

To place your classified ad, mail (155 W. Fifth), fax (785-462-7749), phone (785-462-3963), or stop by our office at 155 W. Fifth

Real Estate

KANSAS LAND AUCTION

4 FARMS - LOCATED IN 3 COUNTIES
TUESDAY, JULY 12 - 10AM
 At the Clarion Inn - Garden City, Kansas

- 22 Productive Irrigated Circles
- Dairy Quality Alfalfa
- In the Heart of Feedlot & Dairy Country
- Great Hunting - Whitetail, Mule Deer & Pheasant

TRACTS 1-3: Thomas County - 789 Acres, N.E. of Colby, KS
 TRACT 4: Thomas County - 460 Acres, S.E. of Colby, KS
 TRACT 5: Sherman County - 794 Acres, S.W. of Colby, KS
 TRACTS 6-15: Kearny County - 1,555 Acres, S.E. of Lakin, KS
 TRACT 16: Kearny County - 156 Acres, S.E. of Lakin, KS



A Quality Farmland Offering During a Period of Strong Commodity Prices Providing Excellent Income Potential.

Bid on the Combination of Tracts That Best Fit Your Needs.

OWNER: H&W Enterprises

THOMAS, SHERMAN & KEARNY COUNTIES

3754 ACRES
OFFERED IN 16 TRACTS

INSPECTION DATES:

Tues., June 21 • 4-6PM
 Wed., June 22 • 8-10AM
 Mon., July 11 • 12-2PM

FOR TRACTS 1-5: Meet at the City Limits Convention Center - Colby, KS.
 FOR TRACTS 6-16: Meet at the Clarion Inn - Garden City, KS.
 Property Information and Tours will be available.



Call for Full-Color Brochure or Visit our Website for More Information, Maps & Photos
800-451-2709 SchraderAuction.com

Real Estate



MORTGAGE INTEREST RATES ARE AS LOW AS 3.75% (3.809% APR)* ON 15 YEAR LOANS AND 4.50% (4.534% APR)* ON 30 YEAR LOANS

This is an excellent time to -

- ▶ Request a home loan application
- ▶ Lock in a fixed interest rate
- ▶ Lower your monthly payment by refinancing your home loan
- ▶ Purchase your dream home

*Rates shown assume -

- ✓ Excellent Credit
- ✓ Conventional Loan, 80% Loan to Value
- ✓ Single Family Primary Residence

*Rates may change without notice subject to market conditions. APR based on a loan of \$100,000, actual fees may vary. Mortgage products are subject to change and availability. The actual mortgage product you qualify for will depend upon the verification of the value of your home, your credit score and other considerations.



Farmers & Merchants Bank of Colby

240 W. 4th Street, Colby, KS

Your only Colby chartered bank
 Serving Colby & Northwest Kansas
 Since 1887

Jacque Golemboski
 Mortgage Loan Officer
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Real Estate

FARM & RANCH REALTY, INC.

1977 - 2011
34+
 YEARS OF



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

UPCOMING AUCTIONS

06/14/11 - 160 ac Ellis County cropland, grass & royalty income - SE of Hays - SE/4 of 8-15-17

07/19/11 - 320 ac Cheyenne County cropland & improvements, SW/4 & NE/4 of 12-3-37, 3W & 2N of McDonald - selling in three tracts - also selling machinery, household items & antiques for Paul & Edna Roesener



10/11/11 - 1,280 ac Norton County cropland and grass for Nellie Lawson Trust



1 PLYMOUTH DRIVE
 Brick ranch 3 br, 3 bath home. Approx. 3,355 sq. ft on a 1 acre lot. Call Ron Evans for details!

2725 N. Range
 PRICE: \$165,000 - Call for an appointment!

2290 CR 34 - Rexford
 Country home on 10 acres, w/detached single car garage, & a quonset.

REAL ESTATE FOR SALE

WALLACE - 640 acres grass & CRP - Northeast of Wallace - Section 29-11-38
LOGAN - 160 acres CRP - Southwest of Russell Springs - SE/4 of 12-14-36
GOVE - 160 acres cropland South of Grinnell - all in corn and going to Buyer - SW/4 of 2-15-30
BACA CO, COLO - 3,500± acres irrigated, dryland, grass & improvements, 14 center pivot systems, working cattle feed yard, grain storage, located 8 miles West of Elkhart - This farm is producing alfalfa, irrigated wheat, corn, edible beans and anything else you want to raise.

CHECK OUR WEBSITE FOR ADDITIONAL LISTINGS & VIRTUAL TOURS!

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

Real Estate

United Country
HomeLand Realty & Auction
 1055 S. Range Colby, Kansas
www.HomeLandRE.com

~OPEN HOUSE~
 955 Prairie View Drive
 Sunday, June 12
 1:00-3:00 PM
 Solar Efficient - A Unique Difference

HUNTERS PARADISE

 28053 320 Ave.—Ogallah, KS
160 ACRES—3BR/ 1. bath
 Call Rock to view today!

READY FOR YOUR FAMILY

1385 W. 1st
 4 BR/2 baths
 Give Marilyn a call!!!!

SMALL-TOWN LIVING

101 S. Adams, Grinnell
 4 bd rms, 2 1/2 baths. Location!
 Give Jerry a call today!

FAMILY READY

411 Illinois Ave., Brewster
 4 bd rms/2 baths, many updates.
 Give Pat a call today!

UNITED COUNTRY HOMELAND REALTY & AUCTION HAS NATIONAL MARKETING, LOCAL EXPERTISE™

| | | |
|--|--|--|
| Pioneer II Subdivision lots \$12,000 | 228 Nebraska, Brewster CONTRACT \$62,400 | 540 W. 4 th \$85,500 |
| El Chaparral Addition lots \$20,000 | 326 Freeman, Oakley CONTRACT \$62,400 | 1160 E. 10 th \$89,500 |
| 429 Elm, Grainfield CONTRACT \$40,000 | 410 Converse, Oakley SOLD \$118,000 | 460 W 4 th CONTRACT \$135,000 |
| 1115 Co. Rd. R. Levant CONTRACT \$40,000 | 1111 Flint CONTRACT \$79,500 | 2 Bluff St, Atwood CONTRACT \$118,000 |
| 101 S. Adams, Grinnell CONTRACT \$45,000 | 615 Cherokee CONTRACT \$87,000 | 310 S. Garfield CONTRACT \$135,000 |
| 306 Hudson, Oakley \$45,000 | 605 Longview-Oakley \$46,500 | 431 Smith Dr. CONTRACT \$182,500 |
| 411 Illinois, Brewster \$46,500 | 1385 W. 1 ST | 955 Prairie View |
| 186 Hill | | |

LAND LISTINGS: 43 Acres Rawlins County, KS including a beautiful 7 BR, 3 1/2 bath home w/2 fireplaces & several outbuildings, 25 acres of growing alfalfa, located on Beaver Creek Rd. SW of Atwood, KS (UNDER CONTRACT)
160 Ac. Trego Co., KS CRP & Grass 10 mi S of Ogallah, KS. Ideal hunting property w/2BR house. \$256,000.00
 Call Rock L. Bedore 785-443-1653
33.3 ACRES LOGAN 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

MAY BE LEASED

1675 W. 4th
 6,000' office + 4,500' warehouse
 Give Pat a call today!!!

TURN-KEY BUSINESS!

1200 W. 4th
 Very well established
 Give Tom a call today!!!

SELLER WOULD LOOK AT A LEASE

1690 W. 4th
 Very well maintained dental office
 Call Marilyn today!!!

NEW PRICE!!! COMMERCIAL LOT 6.7 ac. adjacent to Wal-Mart with I-70 frontage, Colby, KS. \$569,500. Call Rock!
LOCATE to I-70 frontage, 2-6 acre lots. Give Marilyn a call today!!
115 N. Kansas Ave, Selden, KS Turn-key business. Southwind Steakhouse & Saloon. (UNDER CONTRACT)
111 W. 3rd, Oakley, KS 10,000+ square ft building with an excellent tenant & great cash flow. \$210,000 Call Rock!
410 N. Franklin Ideal office location, open floor plan, and newer roof. Possible financing or lease. Call Pat!

See how our nationwide property advertising, websites and exclusive real estate catalogs can find buyers. From homes, land, recreational, investment, retirement, ranches, farms or business.

Pat Sloan 785-443-3261 www.HomeLandRE.com Rock L. Bedore 785-443-1653
 Marilyn Meyer 785-462-2703 785-462-8255 Tom Harrison 785-443-0136
 Toni Lindberg 785-443-4032 Jerry Wycoff 785-672-0429

-ANTIQUES NICE AS NEW-

Antiques and collectibles
www.antiquesniceasnew.com
 308 Morford Drive, Sharon Springs, KS
 Directions from Main Street: Turn east on Park St., go 2 block, turn north 1 block.

Tuesday-Friday 8 a.m.-6 p.m.
 Saturday 8 a.m. to 1 p.m.
 Appointments: Debra-785-852-4433
 Ramona-620-339-9391

The best place to find it, sell it, buy it, and announce it.
THE CLASSIFIEDS
 Where the Deals Are!

The Northwest Kansas Educational Service Center

is accepting applications for the 2011-2012 school year.
 We have the following opportunities available:
 • Interrelated Teacher/Goodland
 • Head Start Aide (Thomas County)
 • Head Start Aide (Norton)
 • Head Start Para Educator (Goodland)
 • Speech Pathologist (Goodland)
 • Early Childhood NW Kansas
 • PAT/EHS Home Visitor
 • Occupational Therapist
 To receive an application contact Rose Langley at 785-672-3125 extension 200. Applications will be accepted until position is filled. *NKES is an BOE*

Molly J. Oliver
 462-5203

Terry Stover
 626-2082

Kevin Barnett
 443-1722

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|---|---|--|---|
| TAKE A LOOK 4 BR, 2 bath, Plus 275 N. Grant \$129,900 | Traditional Charmer Brick 5 BR, 2 1/2 bath 355 W. 5th \$115,900 | OFFER WANTED Brick one-level 920 Mentlick \$129,900 | GREAT LOOK Attractive Basement 985 W. 4th \$107,500 |
| Value!!! 3-4 BR, 2 bath 1000 E. 9th \$79,900 | Price Reduction Lots of NEW 1018 CT Terrace \$119,500 | Renovation in Proress 3 BR, newer windows 815 E. 8th \$54,500 | Country Living Great home & acreage Call Molly |
| 8 Units Rental Real Estate 210 Plum, Oakley | Home & Income Live & Rent 402 S. 4th, Atwood | Thousands of Improvements 5,000 Plus Sq. feet Call Molly 455 N. Franklin | Building Lots in Colby & Oakley Call Molly or Kevin |