

Real Estate

Homeland Realty & Auction

12 ACRES RAWLINS CO with house, detached 2 car garage, Quonset, & several out buildings. 6 E. & 6 S. of Atwood, KS (**UNDER CONTRACT**)
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 4 miles West of Oakley, KS. (**UNDER CONTRACT**)
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. \$811/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



410 N. FRANKLIN
 Ideal office location, low maintenance brick exterior, 1 year old roof & new sewer line. Interior has open floor plan, private office, break room as well as a conference room.
365 N. FRANKLIN
 Ideal for retail business or larger office. Nice exterior updates. The interior can be partitioned allowing your great open retail space, private offices & lots of storage.
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.**
RESIDENTIAL LOTS in El Chaparral. Has established trees and a domestic water well. Wonderful building site. \$23,000. **Call Marilyn.**
1675 W 4th Colby 6,000 sq. ft. office/retail building plus 4,500 sq. ft. warehouse with dock. High traffic area. Move-in ready. **Call Pat**

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

Why Some People Think
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Kids don't get enough art these days. For Ten Simple Ways to get more art in kids' lives, visit AmericansForTheArts.org.

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Ad Council **AMERICANS for the ARTS** **NAMM Foundation**

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 410 N. Franklin
 785-462-8255

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

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.

1280 E 8th \$165,000
 5 bdrm, 3 bath brick home with full finished basement and double car garage. Main floor utility. Wrapped windows, gables and eaves. A real treasure.

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?

1473 Pioneer Dr. \$117,500
 "Country Living" 2.7 acres. Lots of trees, room & privacy. Lots of storage in this 4 bdrm, 3 bath ranch. Oversized heated garage/shop & double carport. Enjoy the fresh air & sunsets. Just a few minutes from town.

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	460 W 4th	CONTRACT
615 Longview-Oakley	\$39,900	905 S. Range	\$107,500
130 Main-Rexford	NEW \$45,000	880 Thompson	CONTRACT
721 Smokyhill-Oakley	\$59,500	575 S. Lincoln	CONTRACT
1213 Ct. Place	SOLD	1125 S. Court	\$129,000
12 acres w/improvements	CONTRACT	310 S. Garfield	\$135,000
445 W. Walnut	CONTRACT	1280 E 8th	\$165,000
855 S. Grant	SOLD	575 LaHacienda	"SOLD"
620 W 4th	NEW \$72,000	1818 Harvey Ct.	"Unique"
995 S. Range	Reduced \$75,000	1675 W 4th	"Commercial"
255 N. Garfield	CONTRACT	310-316 W 7th Oakley	4-Plex

Join the Sellers that list with HomeLand Realty & Auction
 Your Home, along with 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

Real Estate

Stock Realty & Auction Featured Homes

Lovely!!

Reduced!

One Owner

Charm!

New on Market

Big Garage

Atwood, KS

Reduced

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

NEW LISTINGS!



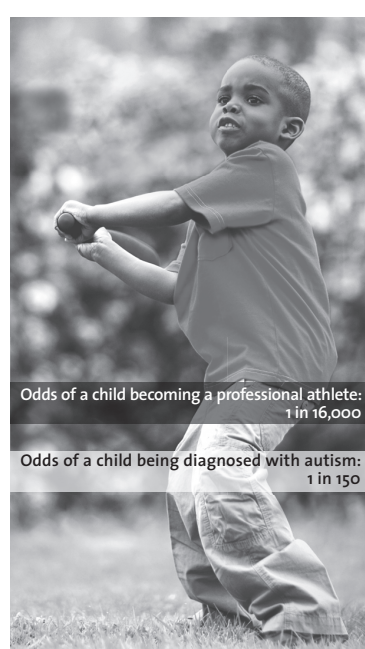
620 W 4th \$72,000
 Beautiful oak wood floors, oak columns separating the formal dining & living room. You will enjoy the main floor laundry, large master suite, partially finished basement with a family room, bedroom and bath. Located on a corner lot. Walk to school, library, church or town. Won't last long!



130 Main Rexford
 4 bedroom, 2 bath, brick home ready for your family. Located in the tranquil setting of Rexford, KS. Perfect hardwood floors & a cozy fireplace, large kitchen & formal dining will welcome your family for the holidays. Call Marilyn for your private viewing.

Call Marilyn Meyer 462-2703

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Some signs to look for:
 No big smiles or other joyful expressions by 6 months.
 No babbling by 12 months.
 No words by 16 months.

To learn more of the signs of autism, visit **autismspeaks.org**

Real Estate

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

Cheyenne Co. 160 Acres CRP ("great hunting")
 ++++++

Cheyenne Co. 325 Acres grass with new home ("home on the range")
 ++++++

Greely Co. 315 Acres Farm, Feedlot, Grains storage (190 Acres irrigation) (4,000 hd feedlot) (5000,000 bu. storage)
 ++++++

Logan Co. 301 Acres Dryland (good producing land)
 ++++++

Sheridan Co. 316 Acres farm and grassland (w/complete farmstead)
 ++++++

Thomas Co. 8 Acres with 3 bedroom home (S.E. of Levant)

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

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QUALITY LAND BROKERS & AUCTIONEERS

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DONALD L. HAZLETT, Broker

www.farmandranchrealty.com

WE INVITE YOU TO TALK TO ONE OF OUR REAL ESTATE PROFESSIONALS!
 Naomi Ward • Steve Hazlett • Ron Evans • Ed Currier • Neal Mann • Mike Bailey • Scotty Legere

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AUCTION SCHEDULE

11/19/09 - 1,280 ac Greeley Co., KS cropland & CRP selling in 8 tracts and combinations for KGCK, LLC

11/20/09 - 760 ac Baca Co. cropland & expired CRP near Springfield, CO selling in 3 tracts and combinations for KCVN, LLC

12/01/09 - Krebs Ranch - 9,600 acres on Smoky Hill River between Oakley and Scott City, KS on Hwy 83 selling in 5 tracts and combinations

12/03/09 - 640 ac Lane Co, KS cropland & grass w/good set of improvements - including 2) shop bldgs, 2) barns and grain storage

12/08/09 - 640 ac Thomas Co - 1 quarter pivot irrigated, 3 quarters dryland & grass, located E of Colby selling in 4 tracts and combinations for Martin Irwin, Annette Tidman and Donna Stover

600+/- ACRES IRRIGATED & DRYLAND LAND ABSOLUTE AUCTION THOMAS COUNTY, KS

Tues, Dec 8, 2009 @10:30 AM, CST

AUCTION LOCATION:
 City Limits Convention Center, Colby

SELLERS: Martin Irwin, Annette Tidman & Donna Stover

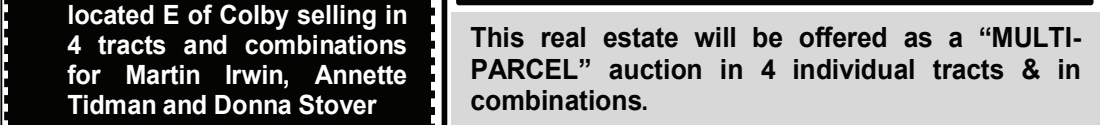
This real estate will be offered as a "MULTI-PARCEL" auction in 4 individual tracts & in combinations.

TRACT 1: NE/4 of 5-8-32 - 146.2 ac irrigated
TRACT 2: SW/4 of 13-7-33 - 158.7 ac dryland
TRACT 3: SW/4 of 34-7-32 - 155.0 ac dryland
TRACT 4: W/4 of 18-7-32 - 86.3 ac dryland & 42.4 ac grass

This land has been in the Irwin family for over 70 years.

Tract 1 includes a '95 Valley pivot sprinkler, model 8000 with a 460 Ford on N.G. w/generator. The well is covered under Water Right File #25,438 and is permitted for 300 AF at 1,275 GPM.

CALL RON EVANS, Listing Agent at 443-2416



CORMAN RANCH

01/19/10 - 10,289 acre Dawes Co, Nebraska Ranch for Corman Ranches & Farms, Inc. and Corman Trust

***CHECK OUR WEB SITE FOR ADDITIONAL PRIVATE TREATY LISTINGS!**

COMMERCIAL BUILDING
 1921 S. Range - \$199,500

NEW PRICE
 8-Unit APARTMENT COMPLEX
 5th St & Martin Ave - \$40,000

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