

Family

Deaths

Steven L. Burger

Steven L. Burger, 70, Colby, a retired farmer, died Tuesday, Jan. 25, 2011, at the Prairie Senior Living Complex.

He was born Aug. 23, 1940, in Menlo, the son of Leslie and Ethel (Duffey) Burger, who preceded him in death.

Survivors include two sisters, Loretta D. Weeks and Sharon Stupka, both of Colby; an aunt, Polly Thiringer of Wray, Colo.; and many nieces, nephews and

cousins.

Memorial services will be at 2 p.m. Friday, Jan. 28, 2011, at Kersenbrock Funeral Chapel in Colby, with Pastor Steve Todd officiating and inurnment in the Menlo Cemetery.

No visitation. Cremation.

The family suggests memorials to the Prairie Senior Living Complex, in care of the funeral chapel, 745 S. Country Club Dr., Colby, Kan., 67701.

George A. Barnes

George A. Barnes, 76, a retired Colby auto mechanic, died Sunday, Jan. 23, 2011, at Citizens Medical Center.

He was born Nov. 27, 1934, in Colby, the son of Levi Harrison and Edith Alfaretta (Shull) Barnes, who preceded him in death, and lived in the area all his life.

After serving in the Marine Corps he was a member of the American Legion.

Survivors include three sons, George R. Barnes and Dale Barnes, both of Liverpool, Eng-

land; and Glenn Barnes of Australia; a daughter, Rosa Barnes, Liverpool; two brothers, Levi Barnes, Raytown, Mo.; and Roby Barnes, Lincoln, Neb.; and three sisters, Flora Forbes, Branson, Mo.; Vetha Cormier, Colorado Springs, Colo.; and Birkely Barnes, Goodland.

Cremation was selected so there will be no service or visitation at this time. There will be a private inurnment service later.

Harrison Chapel in Colby is in charge of arrangements.

Attorney general warns of late video fees scam

Kansas consumers should be on the alert for a possible new scam, Kansas Attorney General Derek Schmidt warned Tuesday.

The attorney general's office has received a number of calls from Kansans contacted by an organization calling itself National Credit Solutions and claiming to be a debt collection agency, either by mail or telephone, supposedly to collect a late fee owed to Hollywood Video. The consumer is told that unless it is paid immediately it will be reported on the consumer's credit report. There is an attempt to get immediate payment.

However, most of those contacted do not owe any late fee to Hollywood Video.

"This appears to be a scam," Attorney General Derek Schmidt said. "Consumers should not pay or give any information to this organization over the telephone. Instead, they should gather whatever information they can about the alleged debt and the caller and then report that to our office. We're here to help."

Anyone receiving calls or mail from National Credit Solutions attempting to collect a false debt should report it to the attorney general's Consumer Protection

Division at (800) 432-2310 or online at www.ksag.org.

Consider these tips when dealing with debt collection agencies:

- Know your rights as a consumer. Research the Fair Debt Collection Practices Act so you know your rights if a collection agency contacts you. They have specific guidelines they must follow to ensure they are not using abusive, unfair, or deceptive practices. Download the act at www.ftc.gov/bcp/edu/pubs/consumer/credit/cre27.pdf.
- Do not pay a debt unless you are absolutely sure it is your legitimate debt.
- Don't let anyone rush you into making a decision. Ask questions and gather information about the claim. Scam artists typically will not take the time to provide additional information.
- Check your credit report on a regular basis to avoid inaccurate information. Go to www.ftc.gov/credit for information on credit reporting.

The Federal Trade Commission is responsible for enforcing debt collection and the credit reporting laws. Use their resources to build your knowledge.


Corrections

On Page 15 of the Friday, Jan. 21, Soil Conservation Section, the name and school of one of the coloring contest artists, Landee Kistler of Heartland Christian School, were misidentified. This was an editing error.

☆☆☆☆☆

The Colby Free Press wants to maintain an accurate record of our town. Please report any error or lack of clarity in a news story to us at 462-3963.

We want your local news: e-mail to colby.editor@nwkansas.com



DR. EMERSON & SARAH EGGERICHS

Love & Respect

MARRIAGE CONFERENCE

"Women need Love, Men need Respect. It's as Simple and as Complicated as that."

Location: Heartland Christian School
Dates/Times: Saturday, Feb. 12, 8:45 - 2; Sunday, Feb. 13, 2 - 5
Cost: \$15 per person through Feb. 7 • \$20 per person after Feb. 7
Contact: dbandy@hcscolby.org • 785-460-6419
Lunch & Snacks Provided
REGISTER: WWW.LOVEANDRESPECT.COM

Cash land rents: where will they go?

My article two weeks ago talked about lease agreements, how to construct and how to terminate a lease. These are key things to think about when drawing up the papers.

However, one of the most important aspects of a lease is that it is equitable. What is an equitable lease? One that is fair to both the tenant and the landowner.

Both parties have to agree on what they want, which may be different from one person to the next. We have seen this in recent cash rent auctions.

I have heard of some high cash rents being paid for farmland. Is this the going trend? I will discuss the figures that Kansas Agricultural Statistics and K-State Research and Extension are reporting on average cash rents for this area.

If you have not already, you should check out www.agmanager.info. This website has a lot of information on farm management and lease rates.

The Farm Management guide, "Kansas Land Prices and Cash Rental Rates" on the Ag Manager website reports Kansas land prices and cash rents for 1991-2010. These data are useful to farm managers in determining cash rental rates, to farmland appraisers in calculating land prices and to landowners and investors. The average prices in this guide encompass parcels of land that vary widely in productivity. Thus, these data are more appropriate for analyzing trends than for establishing market value or rental rates.

Average cash rental rates for nonirrigated cropland, irrigated cropland, and pastureland by region are shown in the Farm Management guide for 1991-2010. Cash rent for specific tracts will be influenced by many factors, including productivity, size of government payments, location, size of parcel, road access.

This guide also shows average price per acre, cash rental rates and rent as a percentage of price (i.e., rent-to-value) for nonirrigated cropland, irrigated cropland and pasture in Kansas. The five-year average (2006-10) rent-to-value is 4.4 percent for nonirrigated cropland, 6.2 percent for irrigated cropland and 2.1 percent for pastureland.

Clint Milliman

• Knowledge for Life

These averages can be useful "rules-of-thumb" for establishing cash rental or evaluating purchase decisions. For example, if the market value of a particular parcel of nonirrigated cropland is \$1,000 per acre, a reasonable expected cash rent might be \$44 per acre (\$1,000 × 0.044). Similarly, a person interested in buying pastureland that rents for \$17 per acre would expect the land to be valued at about \$810 per acre (17 ÷ 0.021). If the actual land value is significantly higher or lower, this suggests the land might be over or under priced.

Farmers and rancher, landowners, lenders, appraisers and others regularly request information pertaining to land values and cash rents for a county, even a smaller area. However, publicly reported price data is limited. Kansas Agricultural Statistics conducts a land survey each year and reports land values each crop reporting district.

Additional information on these land values surveys and reports for previous years can be found at www.nass.usda.gov/ks/. The most recent 20 years of land values and cash rents reported are also summarized in Kansas Land Prices and Cash Rental Rates, available at www.agmanager.info.

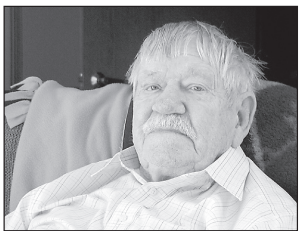
I cannot tell you where the cash rents are headed. Could this land and cash-rent market have the same fate as the housing market? Who knows.

Feel free to call me for more information about cash rents.

Clint Milliman is the Thomas County agriculture and natural resources agent with Kansas State Research and Extension.

Markets

Quotes as of close of previous business day Hi-Plains Co-op	
Wheat (bushel)	\$7.82
Corn (bushel)	\$5.79
Milo (hundredweight)	\$9.91
Soybeans (bushel)	\$12.49



Wonderful Staff

I didn't know there was such a place to go, for when you get old. My daughters couldn't have picked a better place for me. The staff is wonderfully caring and lovable. Life is good.

Willie Englehardt

Fairview Estates Retirement Community
Independent & Assisted Living
1630 Sewell Ave. • Colby, KS • (785) 462-2154

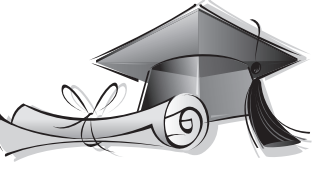
ATTENTION...

Colby High School, Brewster High School, Golden Plains High School and Heartland Christian School

Senior Parents & Homeschoolers Hurry in!!


Deadline is April 15, 2011!!!

The Colby Free Press is now planning the Senior Graduation Tab and will be giving parents a chance to put a baby picture in along with a short message from the family for a small fee.




We will automatically feature your student's picture and information, but this will be your chance to put in a baby picture to show how much *your* senior has really changed over the years!

Call Andrea, Kathryn, or Tammy at 462-3963 for more information or stop by the office at 155 W. Fifth in Colby.



WHITNEY COLETTE ADAMS

• • Small Sample • •



I plan to attend Colby Community College and play softball

PARENTS: Richard & Peggy Adams

It's been a real *hoot*, *Whit* - go get *em* girl, and *Godspeed*, Love, Mom & Dad

90th birthday coming

Hulda Wark of Rexford will be celebrating her 90th birthday from 2 to 4 p.m. Saturday, Feb. 6, 2011, in the fellowship basement of Trinity Lutheran Church in Colby.

Please send or bring cards, not gifts. If you can share a special memory with her, her children say, she would appreciate it.

If you cannot attend, cards can be mailed to Sheridan County Long Term Care, Box 167, Hoxie, Kan., 67740.



Hulda Wark

Shakespeare Club

The Shakespeare Club met at the home of Lois Van Horn on Jan. 21. Joyce Hansen called the meeting to order and followed with the flag salute, club collect and roll call. Members answered roll with an item of Kansas history.

Cheryl Brenn will be honored at the annual Native Sons and Daughters banquet in Topeka on Jan. 28. She was selected as a winner for a story she wrote about a mill and 4-H project near Brookville.

The past meeting minutes and treasurer's report were approved and a thank you was read from Genesis-Thomas County for the \$150 given for the Christmas basket project.

Members were reminded the Friday, Feb. 11, Three of Clubs gathering will be at the Prairie Museum of Art and History to view the Anne Frank and "Over Here! Over There!" exhibits.

The next Shakespeare club meeting will be Friday, Feb. 25, at the home of Amie Kendrick with Kendrick providing the program.

The remainder of the afternoon was spent honoring Lois VanHorn who has been a member of the club for 50 years. She was totally surprised and immediately fell into her role as a senior member who knew members and facts from the past 50 years.

Sheila Frahm provided red and white carnations to symbolize the Shakespeare Club's crimson and white colors and the carnation as the club flower. She had also gathered past year books and club

histories for the first two years of VanHorn's membership. These historic items are archived at the Prairie Museum of Art and History.

Since Hansen and Frahm had recently organized the Shakespeare club records, information was easily gathered to add to the surprise.

Club membership from 1960-61 was read and the club history from that year noted the various programs that were given during VanHorn's first year as a member. Then came a review of 1961-62 when she was elected vice president and prepared the club history for the year. Everyone joined in with their own stories and recollections.

To conclude the afternoon each member signed a certificate for 50 years of service and membership and were asked to recall who had invited them to join Shakespeare, the year they joined and their age at the time they joined the club. Several members reflected they will not be able to reach the 50-year membership status, but some can look forward to a celebration in the years to come.

The final surprise came when a cake decorated to recognize the 50-year anniversary was served on china serving dishes that Lois had purchased at Lola Taylor's auction. Taylor was a club member and always used the dishes when she was hostess.

— Sheila Frahm

Dance the squares in Hays

The Shooting Stars Square Dance Club will have a dance beginning at 2:30 p.m. on Sunday, Feb. 6, at the Roosevelt Elementary School, 2000 MacArthur St., in Hays.


Peg Anschutz will call the squares. Singles and couples of all

ages are welcome.


There will be a Tenderfoot dance, a sale of slightly used dance clothes, refreshments and a Pot O' Gold.

For questions, call Opal Flinn at (785) 726-4432.

A blast from the past.. She's 40 at last!



Happy Birthday Dawn



Love - Your Family



January 29, 2011

Comfort Inn Convention Center Colby, Kansas

KANSAS PIONEER CHAPTER 27th ANNUAL BANQUET PROGRAM

5:00 - 6:00 p.m. Social Hour & Preview
6:00 p.m. Dinner
Auctions, Drawings & Raffles Follow Dinner

SPECIAL DRAWING

- Stoeger M2000, 12 ga.
- Beretta 3901, 12 ga.
- Henry Golden Boy, 22
- Weatherby 243
- CZ Woodcock, 20 ga.
- Flatscreen TV
- Donated by: F & M Bank
- \$250 Cash
- Donated by: F & M Bank
- Whole Hog -
- Donated by: NW KS Telecom, Colby Livestock and Mike's Locker

Ticket Donations: \$5.00 per ticket, 3 tickets for \$10.00 or 10 tickets for \$20.00. You need not to be present to win.

DRAWINGS INCLUDE:

Firearms
Prints
Merchandise

Kids' Special Raffle Table
Youth Gun Drawing & Lifetime Hunting License
For kids under 16 years of age

Ladies' Table

AUCTION ITEMS INCLUDE:
Guns
Framed Wildlife Prints
Knives
Plus Lots More

For Banquet Tickets, Contact:

Justin Foss at 460-7798 or Buddy Van Horn at 460-2181 or write P.O. Box 205 - Colby, Kansas 66701