

Classifieds

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Real Estate

FARM MACHINERY & EQUIPMENT CONSIGNMENT

AT THE FARM & RANCH AUCTION PAVILION
1/2 MILE WEST OF COLBY ON HWY 24

SATURDAY, MARCH 28, 2009
9:30 AM, CDT

ITEMS ALREADY CONSIGNED

- '05 JD 9760 STS Combine
- '06 & '05 MacDon draper heads
- '04 875 J&M grain cart
- '07 Kenworth T600 semi

Plus More!!

CALL TODAY TO INCLUDE YOUR ITEMS ON THE FIRST RUN OF THE SALE BILL!

Free ham & beans will be served to all registered Buyers & Sellers!

FARM & RANCH REALTY, INC.

1420 W. 4TH. – P.O. BOX 947
COLBY, KS 67701
Toll Free 1-800-247-7863
Donald L. Hazlett, Broker/Auctioneer
www.farmandranchrealty.com

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TC RANCH SALE, Wednesday, February 25, 2009, 12:30 CST. Buy from a herd which has had a program for 59 years.

Selling: 30 Fall yearling bulls & 200 yearling bulls & 50 heifer calves.

Complete ratio data and EPDs. **REAL BEEF BULLS FOR TOP CATTLEMEN.** Vance & Dru Uden, Franklin, NE Phone 888-TC BULLS.

TC Ranch

REGISTERED ANGUS CATTLE
Vance Uden Dru Uden
(308)425-3675 (308)425-9929
Cell (308) 470-0743 Cell (308) 470-0740
(888) TC BULLS
1524 G Rd
Franklin, Nebraska 68939
www.tcranch.com
e-mail: tcranch@frontiernet.net

Real Estate

LAND & COMMERCIAL Opportunities
the Promise of Land.....
Land

555 +/- 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.stockrealtyandauction.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.

620 +/- Acres Native Kansas Grass, Great Fencing, Clean Landscape, and 81.6 acres of crop base. 35-5-42 **Cheyenne Co.**

325 +/- Acres Grass with Improvements. Newer 3 BR home, 2 car Garage, 52'x80' barn, loafing shed and more. **Cheyenne Co.**

162 +/- Acres CRP & Dryland NW/4 6-1-41 CRP info on website: www.stockrealtyandauction.com **Cheyenne County**.

316 +/- Acres cropland & grass with improvements. 3BR home, 2 car garage, and outbuildings!!! **Sheridan County**.

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

Check Our Website
www.stockrealtyandauction.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
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Opportunity

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462-6133 (res.)

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HomeLand REALTY AUCTION

"Western Hospitality"
www.colbyhomeland.com
410 N. Franklin
785-462-8255

LAND AND COMMERCIAL
PRICE REDUCED!

228 ac. Norton County cropland, grassland & CRP located NW of Lenora, KS. Grassland offers numerous trees & spring water. **NEW PRICE!! \$875/acre.**

296 ac. Sheridan Co. irrigated W. of Angelus, KS. \$2300/ acre. Call Rock.

640 ac. Logan Co. of cropland & grass West of Winona. \$675/acre.

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 TO \$90,000.00 CALL ROCK!**

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

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.

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
1476 Meadowlark Dr.	\$62,500
695 N. Chick	\$66,000
855 S. Grant	\$72,500
680 W. 4th	\$74,500
510 S. Lincoln	UNDER CONTRACT

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

Speak to us at homelandre@hotmail.com

NEW PRICE!!

685 W 5th
Master suite filled with built-ins and storage in this 4 bdrm, 2.5 bath home, w/ full basement. It is located on a corner lot. Check out the price!

REDUCED

695 N. Chick \$66,000
Recently remodeled - 3 bdrm, 2 bath on a corner lot w/ large front porch.

1473 Pioneer Dr. \$117,500
Price reduced. 2.7 acres, lots of trees, room & privacy. 4 bdrm, 3 bath ranch.

310 S. Garfield \$143,000
Historic Victorian, new master bdrm, full new bath on main floor, formal dining, parlor, 4 bdrms and full bath upstairs.

815 Lane Dr. \$79,500
New kitchen, open floor plan, sprinklers, new siding, guttering & roof.

685 W 6th \$49,900
2 bdrm, 2 bath, new roof, vinyl siding, 2 car attach garage, corner lot plus more.

855 S. Grant \$72,500
Room to grow. 3 bdrm, 2 bath home. Open floor plan, low maintenance exterior.

1175 Brookside \$182,500
Home is very neat, clean & move-in ready. Offers an open floor plan on the main level & private backyard! Call Rock today!

680 W. 4th \$74,500
4 bdrm, 1 bath with a modern flare and spacious open floor plan. Call Pat.

SPRING IS JUST AROUND THE CORNER!! WHY NOT LET US SELL YOUR ENTIRE HOME INSTEAD OF JUST A GARAGE SALE? FREE MARKET ANALYSIS INCLUDES COMPARABLE SALES. CALL TODAY!!

1235 W. 6th	\$74,500	685 W. 5th	\$134,900
580 S. School	\$78,500	310 S. Garfield	\$143,000
850 E. 6th	\$78,500	424 Smith Dr.	\$182,500
815 Lane	\$79,500	1175 Brookside -NEW	\$182,500
1345 Copeland	\$97,000	735 Kings Ct.	"Exclusive"
1111 S. Court	\$97,500	575 LaHacienda	"Exceptional"
1285 W. 7th	UNDER CONTRACT	1818 Harvey Ct.	"Unique"
725 S. Garfield	\$104,000	206-208 Plum Oakley	"Investment"
1473 Pioneer Ave	\$117,500	#10 Stephens Dr.	"Commercial"
880 Thompson	UNDER CONTRACT	310-316 W. 7th Oakley	"4 Plex"
1285 E. 8th	\$133,500		

Rock L. Bedore 462-6930
Jerry Wycoff 672-3763

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DONALD L. HAZLETT, Broker
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Naomi Ward • Steve Hazlett • Ron Evans • Ed Currier • Neal Mann • Mike Bailey • Scotty Legere

1977 – 2009
30+
YEARS OF
EXPERIENCE
EXPERTISE
EXCELLENCE

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

03/24/09 – 1,760 acres EXCELLENT Kiowa County, Colo wheat land at Towner selling in tracts & combinations for Heirs of Don Prosser

03/25/09 – Farm Machinery & Equipment at Towner, CO for Heirs of Don Prosser

03/28/09 – Annual Spring Consignment, Colby, KS

REAL ESTATE FOR SALE

THOMAS:

- **320 ac** cropland SW of Levant, all stubble sprayed & ready for Spring planting
- **71± ac** irrigated cropland S of Colby – immediate possession

SHERMAN:

- **320 ac** cropland & grass 13 mi S of Kanorado - S/2 of 26-10-42– **JUST LISTED!!**
- **2 good qtrs** cropland located E & SE of Goodland

SHERIDAN:

- **160 ac** cropland NE of Hoxie -SW/4 of 27-7-27 – **JUST LISTED!**
- **560 ac** consisting of 261 ac cropland & 290 ac grass, immed poss, 1W & 3N of Angelus on SD/TH county line – **NEW LISTING!**
- **160 ac** irrigated W of Hoxie , 1N of Hwy 24 on TH/SD line - subject to Seller leaseback

GOVE & LANE: 1,975+ ac grass & cropland on Gove/Lane county line – **JUST LISTED!**

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.

810 S. Garfield - \$53,000

CHECK OUR WEB SITE at www.farmandranchrealty.com

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

You're on the right track in the CLASSIFIEDS!

**A sign of the times...
A new way of life.**

REDUCE, REUSE, RECYCLE