

Classifieds

To place your classified ad, mail (155 W. Fifth), fax (785-462-7749), phone (785-462-3963), or stop by our office at 155 W. Fifth

Real Estate

Real Estate

Real Estate AUCTION

320 (+/-) Acres Sheridan County, Kansas
Cropland and Grass
Wed., Feb. 11, 2009 - 11:00 a.m.
Sellers: Larry Oren, Jerry Oren & Don Oren Estate
For Complete Sale Brochure Call 785-675-3011

Land Location:

Tract 1- From Seguin, Kansas - 3 miles South to the Northwest Corner of the Property.
Tract 2- From Hoxie, Kansas - 2 miles South, then 3 miles West, then 2 miles South, then 1/2 mile West to the Northeast Corner of the Property.
Sale Location: Bowen Scout House, 1 Block East of Main Street on Sheridan Avenue in Hoxie, Kansas.

Tract #1 Legal Description:

NW 1/4 of 8-9-29, Sheridan County, Kansas
General Description: This Tract has 160.44 acres of cropland, all Keith Soil. It was planted corn and milo in 2008.

Tract #2 Legal Description:

NW 1/4 of 12-9-29, Sheridan County, Kansas
General Description: This Tract has 18.36 acres of Keith Soil cropland with the balance in grass. The cropland was wheat in 2008. Several acres of pasture land on the tract are Keith Soil and would be suitable for cultivation.

Manner of Sale:

All tracts will be sold individual - no combinations of tracts.
Terms: Ten percent (10%) down day of sale, balance on approval of marketable title on or before 30 days from day of sale. Bidding is not contingent upon financing. Financing, if necessary, must have been arranged and approved prior to the auction so that Buyer(s) are capable of paying cash at closing.
Taxes: Seller will pay all 2008 and prior taxes with the taxes for 2009 and subsequent years to be the responsibility of the Buyer(s).
Possession: At closing on or before 30 days from day of sale.
Title Insurance: Title insurance shall be used to prove clear and merchantable title with the Buyer and Seller sharing equally the owner's policy expense. The mortgagee's policy, if required, will be the expense of the buyer.
FSA Payments: Buyer(s) will receive all of the 2009 payments.
Acreages: All acreages are based on U.S. Government measurements and are considered approximate. The statements, while not guaranteed, are from reliable sources. Any costs incurred in establishing boundaries shall be the responsibility of the buyer(s). Sale is subject to easements, right-of-way, reservation and/or restrictions of record. Seller and Realtor make no warranties, either expressed or implied. Broker represents the Seller only and will not be considered an agent for the Purchaser(s). Announcements made day of sale shall take precedence over all printed material. For more information, contact broker.
Mineral Rights: Buyer(s) will receive 1/4 of the mineral rights.

Pratt Real Estate

in Charge of Sale
Les Pratt - Broker - Auctioneer
724 Main • Box 583 • Hoxie, KS 67740
Phone: 785-675-3011 • Cell 785-675-8531 • E-mail: lpratt@ruraltel.net
FAX: 785-675-3220
Web Site: www.midwestauction.com

AUCTION

FARM EQUIPMENT

Wednesday - February 18 - 11:00 A.M.

Cambridge, Nebraska

AUCTION SITE:

From Cambridge, 2 miles west on Hwy. 6 & 34 to the Lake Road, then 16 miles north. From Elwood, 6.5 miles south on Hwy. 283, 19 miles west on Hwy. 18 and 1 miles south. From Stockville, 10 miles east and south on Hwy. 18 to Medicine Creek Rec. Road and 1 mile south.

LIVE ONLINE BIDDING

Advanced registration required
See marshallauction.com

Eric Arnold, owner

Phone: 308-340-3818

JD 7800 tractor w/5,757 hrs. JD 4630 QR tractor w/7,560 hrs. Ford 5000 diesel tractor w/loader, bucket & grapple, Farmall H, 2007 Ag Shield Recon 300 super conditioner, Soilmover 625 scraper, Bestway Field Pro 3 60ft. pull type sprayer, Pro Ag sq. bale wagon, Crustbuster TS 33x10 grain drill - 31 ft, Case IH 28' flopper-chopper, Miller 30 ft. rod weeder, UFT 400 bu. grain cart, Wilbeck 18' double offset disk, 2-Krause chisels, 21 ft., 22 ft., UFT 20 ft. shredder, JD 510 baler, A & L hay fluffer, Westfield 8x61 pto auger, 1997 TravAlong 24 ft. gooseneck stock trailer, Gehl 7190 feeder/mixer wagon - nice, Steinman grain cart, Tyler 8 ton dry spreader, plus other machinery & equipment.

See listings & photos at
marshallauction.com

MARSHALL

LAND BROKER & AUCTIONEERS
OF KEARNEY, INC.

OFFICE 308-234-6266

Robin Marshall Miles Marshall
308-234-1607 308-234-9074


RICHARDSON'S

HOMESTEAD

REALTY AND AUCTION

New Listing...1840 W. 5th




This lender owned property offers 4 bedrooms, 2 baths, full basement and double garage. Great Location! Contact Cynthia Butts at (785) 821-1811 or visit www.cynthiabutts.net.



785-899-2328 800-974-2426

1023 Main Street ~ Goodland, KS

E-mails:
Terry, Donna or Cynthia@goodlandhomestead.com



Terry Richardson | Donna Moore | Cynthia Butts

www.GoodlandHomestead.com

YOU

Can Make A Difference


Real Estate

Real Estate

Stock Realty & Auction


Featured Homes

Just Listed




- No Steps
- Attractive 3 BR Home
- 235 E. Hill \$63,000

Exclusive Listing




- So LOVELY!!
- Must See
- 450 W. 5th \$105,000

Brewster Home




- Reduced Price
- 5 BR, 2 Bath
- 212 Iowa \$69,000

Rural Listing




- Home on 8 acres +/-
- 2 Car Grg & Bldgs.
- 576 Co Rd M, Levant \$125,000

Full of "Wow"




- Over 5,000 Sq. Feet
- 5 BRs, 3 Baths
- 1240 Lue Dr. \$275,000

Brewster Home




- So Lovely 4 BR
- 3 Car Grg Plus 1-Car Grg
- 525 Main \$115,000

Investments



- Great Price
- Cottage Central
- 790 Webster \$19,500


Offer Wanted




- 5 BR, 2 Bath
- Corner Lot
- 685 N. Court \$57,000

MOLLY J. OLIVER

Residential Specialist
462-6133 (res.)




Why Rent?



- 2 BR Charming
- 2 Car Grg
- 785 W. Summit \$39,900


Look at me



- 3 BR, 2 Bath
- Lovely Older Home
- 940 W. 2nd \$90,900

STOCK REALTY & AUCTION CO.


390 N. Franklin, Ste. 100, Colby, KS 67701
www.stockrealtyandauction.com
785-460-SOLD (7653)



QUALITY LAND BROKERS & AUCTIONEERS


GREAT INVESTMENT

OWN LESS THAN RENT



625 W. 7th \$27,500

3 bedroom, 1 bath home, all appliances plus washer and dryer included. Nice hardwood floors. Located on a quiet established street. You need to act today.





Call Marilyn Meyer
462-2703


HomeLand

REAL ESTATE, LLC

410 S. Franklin 462-8255
www.colbyhomeland.com



FOR SALE



Used but nice double wide mobile home. House is located at Scott Park lake. We only stayed there on some nice weekends. This mobile home is blue in color, has newer hot water heater, washer/dryer, dish washer and is COMPLETELY FURNISHED INCLUDING T.V.'S, DISHES ETC. 3 bed rooms, 2 bath, island kitchen, den/office with French doors. Giant pit sofa group. Asking \$47,000. 1997 model 28' X 62' Made by ALTA. For more information call Miles at 310-975-4725 or email WORLDISASTAGE@MSN.COM.

Also for sale: 53' Semi trailer with new tires. Great for storage. \$3,500.00 OBO

RECOVERY.....

The Bright Side of Addiction

Narcotics Anonymous is there for you and your family!

Meetings are Open to the Public
City Hall Basement
Tues., Fri. & Sun. - 8:00 p.m.

HomeLand

REALTY AUCTION

"Western Hospitality"

www.colbyhomeland.com

410 N. Franklin

785-462-8255

LAND AND COMMERCIAL

GREAT INVESTMENTS

296 ac. Sheridan Co. Irrigated W. of Angeline, KS w/cash lease. Call Rock.

640 ac. Logan Co. of cropland & grass West of Winona. Immediate possession.

35.5 ac. Thomas Co. grass located 4 1/2 miles N of Colby w/ new electric water well. Ideal building location w/great view, newly planted trees. PRICE REDUCED!! CALL ROCK TODAY

228 ac. Norton County cropland, grassland & CRP located NW of Lenora, KS. Grassland offers numerous trees & spring water w/excellent hunting potential.

768 ac. M/L Thomas Co. CRP, crop land & grass w/Quonset located 13 mi S. of Levant. Offers 3 water wells & established hunting enhancements. \$750/ac.

152 ac. Logan County cropland & CRP with Highway frontage Oakley, KS \$1100/ac. UNDER CONTRACT

WE WANT YOUR LAND LISTINGS GIVE ROCK A CALL TODAY!!!

INVESTMENT OPPORTUNITY 9 UNIT MOBILE HOME PARK GOOD RENTAL HISTORY MANAGEMENT IN PLACE TERMS AVAILABLE CALL PAT FOR DETAILS

Opportunity Knocks! Reduced Price! Locate your business in Colby's fastest growing area along I-70. 2-6 acre lots. Call Marilyn for information.

625 W. 7th \$27,500

555 N. Grant \$39,500

562 Co Rd W. \$42,500

685 W. 6th \$49,900

900 E. 9th UNDER CONTRACT

695 N. Chick \$72,500

855 S. Grant \$72,500

680 W. 4th UNDER CONTRACT

510 S. Lincoln UNDER CONTRACT

1235 W. 6th \$74,500

580 S. School \$78,500

850 E. 6th \$78,500

815 Lane \$79,500

1345 Copeland \$97,000

1111 S. Court \$97,500

1285 W. 7th -NEW \$102,000

725 S. Garfield \$104,000

1473 Pioneer Ave \$117,500

880 Thompson UNDER CONTRACT

1285 E. 8th \$133,500

310 S. Garfield \$143,000

685 W. 5th \$149,000

424 Smith Dr. \$182,500

575 LaHacienda "Exceptional"

1818 Harvey Ct. "Unique"

206-208 Plum Oakley "Investment"

#10 Stephens Dr. "Commercial"



310-316 W. 7th Oakley "4 Plex"

Join the Sellers that list with HomeLand Realty and Auction.

Your property, along with our many other listings, will be viewed nationally.

Pat Sloan 460-7495

Marilyn Meyer 462-2703



Rock L. Bedore 462-6930

Jerry Wycoff 672-3763

Speak to us at homelandre@hotmail.com

You're on the right track in the CLASSIFIEDS!

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