Real Estate Real Estate

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HOMAS COUN Fri, March 6, 2009 @10:30 AM,

AUCTION LOCATION:

FARM & RANCH REALTY AUCTION **PAVILION** MILE WEST OF COLBY ON HIGHWAY 24.

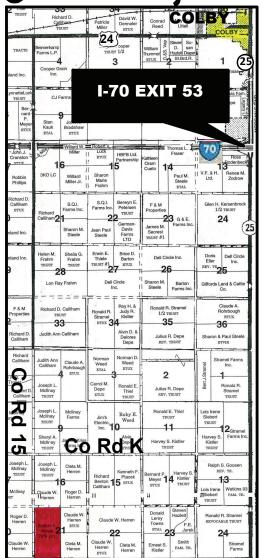
SELLERS: Esther F. Kraus and family

W/2 OF 21-9-34

This land is located 6 miles South, 4 miles West & 1 mile South of Colby

- •207.6 acres cropland
- ●96 acres CRP exp 2010

www.farmandranchrealty.com





FARM & RANCH REALTY, INC. Scotty Legere, Listing Agent (785-650-9970)

1-800-247-7863

DONALD L. HAZLETT, Broker/Auctioneer "When you list with Farm & Ranch, it's as good as SOLD!!" I

FARM & RANCH REALTY, INC. 1977 – 2009 COLBY, KS 67701 YEARS OF **EXPERIENCE DONALD L. HAZLETT, Broker**

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

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EXPERTISE

EXCELLENCE

AUCTION SCHEDULE

03/06/09 - 320 ac Thomas County cropland & CRP located SW of Colby

03/20/09 - O'Dell Ranch LLC -- 5,000 ac Sheridan Co. Ranch located E of Hoxie –land will sell in 8 tracts & combos at the 4H Bldg in Hoxie 03/21/09 - Farm machinery, 300 Angus cows, complete ranch dispersal for O'Dell Ranch LLC, at the ranch headquarters East of Hoxie

03/24/09 - 1,665 acres EXCELLENT Kiowa County, Colo wheat land at Towner selling in tracts & combos for Heirs of Don Prosser

03/25/09 - Farm Machinery & Equip at Towner, CO for Heirs of Don Prosser 03/28/09 - Annual Spring Consignment, Colby, KS

JUST LISTED

SHERMAN:

●1,760 ac w/8 pivots located 3 mi N of Goodland, KS—EXCELLENT water, good equipment, immediate possession, ½ minerals intact, in area of gas production

●1,120 ac located ½ mile W of the 1,760 acres above - flood irrigation, one pivot, 3 wells, CRP, creek bottom – this would make an exc game or livestock farm – lots of potential

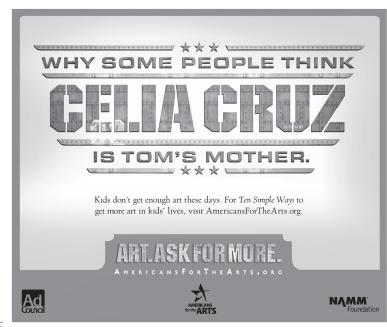
SHERIDAN;

●160 ac cropland NE of Hoxie -SW/4 of 27-7-27

●560 ac consisting of 261 ac cropland & 290 ac grass, immed poss, 1W & 3N of Angelus on SD/TH county line

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AUCTION

SHERIDAN CO., KS SELLER: O'DELL RANCH LLC

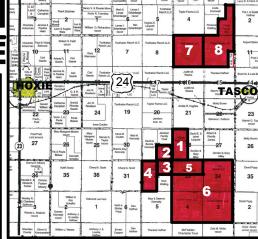
MARCH 20, 2009, @10:30 AM, CDT

|AUCTION LOCATION: 4-H BUILDING, HOXIE|

•3,898.2 ac Grass

•758.6 ac Cropland • 353.2 ac CRP located East of Hoxie, KS - 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



SAT., MARCH 21, 2009, @10:30 AM, CDT

MACHINERY AUCTION LOCATION: From Hoxie, KS on Hwy 24 go 5 miles East to 50 E road, then 21/4 miles South to the Ranch. SIGNS WILL BE POSTED!











TV140 Bidirectional w/7614 loader & grapple • '00 NH TV140 Bidirectional w/7614 loader & grapple ●Bobcat 773 Skidsteer, w/bucket & grapple fork, pallet fork, posthole digger, Anbo grabber, Kansas Klipper tree shear, Steffen bale grabber

TRUCKS & TRAILER: •'02 Int'l 4900 dump truck,DT466 eng, Timpte box•'86 IHC feed trk, DT466, auto Digistar scale w/Harsh 502H mixer box •53' Great Dane van trailer <u>_IVESTOCK_EQUIP:</u>●40) Blattner 10' panels on trl● Norac Digi-star, Scales 7'x20', 6' sides,20,000#

•Contiguous fence & panels∙Hedge posts∙118) 26' guard rail∙Solar fencer∙Richie automatic waterer∙50+) Tractor tire feed bunks●5T bulk bin **HAY EQUIP:**●'06 NH BR780A Round baler, 8,000 bales●Haybuster H-1000 tubgrinder●Steffen 10 bale

accumulator & grabber fork∙'06 H&S Hi capacity rake, 14 wheel∙'06 Haybine 14' swather∙NH 575 Baler, gandy box∙Martens 24' hay drag∙Bale spear∙Any remaining hay **ARM MACHINERY & ATV'S:**●Melroe 3430-80 Spra-Coupe, 60' booms●16' HyGrade pull type grader●Brush

Bandit model 60 Chipper∙JD MX7 6' rotary mower∙Elston 3pt gopher machine∙'08 Polaris Ranger XP∙'06 Polaris Sportsman 450 ATV•'01 Kawasaki Mule **EQUIP & BOAT:** • DeWalt 7740 10" "Powershop" tablesaw●Ingersall-Rand 2HP air compressor∙Kawasaki pull type sprayer∙Livingston 12' fiberglass twin hull boat w/Evinrude 15HP & Shoreland'

R Tadpull trl And more items too numerous to list! 300 Angus Cows, calving now









CALL FOR A BROCHURE OR VISIT www.farmandranchrealty.com

NEAL MANN, Listing Agent (785-635-2102)

(3-8 yrs old)

1420 W. 4th • Colby, KS 67701 Telephone 1-800-247-7863

DONALD L. HAZLETT, BROKER

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"Elegant Multi-Level Home"

1175 Brookside \$182,500 This home is very neat, clean and move-

n ready. This home offers an open floor

plan on the main level and a private back

yard as well as a desirable location.

Other features include a 2 car attached

garage fireplace large master bedroom

and bathroom and underground sprin-

lers. Call Rock for more information

REALTYNAUCTION "Western Hospitality"

www.colbyhomeland.com 410 N. Franklin 785-462-8255

LAND AND COMMERCIAL PRICE REDUCED! **228 ac. Norton County** cropland, grass land & CRP located NW of Lenora, KS.

Grassland offers numerous trees & sprir water. NEW PRICE!!! \$875/acre. 296 ac. Sheridan Co. irrigated W. of ingelus, KS. \$2300/acre. Call Rock. 640 ac. Logan Co. of cropland & grass Vest of Winona. \$675/acre. 35.5 ac. Thomas Co. grass located 4 1/2 niles N of Colby w/ new electric water vell. Ideal building location w/ great riew, newly planted trees. PRICE RE-DUCED to \$90,000.00 CALL ROCK! 768 ac. M/L Thomas Co. CRP. cror and & grass w/ Quonset located 13 mi S. of evant. Offers 3 water wells & established nunting enhancements. \$750/acre. 52 ac. Logan County cropland & CRF

JNDEŘ CONTRACŤ!!!! WE WANT YOUR LAND LISTINGS **GIVE ROCK A CALL TODAY!!!** Opportunity Knocks! Reduced Price! Locate vour business in Colby's fastest growing area along I-70. 2-6 acre lots. Call Marilyn for information and available lots.

vith Highway frontage Oakley, KS.

206-208 Plum Oakley Nice duplex. Great rental history. 2 bdrm. 1 bath, and 1 car garage for each unit. 310-316 W. 7th Oakley

4 plex with good rental history. Walk to school or town. Updated & ready.

\$27,500 555 N. Grant \$39.500 \$42,500 562 Co Rd W. \$49.900 900 E. 9th UNDER CONTRACT 1105 E. 8th - **NEW** \$57,500 1476 Meadowlark Dr. – **NEW**\$62,500 695 N. Chick \$66,000 680 W. 4th \$74,500

Pat Sloan 460-7495



625 E. 7th \$27,500 Great Investment-Own for less than rent would be. All appliances included. Call Marilyn today for more information!!



1818 Harvey Ct.



4 bdrms, 3 bath w/ true master suite. Wrap around floor plan for easy entertaining.



ocation and quality home. 5 bdrm, 3.5 bath brick ranch in perfect condition. 2 acres of mature landscaping. Look no further





4 bdrm, 2 bath split level home. Kitcher tach garage. Full basement. Lower price



680 W. 4th \$74.500 4 bdrm, 1 bath with a modern flare and

1285 E. 8th \$133,500 spacious back yard. Low maintenance.

725 S. Garfield \$104,000

Spring is just around the comer and we are moving homes. Give us a call and let our team of experienced realtors provide you with a free market analysis as well as a personal marketing plan. HomeLand - A TEAM WORKING FOR YOU!

1285 E. 8th

510 S. Lincoln UNDER CONTRACT 1235 W. 6th UNDER CONTRACT 580 S. School UNDER CONTRACT 850 E. 6th \$78.500 815 Lane \$79,500 \$97,000 \$97,500 1345 Copeland 1111 S. Court 1285 W. 7th \$102,000 725 S. Garfield \$104,000 1473 Pioneer Ave \$117.500 880 Thompson UNDER CONTRACT #10 Stephens Dr.

685 W. 5th 310 S. Garfield 424 Smith Dr. 1175 Brookside 735 Kings Ct. "Exclusive" 575 LaHacienda "Exceptional" 1818 Harvey Ct.

"Únique" 206-208 Plum Oakley "Investment" #10 Stephens Dr. "Commercial" Join the Sellers that list with HomeLand Realty & Auction. Your property, along with our many other listings, will be viewed nationally.

Rock L. Bedore 462-6930

Jerry Wycoff 672-3763

Marilyn Meyer 462-2703 Speak to us at homelandre@hotmail.com

MLS

\$134,900

\$143,000

\$182,500

\$182,500