

REAL ESTATE

MONEY TO LOAN

**IT TAKES MONEY TO MAKE MONEY
\$\$\$ 10,000 TO 5 MILLION \$\$\$**

- FARM LOANS • COMMERCIAL LOANS
- INDUSTRIAL LOANS • NEW OR EXISTING BUSINESS LOANS • SECOND MORTGAGES
- LOANS TO HEIRS ON ESTATE TRUSTS AND REMAINDER INTERESTS IN TRUST PURCHASED

I Know The Feeling So Give Me A Call

BOB MONTGOMERY (Consultant)
24 Hours & 7 Days A Week 717-548-3657
717-392-0321

FARMS & LAND

160 acres, 2 houses, huge bank barn, \$120,000 Huntingdon Co.

510 acres, 3 houses, huge grain facilities, 3 separate dwellings.

40 acres Martic Twp., Lancaster Co.

46 acres Lancaster Co. \$8000 per acre.

23 acres, 4 bay garage, bank barn, large house, level land, \$92,000

55 acres, Cumberland Co., 3 bedroom house & bank barn, \$110,000.

If you have been thinking of selling but need some good honest advice about procedures, taxes, how & when, why not give us a call, we're here to help.



Merry Christmas

May the wonderful blessings of the Christmas season be yours.

We wish to thank you for your patronage in the past & hope to have a happy and prosperous New Year along with you.

Note: "God is like a good realtor, he has the perfect home waiting for you."

FARM & HOME REAL ESTATE

Smoketown, PA
717-291-2270

S Baum Carlisle 717-776-3967	Mahlon Oberholtzer Lancaster 717-392-1177
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Broker - J. Irvin Denlinger
717-898-8962

CENTRAL NEW YORK OFFICE

JUST LISTED . REGISTERED HOLSTEIN FARM - 347 acres sandy loam soils, mostly level, 175 tillable, much available to rent 75 large ties in barn with new 2" Delaval pipeline, 16 ties in heifer wing, elevated stalls in calf wing 4 silos, unloaders 90x90 pole barn State-ly two-family colonial home with views over lake. Eastern NYS \$195,000 bare or \$379,000 with 16,000 lb registered herd, 3 tractors & equipment.

HANDYMAN'S FARM SET BACK ON LAKE 210 acres, mostly level, overlooks Mohawk River 60 cow barn presently rented. Good 10 room home with new oil/wood furnace. \$86,000 (the setting will sell you).

ILLNESS FORCES SALE: stocked & equipped 160 acre dairy has 101 tillable, grows good corn & alfalfa. Barn has 29 stanchions & 14 ties, 2 silos, cleaner. Also 2 other barns. 8 room colonial home with stone fireplace. Everything goes for \$175,000 Nice farm area.

EQUIPMENT INCLUDED .. GOOD OWNER TERMS on this 163 acre dairy. Nicely remodeled 10 room home. Swimming pool. 50 cow barn Owner will hold 9% mortgage with 29% down, interest only for 1st 5 years.



GREETINGS

May your season be aglow with peace and goodwill Be glad

**NEW FREE DAIRY LISTS
WIMPLE REALTORS**

Sloansville, N.Y.
518-875-6355

REAL ESTATE

JUNIATA CO.

72 acre general farm suitable for steers or hogs Log house containing 5 bedrooms, good condition Barn, corn barn & silo, \$85,900

LEOLA REALTY REALTORS

127 W. Main St., Leola, Pa.
717-656-2281

FINGER LAKE FARMS FARM BROKERAGE SALE

WHY NOT?

Our flat rate discount brokerage sale was successful We are adding 2 more farms to it See Nov 29 ad for others Commission will not exceed \$10,000 on any of these farms if called before Jan 1 This is a possible \$40,000 savings on a \$500,000 farm

410 acres, 300 tillable, showplace, 85 freestall double 4 parlor with automatic takeoff, heifer barn, 2 excellent houses and trailer. Has produced 150 bushels corn and unlevel honeyoye soil Call on price

180 acres, 140 tillable, new 100 cow Penn State freestall in double 5 parlor, best freestall we have, 2 bunker silos ar. d uprights, good house and trailer \$260,000 Best buy

D'AMATO REAL ESTATE, INC.

Call: Harry Pettingill, Jr. Broker
Farm Division
Phone 315-568-9708
Seneca Falls, NY

FARMS & LAND

THIS WEEK'S FEATURED FARMS & LAND FARMS

FO-500 Columbia Co 112 acres	\$198,000
F7-102 Northumberland Co 141A	\$141,000
FO-54 Northumberland Co 60A	\$ 85,000
FO-48 Snyder Co 26 A mini farm	\$ 65,000
FO-74 Juniata Co 26 A mini farm	\$ 71,500
FO-75 Snyder Co lovely setting by covered bridge & stream 49 acres open & woods, bank barn & other out buildings along w/nice 3 BR farm house only \$65,000	
FO 25 145 Acre general farm in Mifflin Co 100 tillable acres Along Rt 522 with lots of frontage Frankstown cherty silt loam soil Some Berks soil Good producing crop farm Possible owner financing at 10% interest	\$197,500
FO-51 188 acre farm in Central Snyder Co. Approx 100 acres tillable Good, warm 8 room, 4 bedroom log house 35x80 bank barn Other good buildings Long Fields Lots of road frontage Owner financing w/small down balance at 10% interest	\$175,000 Call today

LAND

LO-86 Snyder Co 105 acres	\$ 76,125
LO-66 Union Co 38A Near Lewisburg	\$ 95,000
LO-23 Mifflin Co 183 acres	\$127,000
LO-39 Perry Co 50 acres	\$ 45,000
LO-87 Perry Co 144 acres	\$144,000
LO-50 Perry Co 10 acres	\$ 19,900
LO-24 Northumberland Co -24 A	\$ 20,000
LO-55 Northumberland Co 49 A	\$ 40,000
L9-357 Snyder Co 33 acres at foot of Jacks Mountain, approx 900' good road frontage Excellent owner financing w/very low down payment and balance at 10% interest only	\$45,000

OTHER

RO-122 Lovely 3 bedroom brick rancher on 56 acres with 25 acre lake, Snyder Co \$91,500

Bowen Agency inc.

REALTORS®

22 North Market St.
Selinsgrove, PA

"PHOTOS BY WIRE"
717-374-2165
Evenings call Realtor Assoc

Phil Graybill, GRI Snyder/Union 717-374-8038	Don Bashore Juniata/Perry 717-436-9213
Paul Kuhn Northumberland 717-374-4144	Dallas Will Mifflin 717-543-5685

CENTRAL PA FARM LISTINGS

BEDFORD COUNTY

GENERAL FARM - 44 acres (28 tillable), 2 story house, garage, workshop, & bank barn in good condition Small stream & pond 20 miles from Johnstown \$75,900

GENERAL FARM - Dairy farm 155 acres (130 tillable, 30 pasture) Includes 6 bedroom house, bank barn, machine shed & small stream \$155,000 Owner financing available Farm can be sold for sale to simultaneous buyers

BLAIR COUNTY

GENERAL FARM - 120 acres (106 productive tillable, 14 woodland), near Williamsburg Solid 2 story frame house and bank barn ideally suited for livestock Buildings are centrally located on land \$215,000

CENTRE COUNTY

THREE AMISH LISTINGS - ALL CONTIGUOUS. APPROX 2 MILES EAST OF REBERSBURG

No. 1 - 70 ACRE GENERAL FARM - 2 Story frame house, bake shop (which could be converted to a house), bank barn, calf barn, implement shed, corn crib Combination All building new since 1970 28 acres of productive tillable land 40 acres woodland, \$136,000

No. 2 - 132 ACRE DAIRY FARM - Sound 2 story house, large bank barn with 27 tie stalls, milkhouse with 600 gal bulk tank, 2 silos, new cattle or horse barn, 85 acres of productive tillable land 5 acres pasture 40 acres woodland \$248,000

No. 3 - 147 ACRE GENERAL FARM - 2 story stone house 2 bank barns (one with 29 tie stalls) workshop, 12'x55' concrete stave silo, stream & pond, 80 acres tillable, 30 acres pasture, 37 acres woodland \$195,000

FARMETTE - New Listing - Jacksonville area, excellent log home with ultra modern kitchen, new Morton 36x63' barn, 20 acres total with approx 18 acres of level tillable land, 1 acre woodland & 1 acre site, \$98,500

FARMETTE - New Listing - Potters Mills area, log & plank house, 2 story barn, good stream frontage situated on approx 8 acres (4 acres tillable, 4 acres pasture & site) frontage on Rt 444, \$49,500

GENERAL FARM - 108 acres (77 productive tillable, 19 pasture, 12 woodland & site) Near Aaronsburg, 2 story brick house, bank barn, milk house, other out buildings, small stream Owner financing \$125,000

GENERAL FARM - 88 acres (70 tillable, balance pasture & woodland), near Millheim, large bank barn, Mobile home (no house), silo, small stream Owner financing \$93,000 Adjoins farm listed below

GENERAL OR LIVESTOCK FARM - 150 acres (142 tillable) In good agricultural area near Millheim in Penns Valley 2 Story house, large 2 story bank barn & other outbuildings Owner financing \$185,000 Adjoins farm listed above

GENERAL OR LIVESTOCK FARM - 75 acres (65 tillable), log & plank constructed house, new 40x80 2 story bank barn, 14x40 concrete stave silo Between Spring Mills & Potters Mills \$149,500 Partial owner financing 140 acres tillable land available for rent

GENERAL FARM - 215 acres in Curtin Township near Romola, adjacent to Sproul State Forest Picturesque with tillable and wooded acreage, 2 story house, 2 car garage, very good condition Stream provides water for house and pond Excellent investment, ideal for horses or recreation \$150,000 Owner financing

GENERAL OR HOG FARM - Near Spring Mills, 75 acres (30 tillable, 12 pasture and 33 woodland) 2 story frame house, 40'x70' bank barn with 29'x39' attachment, 2 corn cribs Barn equipped for farrowing and finishing hogs Small stream Approximately 18 miles from State College Complete \$97,500, 75 acres + barn only \$68,500, 39 acres + barn only \$52,500

CLINTON COUNTY

LIVESTOCK FARM - 78 Acres (57 tillable) near Mill Hall, excellent 2 story house, bank barn, implement shed, 2 garages stream \$94,500

LAND - 33 Acres, located in Beech Creek Twp Clinton Co, 1.6 mi from Beech Creek, Pa on Rt 364 West Property is totally wooded Beech Creek stream runs along entire eastern boundary \$35,000

COLUMBIA COUNTY

TWO CONTIGUOUS FARMS DIVIDED BY I-80

UNIT A - SOUTH OF I-80 - GRAIN & LIVESTOCK FARM - 348 acres, (265 highly productive tillable, 81 woodland, 2 site) Complete with 2 homes, large bank barn grain dryer, 44,500+ bu grain storage & Butler building reinforced for additional grain storage Land from Unit B below could be rented by buyer Very attractive interest rate with owner financing \$605,000

UNIT B - NORTH OF I-80 - GENERAL OR LIVESTOCK FARM - 185 acres (85 highly productive tillable, 90 woodland, 10 pasture & site) Nice 2 story frame house, large bank barn, several streams & pond Very attractive interest rate with owner financing \$285,000 Unit B available with Unit A or for simultaneous sale to separate buyers There is an overpass to cross I 80 near these farms

HUNTINGDON COUNTY

GENERAL FARM - McAlveys Fort 120 acres (70 tillable) Excellent house, bank barn implement sheds corn cribs silo w/unloader & bunk feeder new hog finishing barn \$245,000

DAIRY FARM - 330 acres (175 productive Hagerstown tillable, 125 pasture & 30 woodland) 3 dwellings large bank barn with 36 tie stalls & pipeline milker, 2 concrete stave silos with unloaders & miscellaneous outbuildings Dairy facilities are less than 2 yrs old Water supplied by springs \$340,000 Owner financing

LYCOMING COUNTY

LIVESTOCK OR DAIRY FARM - Near Lairdsville 270 acres (165 level very productive tillable) Good 2 story house bank barn 60 x 120 cattle barn suitable for freestalls 20 x 60' Harvestore, 2 streams Owner financing \$325,000

MONTOUR COUNTY

GENERAL OR LIVESTOCK FARM 5 miles southeast of Muncy 210 acres (110 productive tillable, 45 pasture, 55 woodland) Excellent house bank barn, implement shed good road frontage stream frontage Ideal Livestock farm \$219,500

NORTHUMBERLAND COUNTY

GRAIN OR LIVESTOCK FARM - Near Turbotville 231 acres (174 very productive tillable) Good 2 story house, bank barn, implement sheds, & like new grain drying facilities Owner financing \$344,000

PERRY COUNTY

SMALL FARM - 7 miles from Mifflintown on South Rt 35 20± acres, (Approx 17 tillable acres & 1 acre of woodland), additional acreage available good 2 story frame house, remodeled interior, 2 story barn, outbuildings, nice setting, good road frontage \$89,000

UNION COUNTY

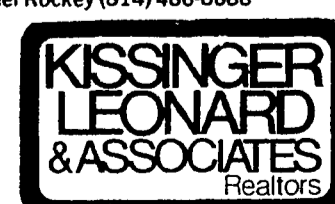
SMALL FARM - Adjoining Swengel 29 acres (26 highly productive tillable) good one story frame dwelling, good bank barn, outbuildings pond \$84,500 Adjoins original 2 story farm house & outbuildings also available, \$28,500

SMALL FARM - 4 miles north of Mifflinburg 33 acres (24 productive tillable) 2 story house storage facilities 2 corn cribs Completely fenced for cattle \$99,500

**MANY LAND PARCELS AVAILABLE CALL OR WRITE FOR FREE LIST
FARM AND LAND DEPARTMENT**

Fred Strouse (814) 364-1705

Don Myers (814) 422 8111 (Lewisburg) Larry W Platt (717) 568-5563
Mel Rocky (814) 466-6688 (Bedford) Richard D Reed (814) 839-4271



**Frederick J. Kissinger, Realtor
William H. Leonard, Realtor**
245 S. Allen St.,
State College, PA 16801
(814) 234-4000

The Professionals in Farm Real Estate Service