

Real Estate

UNRESERVED

LAND AUCTION

320 ACRES CROPLAND & GRASS  
SHERIDAN COUNTY, KANSAS

FRIDAY, NOVEMBER 12, 2010 @ 2:00 CDT  
VFW HALL - GRINNELL, KANSAS

Hunter's Paradise with trophy deer, turkey & pheasants!

LAND LOCATIONS:  
1 MILE WEST AND 1 MILE SOUTH OF ANGELUS, KANSAS  
CALL FOR A SALE BILL!!!

LEGAL DESCRIPTIONS:  
NW/4 & N/2SW/4 of 20-10-30  
S/2SW/4 of 17-10-30

SELLERS:  
Robben Family Trust

HomeLand REALTY AUCTION  
"Western Hospitality"

1055 S. Range  
Colby, KS 67701  
785-462-8255  
www.homelandre.com  
office@homelandre.com

Jerry Wycoff  
Broker/Listing Agent  
785-672-0429

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

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

Fall in Love  
3 BR, 2 Bath  
1065 W. 3rd \$86,500

Mint Condition  
3 BR, 1 Bath, 1 Grg  
1110 Summer Sun \$69,900

Offer Wanted  
4 - 5 BR, 2 Bath  
1018 Ct. Terrace \$78,900

Mr. Investor  
3 BR, Newer Windows  
815 E. 8th \$29,900

316 Acres +/- Improvements  
Sheridan County  
\$1,398/acre

555 +/- Acres  
Thomas Co. Irrigated  
\$3,300/acre

325 +/- Acres, Cheyenne  
Co. grass & Improvements  
\$1,194/acre

Premium Land  
Located I-70 Exit 54  
Call Molly or Terry

Commercial Opportunity  
Atwood KS 105 N. 4th  
\$45,000 Call Terry

Super Value  
Bldg & Fixtures  
145 W. 4th \$28,500

Business Opportunity  
Plus 6 - Rentals  
430 N. Franklin \$89,000

Price Reduced  
Great Bldg & Location  
1180 W. 4th \$48,600

Real Estate

Real Estate

HomeLand REALTY AUCTION  
"Western Hospitality"  
www.homelandre.com  
1055 S. Range  
Colby, Kansas  
785-462-8255

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

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

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

NEW PRICE! COMMERCIAL LOT 6.7 ac. adjacent to Wal-Mart with I-70 frontage, Colby, Kansas. \$670,000. 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!

111 W. 3rd, Oakley 10,000+ square ft with an excellent tenant & great cash flow. \$210,000 Call Rock!

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!

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!

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

328 Maple, Oakley  
6 bdrms, 3.5 baths, great family home, spacious yard w/extras. You won't find a home in this area with all the extras you have here. Call Jerry!!

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!

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!

114 & 114 1/2 S Pennsylvania  
Jennings, Kansas  
Two homes for the price of one! Main house has 2 beds/2 baths & mobile home has 3 beds, 1 bath. \$30,000 Call Tom!

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  
101 S. Adams, Grinnell \$50,000  
570 S. Grant NEW LISTING \$54,000  
410 Converse, Oakley \$55,000  
515 W. 7th \$55,000  
345 N. Cleveland CONTRACT \$69,900  
635 S. Grant CONTRACT \$69,900  
765 S. Range CONTRACT \$69,900

1320 W 5th \$71,500  
605 Longview, Oakley \$79,500  
1385 W. 1st CONTRACT \$92,000  
725 Cherokee Dr. \$99,500  
210 W 5th CONTRACT \$99,500  
1202 Court Place CONTRACT \$99,500  
460 W 4th CONTRACT \$99,500  
4 Austin Court CONTRACT \$99,500

670 N. Lincoln \$128,900  
880 Thompson SOLD  
310 S. Garfield \$7,000 Allowance!!  
1454 HWY 83 CONTRACT \$197,500  
3 Ford Dr. CONTRACT \$197,500  
955 Prairie View LOWERED PRICE \$197,500  
540 Woofter DREAMER'S DELIGHT \$197,500  
328 Maple, Oakley DREAMER'S DELIGHT \$197,500

LAND LISTINGS - 480 Acres Rawlins County cropland & grass SE of Atwood, KS. \$825/Acre.  
320 Acres Thomas County cropland SW of Levant, Kansas (2 year cash lease) (UNDER CONTRACT)  
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. (UNDER CONTRACT)  
320 ACRES WALLACE CO. CRP & Grass NW Sharon Springs, Kansas \$525/Acre. Call Rock!  
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!

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

dish NETWORK

BEST OFFER EVER!

Over 100 channels

\$19.99 Month

Lock In Your Savings! For 12 Months!

Get 100% Digital TV Today!

FREE

4 Room System with DVR  
Platinum High-Definition  
High-Definition DVR Receiver  
Professional Installation

Call Today and Receive:

Free for 3 Months 15 Movie Channels Including HBO & SHOWTIME.  
cinemax for a YEAR for ONLY a penny!  
Lowest Price Nationwide!  
FREE 4 Room System with DVR!

Classic Bronze 100 \$19.99 Month Over 100 All-Digital Channels!

Hundreds More Channels Available!

Call Now! \$570 Sign-Up Bonus!

1-877-585-8382

Call 7 Days a week - 8am - 11pm EST Promo Code: Q13

\*Requires qualifying commitment and a valid major credit card. Satisfactory credit score required. Call for full details and disclaimer.

dish NETWORK AUTHORIZED RETAILER

ALTITUDE

FARM & RANCH REALTY, INC.

1977 - 2010  
33+ YEARS OF EXPERIENCE EXPERTISE EXCELLENCE

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

www.farmandranchrealty.com

DON HAZLETT

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 AC IRRIGATED CROPLAND, GRASS & FARMSTEAD

ABSOLUTE LAND AUCTION

SHERIDAN COUNTY, KANSAS

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

AUCTION LOCATION:  
Community Room, Selden

SELLERS: Heith Sauvage & Shannon Sauvage

LEGAL:  
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  
90 W Road  
SELLEN

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 - Located near I-70! Call for a tour!

TOUCH OF COUNTRY

1860 S. Range  
Ranch style home on 3.2 acres! 4 bedrooms w/finished basement. Second home for rental income potential, barn, and other outbuildings.  
PRICE \$199,500  
CALL FOR AN APPOINTMENT!

UPCOMING AUCTIONS

10/26/10 - 1,120+ ac Norton County cropland & grass selling in 6 tracts and combos

10/27/10 - 240 ac Smith County cropland NE of Kensington for Rogers Trust selling in 2 tracts

10/29/10 - 320 ac Sheridan County - irrigated cropland, grass & farmstead

11/09/10 - Farm Machinery - for David & Linda Heck - at the farmstead 11 E & 1 S of Lamar, CO

11/10/10 - 720 ac Morton & Stanton Counties cropland, & New CRP contract selling in 4 tracts & combos

11/12/10 - 1,280 ac cropland, grass & Royalty production in Ness & Hodgeman Counties, KS selling in 8 tracts & combos

11/16/10 - 320 ac on Norton/Decatur county line - cropland, grass, & oil production - selling in 4 tracts & combos

11/23/10 - 480 ac Thomas County irrigated cropland - 11 S & 2 E of Colby, 2 wells, 3 pivots - N/2 & SW/4 of 4-10-33 - selling in 3 tracts for Lunsway Family

11/30/10 - 2,400 ac EXCELLENT cropland - Thomas & Greeley Counties and Cheyenne & Kiowa Counties, CO - for John D. "Jack" Kriss Estate - it will be offered in 11 tracts & combos

12/02/10 - 15,500 acres cropland selling in 50 tracts and combinations in Sherman, Thomas, Cheyenne & Wallace counties - formerly Delmer Zweygardt properties. Tracts range in size from 160 to 640 acres, with 4 contiguous sections in one location! All within 20 mile radius! Buy 1 tract or buy them all!

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

\$\$\$

If you're looking to:

Buy, Sell, or Trade,

start with

The Colby Free Press

CLASSIFIEDS

785-462-3963

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

HomeLand REALTY AUCTION  
"Western Hospitality"

1055 S. Range 462-8255  
www.homelandre.com

Real Estate

~NEW LISTING~

404 Smith Dr. \$179,500  
This 3 bedroom/2 bath home offers an open floor plan with an abundance of space for entertaining family & friends. The 3 season great room is a perfect hobby or game area & the detached garage and shop is the perfect "man cave." Located on a most desirable street, this large lot is fully sprinkled & gives you plenty of extra space for your outdoor toys.

Call Pat 443-3261

HomeLand REALTY AUCTION  
"Western Hospitality"

1055 S. Range 462-8255  
www.homelandre.com