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

Real Estate

Real Estate

oom, dining room & a private backyard

1175 Brookside \$182,500

his home is very neat, clean and move-ir

eady. This home offers an open floor plan

625 E. 7th \$27,500

1345 Copeland \$97,000

1293 sq. ft. 4 bdrm, 3 bath home w/ attach

725 S. Garfield \$104,000

4 bdrm, 2 bath split level home. Kitchen

garage. Full basement. Lower Price.

3 bedroom, 1 bath home, includes all appliances. Nice hardwood floors.

on the main level & a private backyard.

Real Estate

"EXCLUSIVE"

735 Kings Ct.

Proudly presenting this fantastic custom-built home with over 3,400 sq. ft. of

finished living space. Enjoy the well designed open floor plan, spacious master suite w/ whirlpool, & the tasteful décor.

Basement has great natural lighting &

an abundance of storage. This 5 yr. old home is like new. Call Pat for a private

424 Smith Dr. \$182,500

Fantastic family home. Open floor plan

vaulted ceilings, contemporary décor,

4 bdrm, 1 bath with a modern flare and

1285 E. 8th \$133,500

2200 sq. ft. home w/ 5 bdrms, 2 baths 8

a spacious backyard. Low maintenance.

spacious open floor plan. Call Pat.

private backyard, location a +10.

tour today! A MUST SEE!

Absolute Auction

620 +/- Acres Cheyenne Co. Grassland Friday, March 27, 2009 1:00 p.m. Mountain Time. "Come Early" Free Lunch sponsored by First National Bank of Goodland, Ks.

Commercial

WOW Fitness & Building, Plus 6 rental units, 430 N. Franklin

Commercial Property at 900 E. 4th, Colby Ks. Was convenient store. Seller will consider 1031 exchange

Atwood, Kansas several commercial listings.

Tri-Plex Brick Investment property. Great rental history.

Downtown Colby Location, 420 N. Franklin...Commercial Bldg.

Land

480 +/- Acres CRP Dryland Cheyenne Co. 162 +/- Acres CRP Dryland Cheyenne Co. 480 +/- Acres Grass & Dryland Logan Co. 558 +/- Acres Grass in Logan Co. 155 +/- Acres cropland & grass Rawlins Co. 316 +/- Acres cropland W/ improvements Sheridan Co. 584 +/- Acres irrigated land Thomas Co. (SEE www.stockra.com for all listings)

STOCK REALTY & AUCTION CO. 390 N. Franklin, Ste. 100, Colby, KS 67701 w.stockrealtyandauction.com 785-460-SOLD (7653) QUALITY LAND BROKERS & AUCTIONEERS



One of the leading health care facilities in Kansas is currently hiring full time RN and CNA's. We offer flexible hours competitive wages and full benefits. **CALL CLIFF DYAS** (620) 376-4221



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cdyas@gchsnet.com

Stock Realty & Auction Featured Homes

Just Listed



 Brick Ranch 4 BR. 3 Bath 1215 Brookside \$149.500

Affordable



• 2 BR Cottage • Central Air & Heat 125 S. Chick \$35,500

No Steps



• 3 BR, 1 Bath • 1 Car Garage 685 S. School \$56,000

The One



· Fantastic Landscaping 450 W. 5th \$105,000



 Very Private Lots of Extras

MOLLY J. **OLIVER** Residential Specialist 162-6133 (res



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785-460-SOLD (7653) QUALITY LAND BROKERS & AUCTIONEERS



 Attractive - Affordable • Oversized 2 - Car Garage 369 Rock Island \$56,000

I wo Car Garage



 Large Corner Lot 2 BR - Updated 785 W. Summit \$39,900



Beautiful & Immaculate Seller wants offer 240 Court \$129,500

Perfection



• 2 Car Grg - deck & more 345 E. Plum \$184,500

raditional



So Very Special Newer Bathroom 1020 W. 3rd \$89,900

STOCK REALTY & AUCTION CO. 390 N. Franklin, Ste. 100, Colby, KS 67701

680 S. Grant \$62,500 This immaculate 3 bedroom, 1 bath nome w/ hardwood floors has large living

"Western Hospitality"

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

LAND AND COMMERCIAL

NEW...160 ac. Cheyenne Co. CRP and cropland SW of Bird City, KS. \$550/ ac. Immediate possession. Call Rock. NEW...640 ac. Gove Co. Grass & crop land. Excellent fences, small homestead garage & corrals. 2 E & 2 S of Oakley. 615 ac. M/L Logan Co. Cropland & grass with 1/3 of 2009 wheat going to uyer. 1 mile N. of Winona, Ks. \$1160/a 296 ac. Sheridan Co. irrigated W. of Angelus, Ks. \$2300/acre. Call Rock. **640 ac. Logan Co.** cropland & grass West of Winona. \$625/acre. Call Rock 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, crop lan k grass w/ Quonest located 13 mi S. of _evant. Offers 3 water wells & established hunting enhancements, \$750/acre NEW COMMERCIAL LOT... in Colby's Industrial area just off I-70, exit 53. \$47,000 Call Rock for details.

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. 9 Unit mobile park. Good rental

history & management available. 625 W. 7th \$27,500 685 W. 6th \$49,900 1105 E. 8th \$57,500 UNDER CONTRACT

900 E. 9th 1476 Meadowlark Dr 680 S. Grant - **NEW** 855 S. Grant 680 W. 4th 510 S. Lincoln UNDER CONTRACT UNDER CONTRACT

\$62,500 \$62,500 \$72,500 \$74,500

remodeled. Established yard w/ fence. Spring is just around the corner 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! 580 S. School UNDER CONTRACT

850 E. 6th \$78,500 \$79.500 815 Lane 1345 Copeland \$97,000 1111 S. Court \$97,500 1285 W. 7th UNDER CONTRACT 725 S. Garfield \$104,000 1473 Pioneer Ave \$117,500 880 Thompson UNDER CONTRACT 1285 E. 8th \$133.500

685 W. 5th \$134,900 310 S. Garfield \$143,000 424 Smith Dr. \$182,500 1175 Brookside \$182,500 "Exclusive" 735 Kings Ct. 575 LaHacienda "Exceptional" 1818 Harvey Ct. "Ùnique" 206-208 Plum Oakley "Investment" #10 Stephens Dr. "Commercial" 310-316 W. 7th Oakley

Join the Sellers that list with HomeLand Realty & Auction. Your property, along with our many other listings, will be viewed nationally. Pat Sloan 460-7495 Rock L. Bedore 462-6930 Jerry Wycoff 672-3763

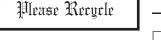
Marilyn Meyer 462-2703

MLS Speak to us at homelandre@hotmail.com



Public Notices

Public Notices



Home For Sale: 1700 sq. ft. triple

wide modular, 4 bedroom, three baths, 2 family rooms, living/ dining room, utility room, 3 large walk in closets, one large storage room, finished basement 1300 sq., oversized double garage, underground sprinklers, steel seamless siding added in 2001, on 5 beautifully landscaped lots in Levant, KS. 785-586-2240.





Terms: \$500.00 down day of auction and sign sales agreement. Balance due in certified funds at closing on or before April 10,2009 upon merchantable title. House sold in "as-is" condition. No warrainties expressed or implied by Auction Company or Seller. Inspections, including lead paint inspections, will be the responsibility of all interested Buyers prior to the auction. Title Insurance shared equally between Buyer and Seller. Taxes pro-rated to date of closing. Donita Sparks Cell # 785-672-2487



Sunday March 1 11 a.m. to 2 p.m. Auction conducted by Omli & Associates, Inc. Donita Sparks, Local Agent with Western Plains Realty

Open House

www.omli.com 1-800-499-6182

for less than

REQUEST FOR PROPOSALS

The Board of County Commissioners will accept proposals for maintenance services for he courthouse building and office complex. Services to be provided are as follows:

General cleaning, dusting, vacuuming and waxing and polishing as required, window leaning as needed, management of heating and cooling of the buildings, cleaning of bathrooms, including replacement of faucet washers and toilet mechanisms as required. Snow removal to clear the sidewalks and lawn care, including mowing and applying lawn chemicals will be considered as a separate contract. Interested parties may make separate proposals on the two buildings for interior maintenance and separate proposals on exterior maintenance. The County will furnish all necessary supplies and equipment, including snow blowers, lawn mowers, vacuums and floor polishers.

Interested parties may respond to County Clerk Shelly Harms at 300 N. Court Ave. Colby.

(Published in the Colby Free Press on Wednesday, March 4, 11, and Friday, March 6, 13, 2009)

> LEGAL NOTICE Pursuant to L. 1991, ch 279, 2.

Results of the Market Study Analysis for Thomas County for Assessment Year 2009

A study of the residential real estate market indicates there is an upward trend in some areas, and stable market in other areas, based on price range of houses on the market. A study of residential and commercial vacant land indicates there is an upward trend. A study of the commercial real estate market indicated there is an upward trend downtown and an upward trend at the interstate area and industrial area.

Values on specific properties may change because of changes in the property, correction of descriptive information of calibration of values based on sales of similar properties in

In accordance with the provisions in KSA 79-1476, the Division of Property Valuation is required to annually furnish each county the results of its study relating to changes, if any, of the Use Value of agricultural land. Changes that can and do occur as a result of several factors include cropping practices, commodity prices and production costs.

The Study relating to Use Value of agricultural land completed by the Division of Property Valuation indicated the following changes compared to the prior year:

Decreased in value on certain soil types from the study relating to

Property Valuation. Dry Cropland

Decreased in value depending on certain soil types from the study relating to use value of agricultural land completed by the Division of Property Valuation.

Irrigated Cropland:

Values will decrease or increase depending on the well depths and, Gallons per minute, and soil types. These values are from the study relating to use value of agricultural land completed by the

use value of agricultural land completed by the Division of

Division of Property Valuation.

Values will decrease or increase depending on the well depths and, Gallons per minute, and soil types. These values are from the study relating to use value of agricultural land completed by the

Beginning March 31, 2009, the Thomas County Appraiser's Office will begin notifying property owners of their property's current appraised value. Property owners of record will be receiving a Change of Value Notice in their mail.

THE CHANGE OF VALUE NOTICE IS NOT A TAX BILL. It serves only as the property owner's official notification of the county appraiser's estimate of value for their Each Change of Value Notice will include the current appraised and assessed values of

the land and improvements of each class of property on the parcel, a brief explanation of the notice, who to contact about questions, and a condensed outline of the appeal procedures that property owners must follow if they disagree with the values If property owners have questions or wish to appeal the classification or appraised value

of their property, they must call the taxpayer service number listed on the Change of Value Notice within 30 days of the mailing of the notice.

Property owners must attend an informal meeting with the county appraiser as a prerequisite to formally appealing the change in their property's value.

In the Spring of 2009, farm properties and small towns will be physically reinspected by the appraiser's office to meet the requirement that one-sixth of the properties in the county be reinspected each year. If anyone has questions relating to the Change of Value Notice, please call 460-4525 or

visit the Thomas County Appraiser's Office between the hours of 8AM-5PM (Published in the Colby Free Press on Friday, March 6, 2009)



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SPACE IS LIMITED; RSVP TODAY

Learn how to...

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- Make money using the internet • Learn about online marketing (banners, links, search engines, etc.)



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785-462-1149

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