

# \*Dairy owner explains



**ARRANGING PAINTINGS** among the various knick-knacks outside of Equipment Locator on U.S. highway 36, Phyllis Zwickle (left) and Pat Chard chatted about how the 400-mile yard sale was going, and what to set up next.

— Herald staff photo by Stephanie DeCamp

## Hunters find many treasures

The U.S. 36 Treasure Hunt was proclaimed a success this weekend by the Chamber of Commerce, with participants saying the busiest days were Thursday and Saturday. Twenty-four garage or yard sales were listed for the event, and at least 10 more took place, said Chamber Director Carolyn Hackney. No figures had come in yet, but Ms. Hackney said that there had been a lot of out-of-state vehicles touring the town. Sunday was the slowest day, she said, as did vendors Sarah Fredrickson and Carol Miller on Facebook.

"Friday (we had) more lookers than buyers," said Ms. Miller on *The Oberlin Herald's* page. "Saturday was slow in the morning, with a fair bunch in the afternoon ... Sunday (there were) very few." Ms. Hackney said that between selling the \$12 advertising packages and the eight businesses that decided to advertise on the website, the chamber made about \$448 from the event. Sheriff Ken Badsy participated in the sale, and said that his "went pretty well, not as good as last year, but it went pretty well."

"I think people were a little more picky about what they bought, but overall we were happy about it. Next year, we'll change things. There were more people Thursday and less Sunday, so we'll open up earlier next year."

## \*Landfill to offer free dumping

(Continued from Page 1A) Mr. Stallman said people should remember the compost pile at the south end of the county shop east of town, where plant materials can be taken for free. The landfill, five miles east of Oberlin on U.S. 36, is open from 10 a.m. to 3 p.m. Monday through Friday and 8 a.m. to noon on Saturdays. The free week is a collaboration between the county and city to encourage residents to clean up their properties. In other business, the commissioners: Heard from Mr. Stallman that two of the three steel bridges being built this year have been completed so far, and that another, about a mile west of Jay Tate's property, has

been repaired. The new bridges are 13 miles south and one west of Oberlin. The one that has been repaired is about 9 miles west and two south. The Road and Bridge Department has also begun its fall mowing program, he said, mowing the ditches of county roads and townships so snow will collect in them instead of the roads themselves. Discussed that the three, Ralph Unger, Stan McEvoy and Gene Gallentine, will go to the 37th annual Kansas Association of Counties meeting from Tuesday to Thursday, Nov. 12 to 15, in Topeka. The commissioners decided that they will have an early meeting that Tuesday, from 8 a.m. to 11 a.m., and leave after that.

(Continued from Page 1A) "Our first trip out," she said, fighting her tears, "we said we had to be here." Mrs. McCarty went on to explain how her family went from a small farm with 70 cows in 1970 to the current operation of 7,200 cows that supplies a Dannon yogurt plant in Dallas with milk, and helps drive the economy of Rexford and Bird City. They employ about 104 people, she said, who have become a part of their family. The same thing can happen here, she said. Mr. Steffen and Mr. Foster, of the Department of Commerce, talked about the advantages of recruiting, expanding or starting up a business here by using state "site selectors." These third parties work with companies who want to move or start up somewhere different and the communities that want new blood to find the perfect fit. The selectors, he said, know exactly what everyone wants, but it's each community's job to always put its best foot forward. Residents need to keep the economic development group in the loop of any property sales or transactions, as well as with any leads they hear about. For its part, Mr. Steffen said, the department will coordinate communications, help with intimidating paperwork and even do mock site visits with the town to help them prepare for a potential business visit.

The final, and most anticipated, speaker of the evening was local-boy-done-good Steve Anderson, who grew up here in Oberlin and is now the state budget director. A 1972 Oberlin graduate, he was beaming as he was introduced by his father and seemed delighted by the audience. Mr. Anderson centered his speech on state politics and what he and Gov. Brownback have accom-

### \*Kansas has it's advantages

(Continued from Page 1A) assets, northwestern Kansas is the most undervalued one. He discussed the advantages of the Rural Opportunity Zone program, of which Decatur County has nine participants so far. It was the governor's initiative, he said, and an investment in both money and credibility. The program, he said, is working. The budget director then talked about taxes and how they fit into the lives of rural Kansans. If you look at those states with no income taxes and those with high income taxes, he said, those without the income tax have the majority of growth in income and population. "Kansas lost 3 quarters of a billion dollars annually," Mr. Anderson said, referring to the time before he and the governor began their cuts. "The one state

with a higher income tax that had money coming to us was Nebraska, and that's no coincidence. We want a big income tax cut, and the amount of structural change we'll need to do is \$3 million, or about 5 percent of our appropriated funds. "We're not done with tax cutting," he said. "We want to pull income taxes up by the roots. "The governor told me, 'I don't want to be a flyover state, but an economic power.'" he continued. "And we have the people in the position to do that. Look where we're at — the perfect place to distribute. "When you see this next budget, I think you'll be very proud to be a Kansan. The *Wall Street Journal* has written about us, and legislators all over are watching us. If we're successful, we'll be a model." here, and we forget to put that out front when we talk to companies (looking to set up in rural areas). We don't have a great number of drop-outs, but we do have a low murder rate and a short commute time. We have a lot of advantages." He ended his speech talking about the goal to cut income taxes along with government spending. If you looked at the states with the highest and lowest income taxes, he said, you'll see that the ones with no income tax are always at the top when it comes to money and population growth. And that's what he wants for Kansas. "The governor told me, 'I don't want to be a flyover state, but an economic power,' and we have the people in the position to do that."

## Decatur County Land Auction (480 +/- Acres)

### Sellers: Neil and Donna Severns

### Friday, Oct. 5, 2012 - 4:00 p.m.

**SALE LOCATION:** Oberlin American Legion, 114 S. Rodehave Ave., Oberlin, KS 67749

#### LEGAL DESCRIPTION:

- Tract I:** North one-half of Section Seven (7), Township Four (4) South, Range Twenty-seven (27), West of the 6th P.M., Decatur County, Kansas.
- Tract II:** West one-half of the Southeast Quarter (W1/2SE1/4), Section Twenty-four (24), Township Three (3) South, Range Twenty-seven (27) West of the 6th P.M., Decatur County, Kansas.
- Tract III:** West one-half of the Northeast Quarter (W1/2NE1/4), Section Twenty-five (25), Township Three (3) South, Range Twenty-seven (27), West of the 6th P.M., Decatur County, Kansas.

Each tract will be sold separate and not tied together.

**LAND LOCATION:** N1/2 of 7-4-27. From the intersection of U.S. Highway 36 and U.S. Highway 83, Oberlin, KS, go 8 miles South on U.S. Highway 83, 8 miles East, 1/2 mile North.

**W1/2SE1/4 of 24-3-27 and W1/2NE1/4 of 25-3-27.** Six miles North of Jennings, KS on road 2400, then 1/2 mile West on O Lane road.

**TERMS:** 10% down day of sale, balance at closing with certified funds. All funds will be held by Decatur County Title and Abstract escrow account.

**CLOSING:** Closing on or before November 5, 2012

**MINERAL RIGHTS:** Sellers are reserving 1/2 of minerals for 10 years or as long as production exists, if any, non-participating in lease moneys.

**CROPS:** Subject to tenants rights. Sellers are reserving all crops for 2012. Buyers will receive 1/3 of wheat for 2013, if any, and pay 1/3 of fertilizer costs.

**POSSESSION:** March 1, 2013 on grassland and open ground and after 2013 if any wheat is planted for 2013.

**TAXES:** Sellers will pay all of 2012 taxes and prior years. Buyers will pay all of 2013 and subsequent years. **Taxes for 2011: Tract I - \$443.04; Tract II - \$50.64 and Tract III - \$63.06.**

**TITLE EVIDENCE:** Title insurance will be issued with costs shared one-half by Sellers and one-half by Buyers.

**INSPECTIONS:** Each bidder is responsible for conducting their own inspections. Johnson Realty, Inc. and its agents are making no warranties about the property.

**EASEMENTS:** This sale is subject to all right-of-ways and easements, whether recorded or not, and to oil and gas leases of record, if any.

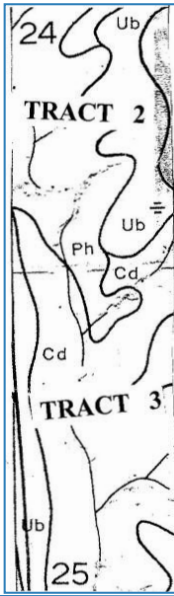
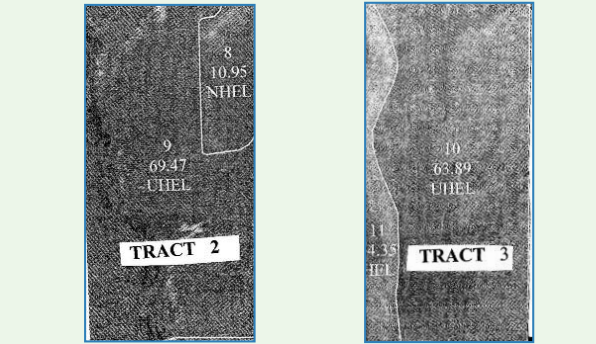
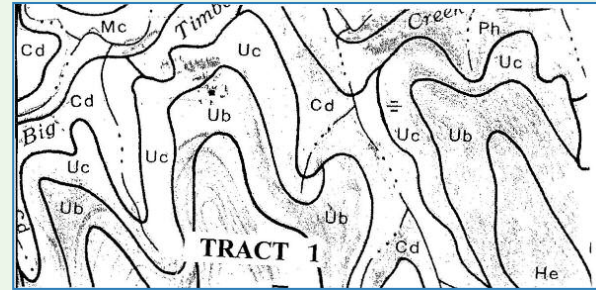
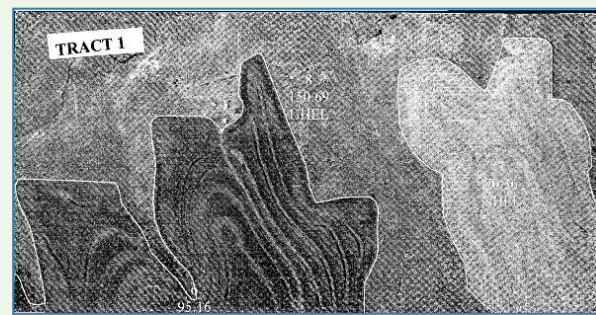
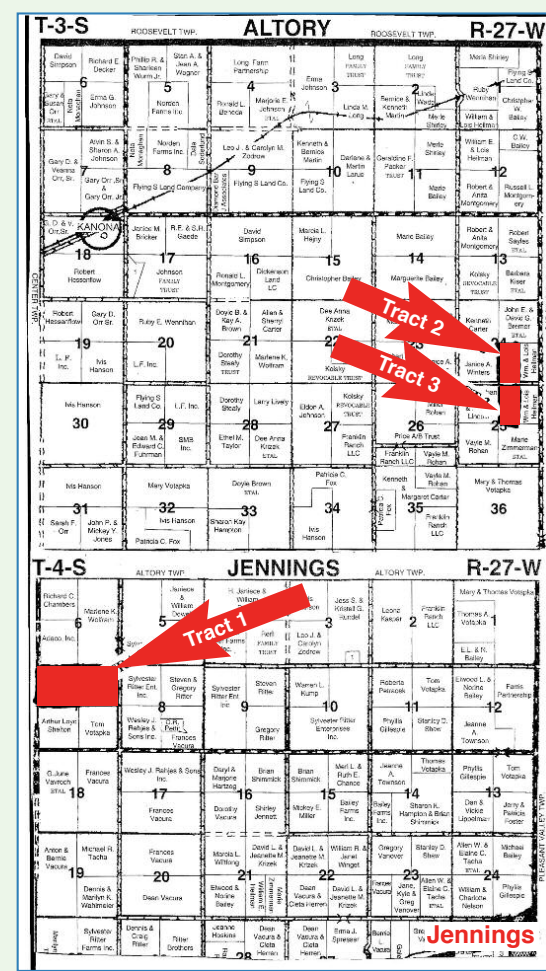
#### FSA Information:

Tract	Farm land	Crop land	Bases	Yield
Tract I: Farm land - 316.2	Crop land - 165.5	Wheat	56.7	42
		Corn	42.7	75
		Grain Sorghum	1.5	47
Tract II: Farm land - 80.4	Crop land - 11.0	Wheat	3.9	42
		Corn	3.0	75
		Grain Sorghum	0.1	47
Tract III: Farm land - 78.3	Crop land - 14.3	Wheat	5.1	42
		Corn	3.8	75
		Grain Sorghum	0.1	47

For more information or a tour of the properties call Lynn A. Johnson at 785-475-2785 or cell 785-475-8514.

**AGENCY:** Johnson Realty, Inc., its Agents and Representatives are representing the Sellers and not the Buyer(s). **Announcements day of sale take precedence over printed material. Not responsible for accidents.**

**AUCTIONEER'S NOTE:** These properties have been well-maintained, with good terraces, a lot of newer fences and the grassland not over-grazed.



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