

Real Estate

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“Western Hospitality”
www.colbyhomeland.com
410 N. Franklin
785-462-8255

465 Lawrence Dr. \$81,500
 3 bdrm, 1 bath ranch style home. Beautiful hardwood floors w/2 car attached garage. Recent updates both interior & exterior. Call Marilyn today for an appointment.

765 S. Range \$76,500
 Ideal for a young family featuring 4 bdrms. 3 baths. Main floor laundry. Has 20 x 30 detached garage & shop w/plenty of room to expand. Give Pat a call today!!!!!!

310 S. Garfield \$135,000
 Heir to History. Build your family memories in this remodeled home. New master bdrm on main floor, & new full bath, formal dining, den, family room, 4 bdrms up + a full bath. Nice deck off kitchen. All this on a corner lot.

880 Thompson \$129,000
 Custom designed brick home with spacious rooms, foyer & hallway. Full finished basement, great for the kids or could be rented out. 2 car attached garage. Take a look today. **\$5,000 Seller Allowance!!**

1855 Harvey Ave. \$145,000
 5 bdrm. 3 bath ranch style brick home w/double garage. Can be bought w/13 acres MOL or property can be split up @ \$162,000 w/land. Call Tom today!!!

1175 Wheatridge Rd. \$187,000
 6 bedroom 3 bath brick home located in a wonderful area of town and close to the college. Has a 2-car garage with a 13'8 x 11 shop area. Home is loaded w/ great storage and closet space. Call Marilyn for your private viewing.

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	1473 Pioneer Dr.	\$117,500
130 Main-Rexford	CONTRACT	1395 Lue Dr.	CONTRACT
665 N. Mission	CONTRACT	880 Thompson	\$129,000
620 W. 4th	\$72,000	310 S. Garfield	\$135,000
765 S. Range	\$76,500	1855 Harvey Ave.	\$145,000
1005 Court Terr.	CONTRACT	1280 E. 8th	\$165,000
665 W. 6th	CONTRACT	194 Co Rd. 3	\$165,000
465 Lawrence Dr.	\$81,500	1175 Wheatridge Rd.	\$187,000
255 N. Garfield	SOLD	2870 N. Range	CONTRACT
460 W. 4th	CONTRACT	Cottonwood	“Great Site”
		El Chaparral Lot	“REDUCED”

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
 Tom Harrison 443-0136
 speak to us at homelandre@hotmial.com

Stock Realty & Auction

Featured Property

Atwood Bldg.

- Call Terry Stover
- Great Location
- 119 S. 4th \$66,500

New Listing

- 2 Overhead doors
- Newer roof and furnace
- 1180 W. 4th \$59,900

Look!

- Downtown location
- Could be conference center
- 355 N. Franklin \$45,000

Norton KS

- Service station plus
- Liquor store
- 407 & 409 W. Holme St.

New Listing

- Spacious ranch-style
- 4 bedrooms, 2 1/2 baths
- 1250 E. 8th \$144,000

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

Reduced Price

- Downtown Location
- Good value
- 420 N. Franklin \$49,900

Smart Investment

- Work out for women
- 6 rental units
- 430 N. Franklin \$89,000

Colby Car Wash

- Super location
- 3 bays plus drive through
- 245 W. 4th Call Molly

Just Listed

- Starter home/rental
- Great value
- 790 Webster \$24,000

“TAX CREDIT”

Deadline is getting closer.

Call Molly for details!!!

Homeland Realty & Auction

NEW 320 Acres Logan County dryland NE Page City, KS. \$1,425/Acre.
NEW 9 Acres Thomas Co. with 2 houses, shop building, barn and corals located 2 miles East of Mingo, Kansas. **(UNDER CONTRACT)**
NEW 320 AC Wallace Co. CRP & Grass NW Sharon Spgs, KS \$525/Ac.
160 AC Logan Co. cropland & grass SW of McAllaster. Under Contract
Beautiful Ranch Style home located 15 miles South of Brewster, KS with full basement on 5.7 acres. 5 bdrm 3 bath (4 garage stalls) \$165,000.
320 Acres Thomas Co irrigated NW of Rexford, KS. \$2,740/Acre.
160 AC TH CO cropland located 1 1/2 miles W. of Menlo, KS. \$1,400/Ac.
160 AC TH CO grassland located 1 1/2 miles W. of Menlo, KS. \$750/Ac.
11 ACRES THOMAS Co. cropland with 1,700 sq. ft. remodeled house Rexford, KS. All 2010 wheat to Buyer. \$98,500 w/roof allowance.
900 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. \$990,000.
480 ACRES LOGAN COUNTY sprinkler irrigated land located 1 mi North of Page City, KS. 3 wells & 3 sprinklers. (3 yr. Cash Lease) \$2,150/acre.
Call Rock L. Bedore 785-443-1653
148 ACRES RAWLINS COUNTY Cropland and grass 4 1/2 miles North of Ludell, KS. \$811/acre. **Call Pat 785-443-3261.**
NEW-3.3 Acres with 7,215 sq. ft. building, close to Goodland Airport 580 E. Armory Rd, Goodland, Ks Great warehouse & office space!! \$88,500.
NEW-2.2 acres w/10,786 sq. ft. building. 1/4 mile from I-70 @ 2886 Rd 64 Edson, KS. Ideal warehouse or manufacturing building, \$150,000.
NEW-160 ac. NW/4 12-8-42 dryland. **(SOLD)**
Call Tom Harrison 785-443-0136
33.3 Acres Logan County land. Hwy. 83 frontage. Ideal business loc. on the North edge of Oakley, Kansas. I-70 within 5 miles. Can be split.

410 N. Franklin Colby-Ideal office location, low maint. Brick exterior. 1 yr. old roof & new sewer line, private office, break room & conf. room. **Call Pat for an appt!!!**

525 E. 4th Colby-Very well established business. Great clientele list. Includes the building, bus, and the newly restocked inventory. **Call Marilyn today!!!**

NEW PRICE COMMERCIAL PROPERTY 6.7 acres adjacent to Wal-Mart with I-70 frontage, Located in Colby, Kansas. \$750,000. **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 & domestic water well. Wonderful bldg. site. **JUST REDUCED-\$19,500. Call Marilyn.**
EXCELLENT BUILDING LOT located on Cottonwood Drive in Colby, KS. Beautiful mature pine trees with a prime location. \$39,000. **Call Rock.**
145 W. 4th Str. Colby, Soup, Salad, Sub & Pizza Shop all equipment stays. Everything you need to start your own business. **Call Tom!!!!**
1675 W. 4th Colby 6,000 sq. ft. office/retail bldg. plus 4,500 sq. ft. warehouse w/dock. Move-in ready. **Reduced Price!! Call Pat today!!!**

Agents

Rock L. Bedore	785-443-1653
Jerry Wycoff	785-672-0429
Marilyn Meyer	785-462-2703
Pat Sloan	785-460-7495
Tom Harrison	785-443-0136

www.colbyhomeland.com

LAND & COMMERCIAL Opportunities

the Promise of Land.....

The Western Kansas agricultural real estate business is a fast paced market. In the last few months we've seen some significant trends develop. At this time there seems to be great interest in farm and ranch land. We continually take calls from potential buyers, not only locally, by from coast to coast. There are **more buyers** than sellers! So... if you've been considering selling your farm property, stop by or call Terry or Molly about a **cost free no obligation market analysis**. You've got nothing to lose... but a lot to gain.

FEBRUARY SPECIALS

1680 contiguous Wallace Co. land. 1440 grass and 240 dryland.

148 acres Wallace Co. CRP. - comes out 2010.

316 acres Sheridan Co. - Farmland, grass and bottomland.

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

STOCK REALTY & AUCTION CO.
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QUALITY LAND BROKERS & AUCTIONEERS

GET RIGHT TO THE POINT!

WITH A CLASSIFIED AD!!

Call 462-3963 for rates.

FARM & RANCH REALTY, INC.

1420 W. 4TH - P.O. BOX 947
 COLBY, KS 67701
 785-462-3904
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

320 ACRES IRRIGATED CROPLAND LAND ABSOLUTE AUCTION THOMAS COUNTY, KS

SELLERS: Frank A. & Naomi C. Flipse Trusts
Tues, March 2, 2010 @ 10:30 A.M., CST

AUCTION LOCATION:
 City Limits Convention Center, Colby

E/2 OF 18-10-32

The land is located in a very productive area of Thomas County, KS. Terms of this sale are "buyer friendly" as Buyer will receive **IMMEDIATE POSSESSION** to prepare the land for Spring planting of corn - grain sorghum - sunflowers. All irrigation equipment and mineral rights will go to the Buyer!

There are two irrigation water wells on this property. Water Right File #10774 is permitted for 404 AF at 720 GPM, and Water Right File # 27946 is permitted for 132 AF at 375 GPM.

Call Ron Evans for a tour TODAY!

1,320 ACRES CROPLAND & GRASS LAND ABSOLUTE AUCTION THOMAS COUNTY, KS

SELLER: Frances D. Zoberst Estate
TUES, MAR 9, 2010 @ 10:30 AM, CST

AUCTION LOCATION:
 City Limits Convention Center, Colby

Land will sell in 6 tracts & combos
 •851.4 acres cropland
 •452.0 acres grassland
 •Immediate possession

This farm has been in the Zoberst family for many years and offers great opportunity for a total farming operation, including cattle, productive cropland and improvements. There is good water available, fences are like new, the layout is good for working cattle.

Call Ron Evans for a tour TODAY!

AUCTION SCHEDULE

3/16/10 - 1,360 ac Rooks County cropland -Palco/Plainville area selling in 9 tracts & combos for Charlotte Desbien Estate
 3/27/10 - Annual Spring Consignment Auction - East Lot on Hwy 24
 4/06/10 - Complete line of farm machinery - tractors, combine, trucks, grain trailer & planter, Steelsmith Estate - Hill City, KS
 4/07/10 - 920 ac Graham Co, KS cropland selling in 5 tracts & combos for Steelsmith Estate, NW/4 of 35-9-24; NW/4 of 19-6-22; E/2 of 20-7-22; E/2 of 35-8-24, less N 40ac, and Lot w/trailer house in Hill City
 5/12/10 - Farm Machinery for Mays Farm - N of Kit Carson, CO

AG LAND

SHERMAN - 5 ac farmstead w/3 br home, 50'x80' steel bldg, SW of Goodland - **JUST LISTED!!**
NORTON - 240 ac creek bottom farm on Solomon River w/all wheat going to Buyer, 1 1/2 mi W of Lenora - **wildlife paradise - NEW LISTING!!**
GRAHAM - Country home in beautiful setting near the Solomon River - W of Hill City, 4.6 ac w/includes a modern home, 2-car garage, livestock shed
WALLACE - 510 ac native grassland w/3 livestock wells - NW of Sharon Springs

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

COMMERICAL

JUST LISTED!
 64'x66' shop building w/concrete loading docking, heated & insulated shop area, immediate possession - Located on Taft Avenue, 1/2 block South of Hwy 24 - Colby
 Price: \$75,000

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

★★★

WHY SOME PEOPLE THINK CELIA CRUZ IS TOM'S MOTHER.

★★★

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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