

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

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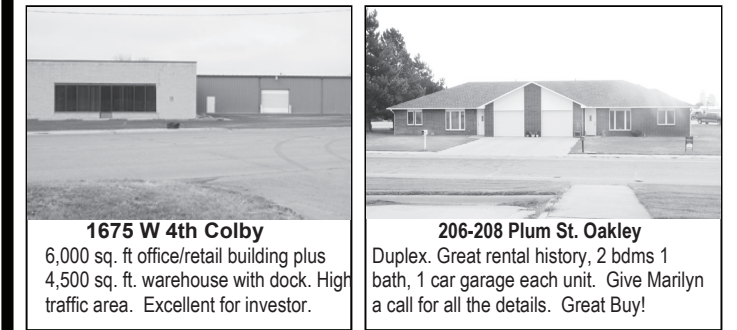
Real Estate

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Homeland Realty & Auction

NEW RESIDENTIAL LOTS in El Chaparral, Colby, KS. \$6,500 per lot.
320 ACRES LOGAN CO. CRP & grass S. of Monument, KS. (SOLD)
EXCELLENT BUILDING LOT located on Cottonwood Drive in Colby, KS. Beautiful mature pine trees with a prime location. \$39,000.
320 ACRES THOMAS CO. grassland 4 miles West 1/2 N. of Oakley, KS \$700/acre.
160 ACRES THOMAS CO. irrigated cropland 4 miles West of Oakley, KS. \$1,600/acre.
35 ACRES Close to I-70, Range Ave., Colby, Kansas. \$15,000/acre.
RESIDENTIAL LOTS Located South of Dillons, Colby, KS. \$6,500 per lot.
148 ACRES RAWLINS COUNTY Cropland and grass 4 1/2 miles North of Ludell, KS. Cash rents going to Buyer. \$757/acre. Call Pat 785-443-3261.
640 ACRES GRAHAM COUNTY CRP with irrigation wells and water rights Northwest of Hill City, Kansas. Immediate Possession. (Under Contract).
400 ACRES LOGAN COUNTY grass & cropland w/improvements located at Page City, KS. Beautiful 2 story home, barn, cattle working facility, Quonset, grain storage and cattle feeding pens. **PRICE REDUCED!!!**
480 ACRES LOGAN COUNTY sprinkler irrigated land located 1 mile North of Page City, KS. 3 wells & 3 sprinklers. (For sale or lease) \$2,150/acre.
Call Rock L. Bedore 785-443-1653



1675 W 4th Colby
 6,000 sq. ft. office/retail building plus 4,500 sq. ft. warehouse with dock. High traffic area. Excellent for investor.

206-208 Plum St. Oakley
 Duplex. Great rental history, 2 bdrms 1 bath, 1 car garage each unit. Give Marilyn a call for all the details. Great Buy!

COMMERCIAL DEVELOPMENT 6.7 acres adjacent to Wal-Mart with I-70 frontage. Located in Colby, Kansas. **Call Rock.**
INDUSTRIAL LOT in Colby's Industrial Area just off of I-70 Exit 53. Great building location. \$47,000. **Call Rock.**
LOCATE to Colby's fastest growing area. I-70 frontage, 2-6 acre lots. Join Colby Petro, Colby Implement and others. **Call Marilyn.**
9 UNIT MOBILE HOME PARK on West edge of Colby. Good rental history and management available. **Call Pat.**
310-316 W 7th Oakley Well maintained brick 4-plex. Maintenance & updates have been done. Good rental history. **Call Marilyn.**

Agents

Rock L. Bedore 785-443-1653
 Jerry Wycoff 785-672-0429
 Marilyn Meyer 785-462-2703
 Pat Sloan 785-460-7495

www.colbyhomeland.com

New - New - New

1825 West 5th

5 bedrooms, 2 baths, full basement, single car garage, fenced backyard, fireplace, open, floor plan, broker owned.

\$130,000

Call Linda today!

1085 Taylor Ave., Colby, KS
 Linda Taylor - Broker
785-460-3721
www.colbysouthwindrealty.com

Stock Realty & Auction

Featured Homes

Lovely Brewster, KS



Fantastic, Spacious family home. Great location. 5 bedrooms, 3 baths. 431 Smith Dr \$186,000

Adorable Cottage. Lots of upgrades. Open Kitchen! 3-4 bedrooms. 402 Nebraska \$42,500

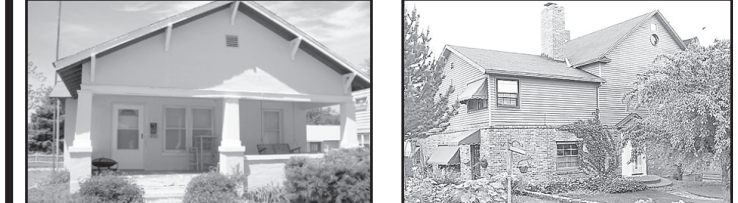
Must See! Look!



A Surprise to view. Lovely kitchen. Move-in Perfect. 2-3 bedrooms, 2 baths. 765 W. Summit \$67,500

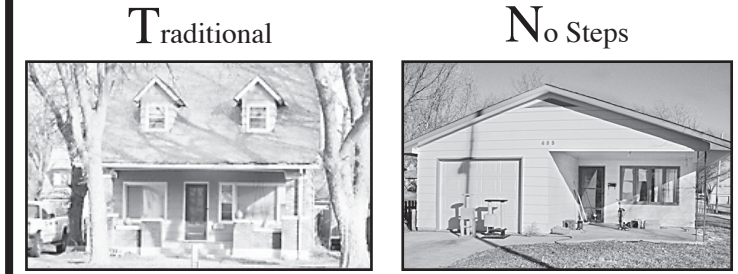
A "feel good" home. Great decorative style and huge private yard. 265 S. Grant \$74,900

Offer Wanted Atwood, KS



Inviting large front porch. Oversized garage and basement area. Don't be shy. 620 N. Range \$55,500

Traditional No Steps



Full of charm, newer kitchen. Private rear yard with large deck. 635 W. 4th \$73,000

One level living. Large kitchen, 3 bedrooms, 1-car garage and corner lot. 685 S. School \$56,000

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

STOCK REALTY & AUCTION CO.
 390 N. Franklin, Ste. 100, Colby, KS 67701
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QUALITY LAND BROKERS & AUCTIONEERS

A Colby Free Press - Country Advocate Combo ad
 The best buy/best coverage for your money!

875.8 ACRES CROPLAND & CRP
 All of Section 14-11-41; S/2NW/4 & SW/4 27-11-41

LAND AUCTION
WALLACE COUNTY, KS

SELLER: Sally Farr Trust
 Tract 1: Section 14-11-41 641.70 acres
 Tract 2: S/2NW/4 27-11-41 79.16 acres; SW/4 27-11-41 154.94 acres

THURSDAY AUGUST 20, 2009 10:30 AM MT
AUCTION LOCATION: HOLIDAY INN EXPRESS, GOODLAND, KS

TERMS: 15% Down day of sale, balance to be paid on or before September 15, 2009, or upon such terms as may be acceptable to the Seller. Personal and corporate checks are acceptable for the down payment with the final payment to be in certified funds. Bidding is not contingent upon financing. Financing, if necessary, needs to be arranged and approved prior to the auction. Announcements made day of sale take precedence over printed material. Seller reserves the right to accept or reject any and all bids.

EVIDENCE OF TITLE: Seller will provide title insurance to the Buyer(s) in the amount of the purchase price with the premium to be paid one-half by the Buyer(s) & one-half by the Seller. Preliminary title evidence available day of sale.

CLOSING AND POSSESSION: Closing date shall be on or before September 15, 2009. Possession shall be on the date of closing.

TAXES: Seller shall pay taxes for 2008 and all prior years. Taxes for 2009 shall be prorated to the date of closing. (2008 taxes: Tract 1: \$1,333.14; Tract 2: \$520.28).

MINERALS: Tract 1: Buyer(s) shall receive all of Seller's interest. Minerals believed to be intact, EXCEPT 1/4 of minerals in N/2 & 1/4 of minerals in SW/4. Tract 2: Buyer(s) shall receive all of the Seller's interest. All minerals appear to be intact.

FSA PAYMENTS: Tract 1: There are 336.3 acres currently enrolled in the CRP Program @ \$33.42. Annual payment is \$11,239. & the contract runs through 9/30/2020. The 2009 CRP & FSA payment will be retained by the Seller. Tract 2: There are 79.2 acres currently enrolled in the CRP program @ \$33.54. Annual payment is \$2,656.00 and the contract runs through 9/30/2014. The 2009 CRP & FSA payment will be retained by the Seller.

BASES: Cropland Acres CRP Acres Wheat Base/yd: Tract 1 305.4 336.3 305.4/38 Tract 2 154.9 79.2 151.5/38

ACREAGES: Acreage figures are considered to be approximate and are from reliable sources, based on (USDA) FSA figures. All FSA information is subject to change. FSA acres may not be the same as deeded acres.

INSPECTIONS: Each potential bidder is responsible for conducting their own independent inspections & due diligence concerning pertinent facts about the property. Neither Seller nor Homeland Realty & Auction, it's agency & representatives are making any warranties about the property, either expressed or implied.

LAND LOCATION: Tract 1: From Goodland, 17 miles S. on Hwy. 27 to Blue Bird Road, then 6 miles West. Tract 2: From Goodland, 17 miles S. on Hwy. 27 to Blue Bird Road., 6 miles W, 2 miles S on Road 12, then W 1/2 mile.

MANNER OF SALE: This real estate will be offered in 2 tracts and in combination.

AGENCY & ESCROW: Homeland Realty & Auction agents and its representatives are the Exclusive Agents of the Seller. Sherman County Abstract will serve as escrow agent and closing agent for these transactions. The closing fee shall be paid one-half by the Buyer(s) and one-half by the Seller.

ACCEPTANCE OF BIDS: Each successful bidder will be required to enter into a Homeland Realty & Auction Purchase Contract immediately following the auction. Copies of the contract will be available from the auctioneer prior to the sale.

HomeLand Realty & Auction
 1112 Main, Goodland, Ks 67735
Tom Harrison, Broker/Auctioneer
homelandg@st-tel.net (785) 443-0136

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The Colby Free Press Classifieds
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HomeLand REALTY AUCTION
 "Western Hospitality"
www.colbyhomeland.com
 410 N. Franklin
 785-462-8255

PRICE REDUCED!!

1125 S. Court \$132,900
 4 bdrms, master suite with a walk-in closet, whirlpool tub & separate shower, walk-in closet & convenient washer & dryer. This home has a dining room & lots of kitchen pantrys. Basement could be rented out-has separate entrance. Beautiful landscaped backyard.

445 W Walnut \$77,500
 Formal livingroom, spacious great room that opens to a modern kitchen. Many energy efficient updates.

560 W 6th \$64,000
 Charming 3 bdr, 2 bath w/full bsmt. Separate dining room, updated kitchen & lots of storage. Nice back yard.

1818 Harvey Ct.
 Experience this 4 bdr, 2.5 bath with a true master suite & walk-in closet. Detached building has a finished loft.

WANTED: YOUR LISTINGS
 Join our Sellers
SOLD

625 E. 7th
 1111 S. Court
 585 W. 8th
 340 W. 8th
 686 W. 5th
 1340-1342 E. 9th
 515 S. Grant
 775 N. Lincoln
 1476 Meadowlark Dr.

580 N. Garfield
 680 S. Grant
 670 N. Lincoln
 424 Smith Dr.
 815 S. Lincoln
 660 N. Garfield
 1105 E. 8th
 1235 W. 6th
 1285 W. 7th

855 S. Grant \$70,000
 Reduced! Open floor plan, 3 bdr, 2 bath low maintenance brick exterior, patio, full bsmt. 1 car attached garage. Room for your family.

855 E. 5th \$91,500
 Sale contingent upon securing another home. Immaculate 4bedrooms, 1 3/4 bath home with lots of built-in storage, large family room, open kitchen & dining room. Lots of natural lighting in the formal living room with wood burning fireplace.

NEW TO MARKET!!!!

760 S. Mission \$29,900
 Great opportunity on this lender owned home w/4 bedrooms, 2 baths, open living & kitchen area. Bring your paint brush.

Summer is here & 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!

201 Penn Jennings \$10,000
 760 S. Mission NEW \$29,900
 555 N Grant \$33,500
 685 W. 6th CONTRACT
 360 Hill CONTRACT
 560 W 6th \$64,000
 855 S. Grant Reduced \$70,000
 850 E. 6th CONTRACT
 445 W Walnut \$77,500
 1105 E. 8th CONTRACT

995 S. Range REDUCED \$79,500
 255 N. Garfield \$98,500
 460 W 4th CONTRACT
 1104 Ct Place CONTRACT
 860 S. Court CONTRACT
 1473 Pioneer Dr. \$117,500
 880 Thompson CONTRACT
 1285 E. 8th CONTRACT
 1125 S. Court Reduced \$132,900

310 S. Garfield \$135,000
 1175 Brookside "NEW PRICE"
 735 Kings Ct SOLD
 575 LaHacienda "NEW PRICE"
 1818 Harvey Ct. "UNIQUE"
 206-208 Plum Oakley "DUPEX"
 1675 W 4th "COMMERCIAL"
 310-316 W 7th Oakley "4-PLEX"
 Residential & Commercial Lots

Join the Sellers that list with HomeLand Realty & Auction
 Your Home, along with our many other listings, will be viewed nationally.

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 Marilyn Meyer 462-2703

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

speak to us at homelandre@hotmail.com

Don't be the missing link!!

Please recycle.

*** SOFFIT * DOOR AND WINDOW REPLACEMENTS ***

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NEW CONSTRUCTION

Use the Classifieds!