

MAXINE MANNING

Real Estate

64 So. 3rd St., Oxford, Pa.

215-932-2800
215-869-8609

MAXINE MANNING, Broker

Johnnie Jump Ups, Arbutus and Chipmunks on this 10 acre estate snuggled in among the trees. High on a knoll rests the palatial Colonial home overlooking miles of southern Lancaster County. Excellent schools and reasonable taxes are two more reasons to purchase. Shown by appointment only.

GEORGE SLEPT HERE

Lots of work and tender loving care could make this red brick shell a home. 15 acres and 2 mushroom houses complete the package.

SECLUSION

70 acre farm, 4 bedroom house and several out-buildings. Stream running through the meadow. Priced to sell.

STOP THE WORLD AND GET OFF - Hunt turkey, deer or dear. 25 acre retreat 4 hours northwest.

PRIME ACREAGE - READY FOR SPRING

50 Acres - Franklin Township

71 Acres - Highland Township

12 Acres - East Nottingham Township

9 Acres - East Nottingham Township

**FARMS
CHAUTAUQUA COUNTY**

180 ACRE FARM - with 125 tillable; ready to go with good 2 story wood frame dairy barn for approx. 40 cows w/milking eqpt. pens; machinery build. (3 story); distinctive 4+ bedroom home; pond; good woods & pasture; ex. rd. frontage; possible owner financing for low \$100's.

204 ACRE FARM - 30 A. gravel soil, 70+ ex. tillable, 50 woods, bal. pasture, large 74 tie stall cement barn w/"L" for 24 heifers; 4 silos (3 w/unloaders); machine shed; new 2 bedrm. tenant house, 4 bedroom remodeled house; pond - low \$200's.

141 ACRE FARM - 40+ A. tillable gravel-loam, 40 pasture, 60 woods, ex., 2 family house w/fireplace; 3 bay garage; 28 stanchion barn; on main rd. - possible location. Will sell divided. \$100's

157 ACRE FARM - 80 A. good tillable; 45 A. hard woods, bal. pasture, creek, all flat land; frontage on 3 roads; 40'x48' 2 story barn w/30'x40' pole addition, sm. silo, milkhouse; good 4+ bedrm. home. Asking \$110,000.00

102 ACRES - 30 tillable, 20 pasture, 15 woods; good 2 story wood frame barn; 1500' rd. ftg. Owner finance - low \$40's.

96 ACRE FARM - 40 tillable, 40 pasture, bal. woods; 50'x120' barn w/loft & lg. milkhouse w/tank; 40'x70' steel machine bldg., 2 car garage; lovely 4+ bedroom home completely remodeled, wood & oil heating, fireplace, 1 1/2 baths, pine kitchen. Mid \$70's.

45 ACRES - 15 tillable, 15 pasture, 15 woods; nice 4 bedroom victorian style country home in quiet location; sm. out bldg. Low \$40's

CATTARAUGUS COUNTY

90 ACRE FARM - 35 tillable, 15 pasture; 40 hard woods, small barn, 18'x32' pole barn, sm. 3 bedroom home; 2025' rd. ftg. beautiful rolling country. Low \$50's

44 ACRE FARM - 25 tillable, 14 pasture, 5 wooded, creek; nice 2 story 4 bedrm. 2 bath house, garage; sm. 2 story barn ideal for beef or heif. Low 40's.

LAKE

CHAUTAUQUA - 5 bedroom beauty w/many extras like 3 F.P., ultra-mod. kitchen, formal entry, new adj. 2 car garage, beautifully landscaped; excellent res. area w/separate lot on lake-over 1 A. parcel \$142,000.00.

CHAUT. LAKE - homy 2 story year around, 4 bedrm, 1 1/2 baths, Fla. room overlooks inlet, stone & cedar sided; double lot; \$48,500.00.

FINDLEY LAKE - turn of century, 4 bedrooms, 135' on lake. mid \$50's

ERIE LAKE - like new 4 bedrm. 2 bath, mod. kitchen, F.P.; separate 2 car garage; overlooks private beach; near park & schools. Angola area low \$70's fab. buy! More lake properties available. Call for info.

CHAUT. INSTITUTION - in the grounds, possible 3 bedrms, 1 1/2 baths, fireplace, carpeted, patio, car-port; lg. corner semi-private lots; quick sale, high \$80's

Other Res. farm, commercial & lake properties available.

Norvel T. Reed Jr. Broker
Call (716) 761-6004 anytime**SOUTHWEST REALTY**191 W. Main St.
Sherman, NY 14781**NEW YORK STATE FARMS FOR SALE**

- #56 - 350 acres, 340 tillable; 80 stanchion barn plus 64 freestall barn; calf & heifer facilities; good machinery storage; nice 5 bedroom home with 1 1/2 baths. Price: \$175,000.
- #57 - 378 Acres, 260 tillable; 52 comfort stall barn; pipeline milker; heifer & calf facilities; good machinery storage; nice 5 bedroom home. Price: \$250,000.
- #58 - 673 acres; 600 tillable; 180 freestalls; 90 heifer free stable; 50 calf stalls; machinery storage; 10 year old ranch home & 2 other nice homes. Price: \$565,000
- #59 - 202 acres; 165 tillable 56 tiestall barn; 4 bedroom cobblesstone home; 2 car garage. Price: \$140,000
- #60 - 376 acres; 200 tillable; 60 stanchion barn with 48 freestall barn; machine shed & shop; 4 bedroom home. Price: \$225,000.
- #61 - 450 acres, 250 tillable; 150 pasture; 175 tiestall barn; calf & heifer facilities; pipeline milker; 2 family home. Price \$250,000.

We offer a complete professional service specializing in Farm Real Estate & Dispersals of Registered and Grade Cattle and Machinery.

**WILLIAM KENT INC.
LICENSED REAL ESTATE BROKERS
SALE MANAGERS & AUCTIONEERS**

Bergen, N.Y.

PH. 716-494-1890 or 494-1287

for appointment

Real Estate Salesmen: Erv Niles 716-237-3952
Bill Strong 607-687-9264**SOUTH CENTRAL
PENNA. FARMS**

CUMBERLAND CO.

Dairy (Newville)

174 acres (120 tillable) fertile, rolling limestone soil. Pasture, timber & stream, 2 bank barns - 1 improved with 24 comfort stalls, 400 gal. tank, 3 unit pipeline & stable cleaner. 2nd is heifer housing. Large modern stone house with center hallway, open staircase & 3 working fireplaces.

Dairy (Carlisle)

108 acres, 80 tillable, fertile rolling limestone soil, large bank barn, 68 tie stalls, 500 gal. tank, 2 stable cleaners, 2 silos, 1 unloader and bunk feeder. Large cement block implement and loose housing building. Large semi-modern brick house with center hall way, open stair case and fire places.

Farmette (Carlisle)

2 Story stone & farm house with large stone fireplace, approx. 5 acres & a bank barn.

FRANKLIN CO.

General (Shippensburg)

160 Acres (130 tillable), large bank barn, small tile silo, 10 room fairly modern double house (frame & cement block), 3000' road frontage, 15 acres timber, 2 small streams & 200' frontage on Conodoquinet Creek.

General (Chambersburg)

94 acre secluded, ideal setting to raise family. comfortable 3 bedroom frame house, bank barn, small silo and other out buildings, 3 flowing streams and spring fed farm pond, well wooded with special character.

YORK CO.

Dairy (Dillsburg)

90 acres, 82 tillable fertile rolling sandy clay loam soil. Large metal barn, 63 stalls, Double 3 parlor with DeLaval milker 500 gal. tank, 2 silos (1 with unloader & bunk feeder), large grain bin & other outbuildings plus farm pond. Modern 2 story frame house.

**THINKING OF SELLING
"YOUR FARM"?**

This is certainly an important decision raising many questions -

What is a fair price? How to find a "QUALIFIED" buyer? When should I sell? What about tax considerations? The farm specialists of G.L. Ebener & Associates, with 85 combined years of dairy farming experience and other agricultural involvement, can help you with answers to these and other important questions. Selling your farm is one of the most important decisions of a lifetime and merits professional help. Write or call us to discuss your objectives.

**GEORGE L. EBENER & ASSOCIATES,
REALTORS**139 West High Street
Carlisle, Pa.

Phone - 243-6195

If you prefer, call any of the Farm Representatives at his home 'phone listed below.

John B. Niesley - (717) 243-7575

Charles L. Wenger - (717) 263-0945

George L. Ebener - (717) 249-4979

Wilbert L. Diehl - (717) 258-3231

FREDERICK COUNTY MARYLAND

500 acre dairy with 315 acres tillable, milking 200 head. Has 3000 gal. tank, 2 Harvestore silos, 4 stave silos and feeding systems. Four houses. Good alfalfa and corn priced at \$1600 per acre.

364 acre dairy with 250 plus tillable. Double 6 parlor, 1000 gal. tank, 120 free stalls and feed area all under cover. Large heifer barn, machine shed, good home and 2 mobile homes. Good buy at \$1400 per acre.

Water Fall, Pa. 120 acre with good house, large bank barn, 2 silos, machine shed etc. 95 acres more or less tillable good alfalfa land, pasture and stream. Some woodland, all for \$120,000 with immediate possession.

Other large and smaller farms available.

Edward N. Derr

Associate Realtor,

New Windsor, Md.

301-848-2420

Royd R. Smith,

Realtor,

Frederick, Md.

301-662-0977

**NORTHCENTRAL PA. FARMS
FARMETTES &
INVESTMENTS**

INVESTOR'S \$350 per acre, 180 wooded acres, 7 approved sewer sites, possibly more available. Hard top road, views a lake site, close to New York. See it today. Y-123.

PRIME LOCATION for your new home or farmette 32.81 acres of wooded and open land excellent view of small lake on private road off dead end township road. \$12,500. Y-128.

FARMETTE SPECIAL 15+ acre of country in a great area of Tioga Co. 3 bdrm home, energy saving stove, kitchen, utility rm. barn for beef, horses storage, Ex. hunting & close to town. If you're looking for country call now \$38,500. W-355.

OWNER ANXIOUS 30 Acre secluded farmette. Close to Wellsboro, PA 6-room house with new kitchen, wiring, insulation, plumbing. Finish to suit needs. Plus 45 x 50 barn, kennels, Reduced to \$39,900 W-330.

EXCELLENT BEEF OR CHICKEN OPERATION: 83 acres lge. 4 floor barn with water, & electric. Recently painted. Approx. 25' x 30' area down for cattle loads of storage for hay. Electric elevator in center to save time & energy. \$59,500. C-164.

6 rm., 3 bdrm. home, 2 car garage w/stable plus 22x40 pole barn, + many fruit trees. Suitable for some beef or horse. Buy all 63± acres for \$89,000 or 30 ac. & farmette for \$75,000. #T671.

1 MILE FROM COUNTY PARK New swimming, fishing lake. Hunt, fish on your own 113 acres, remodeled home, barn good for horses & cattle. See today. Priced right \$89,000. #T641.

OPERATING DAIRY FARMS

PRICED RIGHT! Large L shaped barn with 108 free stalls separate maternity and calf shed. Surge saw tooth milking parlor pipeline 1,000 gallon tank. Bulk feeder. 135 acres all pastured up to 200 acres in area available for lease. Poor home is the only thing that needs work. 29% down, Balance 8 1/2% for 20 years. Just \$99,900. M-1748.

375 ACRE FARM Approx. 100 tillable 65 of which is river flats. Another 100 to 150 acres in pasture. 59 head capacity in main barn and calf pens. Bulk tank. Two 16 x 50' silos w/unloaders. Hay & machinery storage overhead. Large nicely remodeled home. Asking \$235,000 bare. Stock and equip. available. 25% down Balance 9% interest over 20 yrs. Would consider subdividing. T-702.

ONE FARM OR THREE! 375± acre dairy farm setup just into Potter County. Consists of 3 farms, 3 barns, 3 houses, 61 stalls in main barn plus calf and heifer space. New heifer barn 60+ free stalls. Auto feeder. Good silo and hay space. Over 300 acres tillable. Will price each farm separately. 230 acre main farm \$285,000. 71+ acre dry cow operation \$64,000. New auto. feeder heifer setup \$85,000. Owner will discuss terms but prefers cash. A lease purchase option is available on \$60,000 of main farm. 150 additional tillable for lease at approx. \$800 p/year. Hurry. A real pride of ownership operation. M-1749.

CALL OR WRITE FOR OUR FREE LISTS!

**THE Real
Estate**Offices: Area Code - 717
TIOGA & POTTER Counties call or write
WELLSBORO, RD 3 Box 142a - 724-5921
WESTFIELD, 108 Main St. - 814-367-2249
MANSFIELD, RD 1, Box 41 - 662-2138AND BRADFORD County call or write
TROY, 533 Elmira St - 297-2118
WYSOX, Box 186 - 265-3171

OUR #1 AIM IS SERVICE