful this property could be with typical Victorian landscaping and carriage house. Call Marj.



**1145 Summer Sun** \$73,000  
Price Reduced - 5 BR home features redwood deck & privacy fence. Priced to move quickly.



**1209 S. Court** \$72,500  
Family Friendly - Come see this 4 BR home w/ full basement & attached garage. Corner lot w/ enclosed yard. Call Marj.



**540 W. 4th** \$75,000  
Reduced Price! - 5 BR remodeled home. Property currently generates \$1,000/ mo. income.



**1435 W. 3rd** \$82,000  
Will Consider Offers - A neat 3 BR low maintenance home. A must see!



**515 W. 6th** \$69,500  
Come & See! - Charming 3 bedroom home located on corner lot with full basement. Priced to sell!



**Lot 10, Blk 1-Davis Add.** \$12,200  
Build your dream home here. Utilities to the site.