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

Homeland Realty & Auction

12 ACRES RAWLINS CO with house, detached 2 car garage, Quonset, & several out buildings. 6 miles E. & 6 miles S. of Atwood, KS $65,000.
140 ACRES THOMAS CO cropland with improvements & remodeled house located at Rexford, KS. 1/3 wheat to Buyer. $288,000.
EXCELLENT BUILDING LOT located on Cottonwood Drive in Colby, KS. Beautiful mature pine trees with a prime location. $39,000.
PRICE REDUCED!!! 320 ACRES THOMAS CO. grassland 4 miles West 1/2 North. of Oakley, KS Immediate Possession. $625/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.
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.
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.

310-316 W. 7th Oakley
Well maintained brick 4-plex. Updates & maintenance have been done. Good rental history.

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.**
RESIDENTIAL LOTS in El Chaparral. Has established trees and a domestic water well. Wonderful building site. $23,000. **Call Marilyn.**

HomeLand REALTY & AUCTION "Western Hospitality"
410 N. Franklin
785-462-8255

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

Stock Realty & Auction Featured Homes

Fix Me Up!

• Charming Home
• Must view
360 W. 5th $65,500

Brick Home

• Over 3,000 square feet
• 4 - 5 Bedrooms, 2 baths
785 S. Lincoln $126,500

New Furnace

• Brewster Kansas
• Spacious garage/shop
309 Rock Island $49,900

Brewster KS

• Many upgrades
• Great kitchen
402 Nebraska $42,500

Look

• Ranch style charmer
• Lots of garages
665 E. 8th $77,500

Reduced Price

• Cute 2 bedroom bungalow
• 24x24 garage
595 S. Grant $59,900

Must View

• 3 bedroom – no steps
• 1 car garage and fence
325 E. Pine $59,900

Nice Kitchen

• 3 bedroom, 2 bath
• Lovely kitchen
635 W. 4th $73,000

Lovely

• Beautiful Decor
• 3 bedroom, 2 bath
265 S. Grant $74,900

Wanted "Homes" Inventory Is Low Call Molly

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

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

Update on the STOCK REALTY LAND SEMINAR

September 25th • Colby Community Building

The consensus of our speakers was that land values are stable to slightly higher this year. Western County dryland values are beginning to equalize somewhat with Eastern Tier Counties. Good grass in our eastern region is still bringing top dollar, $100 - $200/acre more than the south and west counties. Good irrigated land with good water is in high demand. CRP land that is coming out of the program soon is priced more on the basis of future use.

In another segment, it was explained how history and the psychology of past sales plays into the dynamics of pricing land.

One area that generated a lot of questions was the financial planning that should be involved before selling land. There are many options available to minimize tax problems.

Stop by Stock Realty for more information on this seminar.

WE WANT TO SELL YOUR LAND!

If you are seriously considering selling your land, but have questions or concerns, contact Terry or Molly for a ***no obligation market analyses.***

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
Ron Stock: 402-649-3705
Molly Oliver: 785-462-5203
Mark Stock: 402-276-2077

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QUALITY LAND BROKERS & AUCTIONEERS

Ben Detwiler hoped to make the world a better place.
That hope died when he was killed by a drunk driver.

What should you do to stop a friend from driving drunk?
Whatever you have to.
Friends don't let friends drive drunk.

U.S Department of Transportation
You Drink & Drive. YOU LOSE
Ad Council

OPEN HOUSE SUNDAY OCTOBER 4TH 1:00—2:00 1125 S. COURT

Call
Marilyn Meyer
462-2703

HomeLand REAL ESTATE, LLC
410 N. Franklin 462-8255
www.colbyhomeland.com

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Don't be the missing link!!

Please recycle.

PUBLIC NOTICE

Without public notices in the newspaper, you're left guessing.

Public notice is your right to know about the issues that directly affect your life. And, you can easily find public notices in your local newspaper. Without public notices in the newspaper, you're left to guess about what the government is doing in your community and how elected officials are spending your tax dollars.

Your local newspaper fulfills an essential role in serving your right to know. After all, it shouldn't be your responsibility to know how to look ... where to look ... when to look ... and even what to look for in order to be informed about public information. It is the government's responsibility to notify you of public information, and your local newspaper is the most accessible place to find it.

PUBLIC NOTICES IN NEWSPAPERS.
Where public information is accessible to the public.

HomeLand REALTY & AUCTION "Western Hospitality"
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410 N. Franklin
785-462-8255

OPEN HOUSE

SUNDAY
OCTOBER 4TH
1:00 – 2:00
1125 S. COURT

995 S. Range $79,500
One level brick home with 2 bdrms & 2 full baths plus a large 2 car garage Located on a corner lot. The new price makes this a "steal."

1473 Pioneer Dr. $117,500
"Country Living" 2.7 acres. Lots of trees, room & privacy. 4 bdrm, 3 bath ranch just a few minutes from town.Oversized heated garage/shop.

WAITING FOR YOU!

575 S. Lincoln $126,500
You will find it all here in this 4 bedroom, 2 bath, brick ranch with over 2500 sq ft. Plenty of room with a spacious living room, a separate dining room and a great working kitchen plus a main floor laundry, and a large basement family room. Storage abounds on both levels. You will appreciate the newer furnace, a 2 year old roof, yard sprinklers, private back yard as well as the front sitting porch and back deck. An oversized attached garage completes this package. Call today so you won't miss out on this one.

905 S. Range $107,500
4 bdrm brick ranch on corner with full finished bsmt, 3 car detached garage, fence, covered patio & lush back yard with sprinklers. Who needs any more?

1818 Harvey Ct.
Experience this 4 bdrm, 2.5 bath with a true master suite & walk-in closet. Wrap around floor plan for easy entertaining. Detached building has a finished loft.

310 S. Garfield $135,000
New master bdrm & new bath on the main floor. Formal dn rm, parlor & family room. 4 bdrms & full bath upstairs. Deck off kitchen. Kids can walk to school.

*Inventory is low – **WE WANT YOUR HOME.** 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	855 S. Grant	**REDUCED**	$70,000	1473 Pioneer Drive	$117,500
615 Longview-Oakley		$39,900	995 S. Range	**REDUCED**	$79,500	575 S. Lincoln **NEW**	$126,500
721 Smokyhill-Oakley		$59,500	1105 Flint		**SOLD**	1125 S. Court **REDUCED**	$129,000
760 S. Mission		**SOLD**	955 E 5th		**CONTRACT**	310 S. Garfield	$135,000
555 N Grant		**CONTRACT**	255 N. Garfield		$98,500	1285 E. 8th	**SOLD**
560 W 6th		**CONTRACT**	460 W 4th		**CONTRACT**	575 LaHacienda	**"NEW PRICE"**
1213 Ct. Place	**NEW**	$63,500	860 S. Court		**SOLD**	1818 Harvey Ct.	**"UNIQUE"**
12 acres w/improvements		$65,000	905 S. Range **NEW**		$107,500	1675 W 4th	**"COMMERCIAL"**
445 W. Walnut	**Reduced**	$68,000	880 Thompson		**CONTRACT**	310-316 W 7th Oakley	**"4-PLEX"**

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

Pat Sloan 460-7495
Marilyn Meyer 462-2703
Rock L. Bedore 462-6930
Jerry Wycoff 672-3763

speak to us at homelandre@hotmail.com