

Classifieds

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Real Estate

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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.

Acres: 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

LAND & COMMERCIAL Opportunities

the Promise of Land.....

Land

558 +/- Acres of Grass **JUST LISTED**, 29-13-35 in **Logan County**.

313 +/- Acres of cropland & grass with Improvements. 4 BR, 2 bath, home with upgrades. SW/4 20-9-31 & SE/4 19-9-31 Thomas Co. **NEWER LISTING**

155 +/- Acres Cropland & Grass NE/4 10-4-32 in **Rawlins Co.** **NEWER LISTING**



8 +/- Acres of Grass with Improvements. 3 BR home, 2-car garage, Quonset w/concrete floor, barn, **Thomas Co.**

111 +/- Acres of Cropland OR Great Development Land, near the East I-70 Exit, **Thomas County**.

140 +/- Acres CRP & Dryland, NE/4 of 26-8-42 **Sherman County**, CRP info. www.stockrealtyauction.com.

584 +/- Acres Irrigated Cropland, all of 33-9-32 in **Thomas County**. 2 1/2 miles E and 3 miles S of Mingo, KS.

480 +/- Acres CRP & Dryland NW/4 & E/2 1-1-42 **Cheyenne Co.** Seller will consider splitting out tract.

Commercial



Call **Terry Stover** for information on this great commercial Property, located in prime location. Was convenience store.



Call **Molly Oliver** for details on this business, commercial building and 6 rental units in downtown Colby, KS.



Car Wash for sale!!! Fantastic Location in Colby, KS and full of potential. **Call Molly Oliver.**

Stock's Full Team of "YELLOW SHIRTS" & Experience want to handle your next Auction...
Call the "WE SELL" TEAM.

Check Our Website
www.stockrealtyauction.com

Terry Stover: 785-626-2082 Molly Oliver: 785-462-5203
Ron Stock: 402-649-3705 Mark Stock: 402-276-2077

STOCK REALTY & AUCTION CO.

390 N. Franklin, Ste. 100, Colby, KS 67701

www.stockrealtyauction.com

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QUALITY LAND BROKERS & AUCTIONEERS



Stock Realty & Auction Featured Homes

Newer Listing



• One Level Home
• Spacious Kitchen
235 E. Hill \$63,000

Reduced Price



• 4 BR, 2 Bath
• Huge Corner Lot
325 S. School \$69,000

Rexford, Ks



• Attractive & Spacious
• Close to School
155 Main \$61,000

Brewster, Ks



• 3 BR Charming
• Oversized 2-car grg.
309 Rock Island \$56,000

No Steps



• 3 BR, 1 Bath
• Spacious Kitchen
685 S. School \$56,000

Come Look!!



• 2-story Traditional
• 5 BR, 2 Baths
685 N. Court \$57,000

A "Ten"



• Great Floor Plan
• Wonderful Full Deck
1240 Lue Dr. \$275,000

Almost New



• Fully Renovated
• Show Home Perfect
240 Court \$129,500

Offer Wanted!



• 5 BR, 3 Baths
• Main Floor Laundry
1809 Harvey Ct. \$142,000

Dream Home!



• Newer 2-Story
• Beautiful Inside & Out
345 E. Plum \$184,500

MOLLY J. OLIVER
Residential
Specialist
462-6133 (res.)



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390 N. Franklin, Ste. 100, Colby, KS 67701

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QUALITY LAND BROKERS & AUCTIONEERS

A HOME YOU CAN LOVE!



This home is very neat, clean and move-in ready. As well as a desirable location, this property offers an open floor plan on the main level and private back yard.

1175 BROOKSIDE \$182,500



Other features include a 2 car attached garage, fireplace, large master bdrm & bath and underground sprinklers.



Rock L. Bedore



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www.colbyhomeland.com

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Specializing in individual, family, marital, adolescence, child therapy, diagnostic testing, adoption home studies, anger mgmt. and parenting classes.

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DON HAZLETT

Naomi Ward • Steve Hazlett • Ron Evans • Ed Currier • Neal Mann • Mike Bailey • Scotty Legere

AUCTION SCHEDULE

- 03/06/09** - 320 ac Thomas County cropland & CRP located SW of Colby, KS for the Kraus Family
- 03/20/09** - **O'Dell Ranch LLC** -- 5,000 ac Sheridan Co. Ranch located East of Hoxie -- approx 2 miles of Solomon River runs through the property, 300 ac 1st & 2nd bottom hay ground, excellent livestock facilities w/new calving barn, 600' fence line concrete bunks, pens & corrals, scales, 3 houses, grain storage, oil production & **OUTSTANDING HUNTING POTENTIAL** - land will sell in 8 tracts & combos at the 4H Bldg in Hoxie
- 03/21/09** - Farm machinery, hay equipment, 300 Angus cows, complete ranch dispersal for O'Dell Ranch LLC, at the ranch headquarters East of Hoxie
- 03/28/09** - Annual Spring Consignment, Colby, KS



REAL ESTATE FOR SALE



20 ac Country Home
1047 CR 25 - Colby



810 S. Garfield -
\$53,000

FOR SALE OR LEASE

Local JD Implement dealer will offer for sale or lease their present facility on Hwy 24 consisting of 13+ acres w/27,000 sq. ft. of office, shop & storage buildings.

FOR SALE: 114,000 bu (3 steel bins) storage plus 10,000 bu grain elevator in downtown Colby.

THOMAS:

- 320 ac cropland SW of Levant (W/2 of 29-9-35), all stubble sprayed & ready for Spring planting
- 71+ ac irr cropland S of Colby, KS - immediate possession

TREGO:

- 395 ac cropland located on the Trego/Ness/Ellis County line, South of Ellis, KS - **JUST LISTED!!**

SHERMAN:

- 2 good qtrs cropland located E & SE of Goodland - **JUST LISTED!!**

SHERIDAN:

- 560 ac consisting of 261 ac cropland & 290 ac grass, immed poss, 1W & 3N of Angelus on SD/TH county line - **JUST LISTED!!**
- 120,000 bu grain storage in Menlo w/air, augers & loadout - leaseback avail @ 6% to Buyer
- 160 ac irrigated W of Hoxie, KS, 1N of Hwy 24 on TH/SD line - subject to Seller leaseback

GRAY:

- 320 ac irr w/4 yr lease at 8% return after taxes & insurance - \$500,000

KIT CARSON CO. COLO:

- 526 ac grassland and 106 ac CRP, well watered, located SW of Vona on the correction line - **JUST LISTED!!**

CHECK OUR WEB SITE at www.farmandranchrealty.com

FOR ADDITIONAL LAND, RESIDENTIAL AND COMMERCIAL LISTINGS!

"When you list with Farm & Ranch, it's as good as SOLD!"



"Western Hospitality"

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LAND AND COMMERCIAL

PRICE REDUCED!

228 ac. Norton County cropland, grass-

land & CRP located NW of Lenora, KS.

Grassland offers numerous trees & spring

water w/excellent hunting potential.

\$875/ acre. Call Rock Today.

296 ac. Sheridan Co. irrigated W. of Ange-

lus, 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 RE-

DUCE!! \$90,000. CALL ROCK TODAY

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

UNDER CONTRACT

WE WANT YOUR LAND LISTINGS

GIVE ROCK A CALL TODAY!!!

Opportunity Knocks! Reduced

Price! Locate your business in

Colby's fastest growing area along

I-70. 2-6 acre lots. Call Marilyn for

information and available lots.

#10 Stephens

Dr. \$185,000

50'x100' steel

building on 2.1

acres near I-70.

#10 Stephens Dr.

625 W. 7th

555 N. Grant

685 W. 6th

900 E. 9th

695 N. Chick

855 S. Grant

680 W. 4th

510 S. Lincoln

1235 W. 6th

\$27,500

\$39,500

\$49,900

UNDER CONTRACT

\$72,500

\$72,500

UNDER CONTRACT

UNDER CONTRACT

\$74,500

1580 S. School

850 E. 6th

815 Lane

1111 S. Court

1285 W. 7th -NEW

725 S. Garfield

1473 Pioneer Ave

880 Thompson UNDER CONTRACT

1285 E. 8th

\$78,500

\$78,500