### **Services**

Psychic Consultations. 785-443----11/15---11/19---

Tired of leaks every time it rains? Frustrated with the bucket brigade? Murray Roofing, 780 E. 4th. Colby. 1-800-794-3204 or 785-462-6908.

Free Estimates on all kinds of roofs. Murray Roofing. 780 E. 4th, Colby. 1-800-794-3204 or 785-462-6908.

---3/18---TFN---

Free Estimates on vinyl siding, windows, doors, and insulation. Murray Construction. 780 E. 4th, Colby. 1-800-794-3204 or 785-462-6908.

---3/18---TFN---

### Pets/Supplies

2 full blood pomeranian puppies for sale ready by Christmas. 785-443-1177.

---11/17---TFN---

5 female registered chihuahua puppies for sale 8 weeks Dec. 5.

---11/15---12/3---

785-386-4242.





Ask about 0% for 48 months on new CAT Skid Steer Loaders!

### **USED EQUIPMENT**

2006 CAT 252B, 1192 hrs	\$22,500
2008 CAT 252B2, 462 hrs	\$26,500
2006 CAT 246B, 3143 hrs	\$19,250
2005 CAT 257B, 2243 hrs	\$22,300
2006 CAT 242B, 653 hrs	\$21,900
1990 Bobcat 843, 1120 hrs	\$ 7,600
1999 Bobcat 763, 2670 hrs	\$11,100
1997 Bobcat 753, 6930 hrs	\$ 7,880
2001 Gehl 5635, 1785 hrs	\$11,100
2008 John Deere 320, 231 hrs	\$20,900

**CALL BRIAN BAXTER AT (316) 943-4211** FOR MORE INFORMATION. www.foleyeq.com

WICHITA - CHANUTE - COLBY - CONCORDIA - DODGE CITY -GREAT BEND - LIBERAL - MANHATTAN - SALINA - TOPEKA

### **Pets/Supplies**

Just in time for Christmas. AKC St. Bernard puppies. Available for their forever homes now. \$300 each. Call 785-672-8880 or 785-953-0101. ---11/15---11/19---

### **Give Away**

Free! Free! Chihuahua puppies Add a new addition to the family for the holidays. Free to good home, 5 available. 785-460-0517. ---11/18---11/24---

More cute kittens to give to good homes at Doggone Critters, or call 785-462-6388

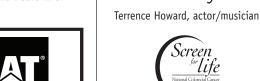
---11/17---11/22---

### Garage Sales

College Students Decent furniture for your dorm, very low prices. 785-443-5889

--11/1---11/19---





Colorectal cancer is the 2nd leading cancer killer in the U.S., but it's largely preventable. If you're 50 or older, please get screened.

My mother died of

colon cancer when

she was only 56.

This is personal.

1-800-CDC-INFO (1-800-232-4636) www.cdc.gov/screenforlife











"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!



**Real Estate** 

410 N. Franklin Ideal office location. open floor plan, and newer roof.
Possible financing or lease. Call Pat!

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 LOT 6.7 ac. adjacent to Wal-Mart with I-70 frontage, Colby, Kansas. \$670,000. Call Rock! INDUSTRIAL LOT 3.36 Acres 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!

enividental

111 W. 3rd, Oakley 10,000+ square ft with an excellent tenant & great cash flow. \$210,000 Call Rock! 1200 W 4th Colby, KS Very well established & turn key business. \$195,000!!! Call Tom! 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!



404 Smith Dr. \$179,500 bed/2 bath home offers an open floor plan w/an abundance of space for entertaining family & friends Call Pat for your tour!



l bdrms. 3 baths. Main floor laundry, 20 30 detached garage & shop. Room to expand!! Call Pat!!



home offers lots of growing or entertaining for your family. Call Marilyn today!





mobile home has 3 beds, 1 bath

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! 105 S. Illinois, Selden NEW \$69,000

114 S Pennsylvania, Jennings \$30,000 101 S. Adams, Grinnell \$50,000 570 S. Grant CONTRACT 113 Main, Levant 410 Converse, Oakley 515 W. 7th CONTRACT 765 S. Range CONTRACT 345 N. Cleveland

605 Longview, Oakley 1385 W. 1<sup>ST</sup> 540 W. 4th 725 Cherokee Dr. LAND LISTINGS - 320 Ac. Thomas County cropland SW of Levant, Kansas (2 year cash lease) (UNDER CONTRACT)

CONTRACT \$92,000 CONTRACT 460 W 4th CONTRACT 670 N. Lincoln 310 S. Garfield \$7,000 Allowance!! 404 Smith Dr 955 Prairie Viev LOWERED PRICE 40 Woofter

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 Toni Lindberg 785-443-4032

office@homelandre.com

Rock L. Bedore 785-443-1653 Tom Harrison 785-443-0136 Jerry Wycoff 785-672-0429

## Use The Classifieds!



Real Estate

# THOMAS & GREELEY, KS AND CHEYENNE & KIOWA, CO ABSOLUTE KANSAS LAND AUCTION



**AUCTION LOCATION: CITY LIMITS CONVENTION CENTER, COLBY, KS** 

JES., NOV. 30, 2010 @10:30 AM, CST

SELLER: JOHN D. "JACK" KRISS ESTATE

### THOMAS COUNTY LEGAL DESCRIPTIONS

TRACT 1: NW/4 of 23-7-34 TRACT 3: NW/4 of 10-10-34 TRACT 2: E/2 of 2-10-34 TRACT 4: E/2 of 1-10-35

Also selling: 7 additional tracts in Greeley County, Kansas, and Cheyenne & Kiowa Counties in Colorado.

MANNER OF SALE: This real estate will be offered as a "MULTI-PARCEL" auction in 11 individual tracts and in combinations of tracts. Auction procedure and increments of bidding are at the discretion of the auction company.

TERMS: 10% down day of sale, with the balance to be paid on or before Dec. 23, 2010. Financing, if necessary, needs to be arranged and approved prior to the auction. Announcements made day of sale will take precedence over printed material and previously made oral statements.

MINERAL RIGHTS: Seller will reserve 50% of the mineral rights for a term of 20 years with said reservation to be non-participating in lease monies, delay rentals and bonuses, but fully participating in royalties.

CROPS: Subject to the tenant's rights on the 2011 wheat and corn crops.

FSA INFORMATION: All FSA payments associated with the 2011 crop year will follow the CLOSING & POSSESSION: Closing will be on or before December 23, 2010, with

possession on the date of closing, subject to tenants' rights. REAL ESTATE TAXES: Seller will pay taxes for 2010 and prior years. Taxes for 2011 will be

the responsibility of the Buyer(s). AGENCY: Farm & Ranch Realty, Inc., their agents & representatives, are the Exclusive Agents of the Sellers.

### •••• INTERNET BIDDING AVAILABLE! ••••

AUCTIONEER'S NOTE: This outstanding offering of PRIME CROPLAND in 2 states & 4 counties by the Jack Kriss Estate is a ONCE-IN-A-LIFETIME CHANCE to purchase some of the best land that lays outdoors! The land will sell at ABSOLUTE PUBLIC AUCTION on Tuesday, November 30<sup>th</sup> in Colby.

This land is currently being farmed by four different tenants. While the 2010 crop will be harvested by sale date, some wheat has been planted. The current cash leases in existence do give the tenants the right to hold over on the open acres and plant a crop in the spring of 2011. Tracts 1, 3, 4, 6, 10 and 11 could be subject to this provision. It is also set out that the buyer(s) of these tracts will negotiate with the tenants on the amount of the cash lease payments for the 2011 acreage and said cash lease payments will be due on all acreages being harvested on March 1, 2011. Copies of the lease agreements are available upon request.

**SELLER:** NW VENTURES. LLC.

SHERMAN, THOMAS, CHEYENNE & WALLACE

**COUNTIES LOCATED WITHIN A 20 MILE RADIUS!** Thursday, December 2, 2010 @9:30 AM,

City Limits Convention Center, Colby, KS

15,500+/-**ACRES** 50 tracts &

combos

•PRODUCTIVE CROPLAND - EXCELLENT FOR WHEAT, CORN & SUNFLOWERS! •MINERALS & WIND RIGHTS TO THE BUYERS TRACTS ranging from 160 to 640 acres,

In cooperation with MASON & MORSE RANCH COMPANY

**GRAHAM COUNTY, KS** THURSDAY, DEC 9, 2010 @10:30 AM, CST **Auction Location:** Cowboy Junction, Hill City, KS

480 ACRES CRP

Seller: City of Hill City Land is located approx 9 miles NW of Hill City, KS and will sell in 3 tracts & combos

### ..... 3,200 ACRES CRP

Kit Carson, Prowers, Kiowa & Weld **Counties, Colorado** FRIDAY, DEC 17, 2010 @10:30 AM, MST <u> Auction Location:</u>

SCOUT CENTER, BURLINGTON, CO Selling in 10 tracts and combinations In cooperation w/Colorado Land Investments I, LLC,

Larry J. Hostetler, Broker

**REAL ESTATE FOR SALE** 

or any combination

**BUY 1 TRACT OR BUY IT ALL!!** 

**COMMERCIAL PROPERTY** 



1965 Thielen Ave 12,000 sq. ft. office/shop building on 12+ acres

Located near I-70! Call for a tour! \*\*CHECK OUR WEB

LISTINGS AND

**VIRTUAL TOURS!\*\*** 

income potential, barn, and other outbuildings. SITE FOR PRICE \$199,500 **ADDITONAL CALL FOR AN** 

acres!.

w/finished

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**TOUCH OF COUNTRY** 

1860 S. Range

Ranch style home on 3.2

Second home for rental

bedrooms

basement.

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

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