

**OPPORTUNITY KNOCKING  
IN PERRY COUNTY**

Can't imagine a shrewd investor hasn't already purchased this 72 acre Perry County Hideaway with approximately 30 acres of valuable timber, log home in the middle of the farm out of view of any neighbors and overlooking a pond Deer hunters paradise that can't be matched for just \$98,000 00



**EMORY D. WAGNER CO., REALTORS**  
215 W Fourth Street  
Quarryville Pennsylvania 17566  
(717) 786-2131

**Clark Co., Colby, Wisconsin**

A good 196 acre dairy farm. Barn is 10 yrs old, 110x36'. Has 57 steel stanchions, 18 wood frame pens. A new pipeline with 6 units with auto washer, 600 gal bulk tank w/auto washer, milk house is 18x18', barn cleaner room 12x40', 2 new silos and unloaders, 16x60, 6 yr old 44x80 metal machine shed, 2 stall garage, 2 feed tanks, real good, 2000 bu grain bin. House has 4 carpeted bedrooms, dining rm, living rm., sewing rm, kitchen with lots of cupboards. Full bath with shower. Porch, oil & wood furnace. House is brick. Full basement.

A full line of machinery - 4 diesel tractors, 2 disks, 2 plows, chopper, 3 chopper wagons, haybine, baler with thrower, 3 thrower wagons, drag 4 row corn planter, grain drill, 2 side rakes, 2 grain wagons, snow blower, 2 Meyer spreaders, combine, 65 elev 75 cattle are young, about 45 milk cows. Bal are 1st calf heifers, bred heifers and calves. 150 acres tillable work land, bal wood and pasture. A creek runs through. In the Mennonite neighborhood. PRICE-\$320,000

Write-Raymond Holtzheimer,  
Rt. 2, Box 766, Colby, WI 54421  
Phone-715-223-4966



**MONTGOMERY COUNTY  
FARMETTE**

Horses cows sheep pigs or chickens! You can raise them all on this 12 acre farm with lots more acreage for rent near Quakertown Pennsylvania. Within close proximity of the Pa Turnpike Rts 663 309 or 29. A charming stucco stone colonial with lovely old fireplace and open beams plus a bank barn wagon shed pig pen and other outbuildings. Enchanted by a small pond and picturesque rolling countryside. See it. Excellent value at \$112,500.



**Landis**  
TOWN & COUNTRY REALTOR  
Route 313, Dublin, Pa. 18917  
215-249-0400

REAL ESTATE

REAL ESTATE

**Over 50 Years**



**Good Owner Financing**

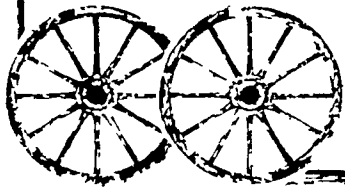
Money-making 240-acre N Y farm in St. Lawrence River Valley. Large barn has 120 ties, 2 silos, 2 cleaners, 8-ton grain bin, 500-gal bulk tank. Remodeled 4-bedroom home, 1 1/2 baths. Hookups for mobile home. 7,500-ft frontage on Little Salmon River, 175 acres tillable. On hardtop, 65 miles Montreal. \$110,000, less than one-fourth down, owner financing, 8 per cent annual percentage rate.

**Operating Dairy & Retail Milk Sales**

See photos in catalog. 270-acre Pa farm comes with 60 milk cows, 40 heifers, 4 tractors, long list of equipment included, 60x180 barn has 88 stanchions, portable milker which milks 8 at a time, milk house has 2 bulk tanks, retail sales room has homogenizer & other equipment. Nice 3-bedroom, 2-bath home, basement apartment. Hookups for trailer. 150 acres in hay. On blacktop, walk-in operation for \$556,000, excellent owner financing, 10 per cent annual percentage rate.

ANNOUNCING NEW FREE 296-page SPRING catalog!

Describes over 2,800 top values in 46 states.  
**UNITED FARM AGENCY OF PENNSYLVANIA, INC. REAL ESTATE**  
P.O. Box 7891 - LF Lyell Station  
Rochester, N.Y. 14606  
Ph TOLL-FREE: 1-800-821-2599  
7 days a wk, 8 a.m. to 8 p.m.



**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 \$65,900
- 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 b room 4 bedroom log house. 35x60 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
- LO 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

REAL ESTATE

REAL ESTATE

REAL ESTATE

**120 ACRE FARM**

With stream Bethel Twp Berks Co. Immediate possession \$175,000

Owner financing available

Contact **BOB WEAVER**

215 445 7550 or 717 392-0336

**FARM WANTED**

Young farm family wishes to purchase general farm in Central PA. Prefer vicinity of Columbia, Montour, Juniata Counties. Require 150-300 acres of good producing tillable level to gently rolling land suitable for raising grain.

Farm must be neat with house and buildings in good condition.

Purchaser will put 1/3 of cost down with preferred owner financing on remainder.

518-851-7293 anytime

**"LOOKING FOR GOOD FARMS OR RURAL PROPERTY?"**

Why not call the farm specialists at Country Boy Realty. We know the area, soils and markets and have farm financing experience.



Main Office in Cobleskill, New York

Check out some of the following good deals located in central and eastern New York

**#108 Delaware County** 70 tie stall barn plus 62 free stall barn with automatic bunk feeder. 4 good silos. 265 acres some river flats. Very good 6 bedroom home. Asking \$220,000

**#245 Chenango County** Showplace 112 freestall barn, 10 years old, double 3 parlor Colonial, 2 family brick home, 310 acres, 2 24x60 silos, young stock barn, fully paved driveway. Must be seen for \$275,000. Near Binghamton, New York

**#154 Herkimer County** Operating, stocked and equipped 208 acre farm in an Amish community for \$200,000. Complete Barn for 40 cows plus young stock, 16x40 silo, 35 cows plus young stock. Full line of equipment. Good 8 room home

**#234 Otsego County** 80 cow farm, 2 20x50 silos, 510 acres, 250 tillable, balance pasture and woods. Remodeled 9 room home plus very nice mobile home and fair tenant house. Immaculate buildings that must be seen for \$225,000

**#271 Chenango County** Excellent beef or heifer farm, large gently rolling fields, cement block barn plus hay barn, year round stream. Good remodeled 8 room home. Should sell soon at \$110,000. 25% downs, 10% mortgage available

**#183 Otsego County** One of the better starter farms 160 acres, mostly open, good 2 story, 40 tie stall barn plus young stock. 2 new silos with unloaders. Smaller 6 room home. Asking \$95,000 but must sell \$65,000 assumable mortgage

**#278 Montgomery County** The areas best soil 257 total acres, 220 tillable, 200 is in one field. 56 cow tie stall barn plus young stock, large equipment shed and corn crib, 3 silos. Attractive 4 bedroom home. Family problems force this sale at \$250,000. This is one of the better overall farms

**#252 Delaware County** Operating beef farm 275 acres, 85+ Angus plus full line of equipment. Good 9 room family house. Newer barn with automatic feeding system and large silo. Must see to appreciate all the extras. Complete price of \$195,000 with liberal owner terms

**#262 Lewis County** 92 cow tie stall barn 1250 gallon tank, 2" pipeline, 2 20x52 silos. Cozy 5 bedroom home plus mobile home. 215 acres, mostly open. Farm comes with all feed plus 92 cows and young stock and long line of equipment. All for \$450,000

**#109 Otsego County** 400 acres, 200# tillable very good 110 tie stall barn with pipeline. Large new equipment shed, mix mill and oat bin, 3 large silos with unloaders. Older farm house. Reasonably priced at \$330,000 complete

**#219 Madison County** 415 acres, 250 tillable. Good 83 stanchion barn pipeline, cleaner mow conveyor 2 silos, equipment shed, excellent water. Asking \$330,000, selling for health reasons. Come take a look and make an offer

We have many more to choose from of all sizes and types. We have 5 fulltime farm sale specialists with farm background to assist you.

Please call us and let us know what you are looking for and for our new picture catalog

**Country Boy Realty**

140 E. Main St., Cobleskill, NY 12043  
518-234-4371