

Real Estate

AVAILABLE FOR LEASE

410 N. Franklin
Located right on Colby's main street, this building affords an open floor plan, a private office as well as a conference area. This low maintenance brick building has an updated roof and is a great office for a smaller business. Call Pat today!

Call Pat 443-3261
1055 S. Range 462-8255
www.homelandre.com

Real Estate

Stock Realty & Auction Co.

390 N. Franklin Ste. 100
Colby, KS 67701
(785) 460-7653

Molly J. Oliver
Residential Specialist
462-6133 (res)
"An Agent Outselling"
www.stockra.com

Real Estate

 Just Listed Fantastic Home 5 BR, 3 Bth 1812 Harvey Ct \$128,500	 NEW LISTING Updated & Perfect 1500 W. 5th \$67,000	 Reduced Price Super Location, 4 BR 1115 Maize \$139,500	 NO STEPS! 3 BR & Spacious 685 S. School \$65,900
 Traditional Charming Full of WOW 1065 W. 3rd \$86,500	 Lots & Lots of NEW 3-4 BR, 2 Bath 520 W. 8th \$76,500	 Reduced Price 2 BR Cottage - Cute 610 S. School \$35,500	 Great DESIGN Great Location 1818 Harvey Ct \$219,900
 Move-In Perfect Private Yard & Deck 1110 Summer Sun \$69,900	 LOOK AT ME! Cute Cottage 175 S. Franklin \$38,000	 Affordable - Spacious 5 BR, 2 Bath & Grg 1018 Ct Terrace \$78,900	 FIX ME UP 3 BR W/Grg 815 E. 8th \$29,900

PERFORMANCE
PUBLIC HEARING NOTICE

The City of Colby will hold a public hearing on Tuesday, October 19, 2010, at 7:30 p.m. in the City Council Room, City Hall, 585 N. Franklin Avenue, Colby, Kansas, for the purpose of evaluating the performance of Grant Agreement Number 08-BR-R04 which was for the purpose of providing working capital and equipment to Embark Healthcare, Inc./Embark Health, Inc. The project should have resulted in the creation of 22 jobs. The project was funded with a \$500,000 grant to the City from the Kansas Department of Commerce, Small Cities Community Development Block Grant Economic Development funds. The funds expended to date were used for working capital (payroll), computers/IT, inventory and other (consulting). Additionally, the City of Colby purchased the building at a cost of \$211,839 and provided renovations at a cost of \$271,567. Embark Healthcare, Inc./Embark Health, Inc. has since failed and terminated the employment of all personnel hired. The City of Colby is in the process of foreclosing on the building and liquidating the assets.

All aspects of the grant will be discussed and oral and written comments will be recorded and become a part of the City of Colby's CDBG Citizen Participation Plan. Reasonable accommodations are available for persons needing assistance. Requests for accommodations should be submitted to Carolyn Armstrong, City Manager, by Monday, October 18, 2010.

(Published in the Colby Free Press on Friday, October 8, 2010)

Real Estate

KANSAS LAND AUCTION

FINNEY, GRAY, GREELEY & SCOTT COUNTIES
PROPERTIES LOCATED NEAR GARDEN CITY KANSAS

2,754± ACRES CROPLAND
WITH THE BALANCE IN GRASSLAND

WEDNESDAY, OCTOBER 20 - 10AM

At the Clarion Inn - Garden City, KS

- Irrigated Farmland
- Productive Dryland
- Excellent Native Pasture Land
- Mineral & Wind Rights
- Property Has Been in the Nelle M. Beach Trust Since 1968

3552 ACRES
22 LAND TRACTS
8 MINERAL TRACTS

INFORMATION/INSPECTION DATES:

Wed., Sept. 22 • 10-11am • Thurs., Oct. 7 • 10-11am

Held at the Clarion Inn, Garden City, Kansas. We invite you to meet a Westchester representative to view the property and pick up additional information. We look forward to meeting with you to discuss any questions regarding the property or the auction process.

Call for Full-Color Brochure or Visit our Website for more info.

Westchester Auctions LLC
THE LAND MARKETING AUTHORITY

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Real Estate

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1055 S. Range
Colby, Kansas
785-462-8255

INDUSTRIAL LOT 3.3 ACRES with 7,215 square ft. building, close to Goodland Airport 580 E. Armory Rd, Goodland, Kansas. Great warehouse & office space!! \$88,500. Call Tom Harrison 785-443-0136

COMMERCIAL PROPERTY 6.7 acres adjacent to Wal-Mart with I-70 frontage, Colby, Kansas. \$750,000. Call Rock!

INDUSTRIAL LOT just off of I-70 Exit 53. Colby, KS Great building location. \$47,000. Call Rock!

LOCATE to Colby's fastest growing Commercial area! I-70 frontage, 2-6 acre lots. Call Marilyn!

NEW!!! 111 W. 3rd, Oakley 10,000+ square ft with an excellent tenant & great cash flow. Give Rock a call today!

200 N Franklin 13,000+ sq. ft. w/ 5 or 6 offices, 3 bathrooms, 2 parking lots, 3 overhead doors. Call Tom!

410 N. Franklin Ideal office building, join main-street, open floor plan, updated roof, low overhead. Call Pat for details!

1675 W. 4th 6,000 sq. ft. office/retail bldg. plus 4,500 sq. ft. Warehouse with dock. May be leased. Give Pat a call today!

540 Woofler Ave.
Incredible 3 bed/3 bath home w/ great floor plan, open staircase, gourmet kitchen, and lush landscaping. Call Pat today!!!

1200 W 4th Colby, KS Very well established & turn key business. \$195,000!!! Call Tom.

1690 W. 4th \$160,000
Dental care office with over 2,100 square feet. Very well maintained! Give Marilyn a call today!

515 W. 7th \$55,000
Bungalow style home w/ 5 beds, 1 bath, 30' X 30' Morton metal bldg w/ 2 garage door openers & concrete floor. \$3,000 roof allowance. Call Marilyn!

955 Prairie View \$197,500
First time offered! Solar efficient 3 bedroom, 2 1/2 bath home with many features! Call Pat today!

310 S. Garfield \$135,000
\$7,000 ALLOWANCE This 5 bed/3 bath home offers lots of growing or entertaining for your family. Give Marilyn a call today!

1320 W 5th \$71,500
3 bedroom/2 bath home with open living, dining, & kitchen area, and master bedroom with private bath and walk-in closet. Call Pat today!

410 Converse, Oakley \$55,000
3 bed, 2 bath, 2 story home has lots of updates! Beautiful woodwork on staircase. Nice large yard. Spacious 3 car garage inc. an office. Call Jerry today!

310 S. Garfield \$135,000
\$7,000 ALLOWANCE This 5 bed/3 bath home offers lots of growing or entertaining for your family. Give Marilyn a call today!

Inventory is low - WE WANT YOUR HOMES & LAND LISTINGS. Give us a call and let our team of experienced realtors provide you with a free market analysis.
HOMELAND- A TEAM WORKING FOR YOU!

114 S Pennsylvania, Jennings \$30,000	665 W 4th \$92,000	880 Thompson \$197,500	CONTRACT
101 S. Adams, Grinnell NEW \$50,000	1385 W. 1st \$99,500	310 S. Garfield \$135,000	\$7,000 Allowance!!
410 Converse, Oakley NEW \$55,000	725 Cherokee Dr. \$128,900	1454 HWY 83 \$197,500	CONTRACT
515 W. 7th NEW LISTING \$55,000	210 W 5th \$128,900	3 Ford Dr. \$197,500	CONTRACT
345 N. Cleveland \$69,900	1202 Court Place \$128,900	955 Prairie View \$197,500	CONTRACT
765 S. Range \$171,500	460 W 4th \$128,900	540 Woofler \$197,500	"UNBELIEVABLE"
1320 W 5th \$71,500	4 Austin Court \$128,900	328 Maple, Oakley \$197,500	Dreamer's Delight
605 Longview, Oakley \$79,500	670 N. Lincoln \$128,900		

LAND LISTINGS - NEW! 320 Acres Thomas County cropland SW of Levant, Kansas (2 year cash lease) \$1,100/Acre.

480 Acres Rawlins County cropland & grass SE of Atwood, KS. \$825/Acre.

80 AC. THOMAS CO. Grass & cropland with Improvements located 3 miles S. of Halford, KS (UNDER CONTRACT)

480 AC. LOGAN CO sprinkler irrigated 1 mile N of Page City, Ks. 3 wells & 3 sprinklers. (W/ 3 yr. Cash Lease) \$2,150/ac.

320 ACRES WALLACE CO. CRP & Grass NW Sharon Springs, Kansas \$525/Acre. Call Rock L. Bedore 785-443-1653

1,680 ACRES WALLACE COUNTY, KS Grass & Cropland. 2 Electric water wells. \$500/Ac. Call Tom or Rock!

33.3 ACRES THOMAS COUNTY land. Highway 83 frontage. Ideal business location on the North edge of Oakley, Kansas. I-70 within 5 miles. (Can be split.) Call Jerry Wycoff 785-672-0429

Join the Sellers that list with HomeLand Realty & Auction

Your Home, along with many other listings, will be viewed nationally.

Pat Sloan 785-443-3261 office@homelandre.com Rock L. Bedore 785-443-1653

Marilyn Meyer 785-462-2703 Tom Harrison 785-443-0136 Jerry Wycoff 785-672-0429

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ABSOLUTE LAND AUCTION

SHERIDAN COUNTY, KANSAS

Fri., OCT. 29, 2010 @10:30 AM, CDT

AUCTION LOCATION:
Community Room, Selden

SELLERS: Heith Sauvage & Shannon Sauvage

Land is located 2W & 1N of Selden

W/2 of 12-6-30

•100± acres flood irrigated cropland, well is permitted for 225 AF at 590 GPM.

•19.2± acres dryland

•200± grass & farmstead acres

This farm has a great pasture with a windmill and pond for water. It has been cross-fenced for grazing control.

130 N Road
Selden

•Recently remodeled 2-story home

•Immediate possession

•Barn, grain bin, other supporting outbuildings

•Call for a Tour!

INTERNET BIDDING AVAILABLE!
Call for details!

REAL ESTATE FOR SALE

COMMERCIAL PROPERTY

1965 Thielen Ave
12,000 sq. ft. office/shop building on 12+ acres. 8 offices, conference room, large shop w/3 bays, 1 wash bay, near I-70! Call for a tour!

TOUCH OF COUNTRY

1860 S. Range
Ranch style home on 3.2 acres! Large open living and cathedral ceiling, kitchen with breakfast bar, 4 bedrooms, sunroom, main floor laundry, and finished basement. Second home for rental income potential, barn, outbuildings & established windbreak.
PRICE \$199,500
CALL FOR AN APPOINTMENT!

Income Potential - 185 S. Franklin

Come take a look at this cute, two bedroom cottage. Perfect home for college students, good starter home or great rental property.
PRICE: \$28,500

CHECK OUR WEB SITE FOR ADDITIONAL LISTINGS AND VIRTUAL TOURS!

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

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