

REAL ESTATE

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FREE CATALOG!

100's of Farms, Businesses, Apartments and Retirement Properties. (#56) FREE!

AMERICAN FARM DIGEST

3546 WATSON RD
ST LOUIS, MO 63139
1-800-325-9943

For Sale- Beautiful remodeled 4 bedroom farm house, custom oak kitchen, wall to wall carpet, w/large garage. Also 2 large block buildings, 30x120 ideal for business or other income potentials on 8½ acres of woodland, Perry Co. 12½% financing available.
717-582-2352



FREE CATALOG — United Farm's new summer real estate catalog. Many properties **OWNER FINANCED** from 9% to 12% APR. Specify type of property and location preferred.

Low Down Payment

Nice 207-acre N.Y. beef or horse farm in Finger Lakes area. Mostly in mixed hay, 140 acres tillable. 6 bdrm home, 36x80 barn. Long paved road frontage. \$125,000, LOW \$35,000 down, long term owner financing

Tractor Equipt. Farm

421-acre N.Y. cattle farm for less than \$335 per acre. Newer 6-room ranch home with many extras. 40x100 cattle barn, silo, other bldgs. Creek, 150 acres in hay. On blacktop, borders state land \$140,000 includes tractor, dozer, crawler, Bronco.

See Photos In Catalog

640-acre N.Y. farm had 365 acres in corn & hay last year. Sugar bush for 10,000 taps, ready-to-harvest timber value estimated at \$50,000 40x142 dairy barn, other buildings. Good 5-bedroom home. Less than \$550 per acre, excellent owner financing, 10% annual percentage rate

UNITED FARM AGENCY
P O Box 7891 - LF Lyell Station
Rochester, N.Y. 14606
PH TOLL FREE 1-800-821-2599
7 days a wk, 8 am to 8 pm.

CENTRAL PA FARM LISTINGS

BEDFORD CO.

PICTURESQUE HORSE FARM - 240 acres Excellent house, new 80'x160 clear span horse arena w/attached implement storage 78 acres productive, tillable land Balance woodland and pasture Stream \$395,000 Owner will consider a split

BLAIR COUNTY

GENERAL FARM - 131 acres (106 productive, tillable, 25 woodland & pasture) near Williamsburg Solid 2 story frame house and bank barn ideally suited for livestock Buildings are centrally located on land \$170,000

CENTRE COUNTY

GENERAL FARM - 123 acres (45 tillable, 32 pasture, 44 woodland) Excellent water supply 2 story frame house, mostly remodeled 30 x60 high clearance pole building Yarnell area \$119,500

GENERAL FARM - 44 acres (approx. **SALE**) Very good 1 story brick house bank barn Tusseyville area OF \$99,000

THREE LISTINGS - 2 MILES EAST OF REBERSBURG

10 ACRE FARMETTE - frontage on Rt 192 Sound 2 story house new 30 x 60' 2 story barn & garage Nice laying land Suitable for a limited acreage dairy operation with the adjacent barn listed below \$52,500 45 acres of woodland also available

2 STORY BANK BARN, 41 x 90' with a 40' x 45' attachment The barn has 27 tie stalls & an attached milkhouse 2 silos 12 x 50' & 10 x 35' 2 implement sheds 2 acres of land included Small additional acreage available \$35,000 Adjacent to the farmette above

40 ACRE GENERAL FARM 38 acres of productive tillable land good dwelling, barn, workshop Buildings in good condition \$67,500 Woodland also available Also available as a 5 acre property with buildings for \$29,500

GENERAL FARM - 105 Acre 92 acre highly productive tillable land, 15 acres pasture and woodland Very good house, barn garage stream Nittany Valley near Hublersburg \$177,500 Owner Financing

GENERAL FARM - 215 acres in Curtin Township near Romola adjacent to Sprout 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 \$92,500

CLINTON COUNTY

GENERAL FARM 183 acres near Loganton 83 acres productive tillable land 9 acres pasture 89 acres woodland Very good 2 story frame house large bank barn, garage, hog pen Small stream, well & 2 springs Joins state forest land \$180,000 owner financing

HUNTINGDON COUNTY

LIVESTOCK FARM - 419 acres (approx 220 acres tillable 140 acres pasture 59 acres woodland) Buildings include a brick home 2 barns garage, 2 silos 2 large equipment sheds 3 ponds are situated near the buildings \$385,000 Owner Financing

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 Spring water \$340,000 Owner Financing

LYCOMING COUNTY

LIVESTOCK OR DAIRY FARM - Near Lairdsville 270 acres (165 level very highly 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

GRAIN FARM - Limestoneville 300 acres (287 acres tillable) Very good house barn complete grain drying & storage facilities Highly productive ground in excellent state of fertility Considerable road frontage Extremely good farming area Owner financing \$750,000

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 \$325,000

GENERAL OR LIVESTOCK FARM - 105 acres (100 acres highly productive tillable land 3 acres pasture) excellent road frontage 2 story house barn & outbuildings \$185,000, owner financing

SOMERSET COUNTY

DAIRY FARM - 170 acres (115 tillable balance pasture & woodland) 2 story house & 1½ story house Barn 2 silos, corn crib, & trout stream Farm in excellent condition Owner financing \$190,000

MANY LAND PARCELS AND FARMETTES AVAILABLE

CALL OR WRITE FOR FREE LIST.

FARM AND LAND DEPARTMENT

Fred Strouse (814) 364-1705
Don Myers (814) 422-8111
Mel Rocky (814) 466-6688

(Lewisburg) Larry W. Platt (717) 568-5563
(Bedford) Richard D. Reed (814) 839-4271
(Huntingdon) Rachel Port (814) 669-4194



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

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NORTHCENTRAL PA.

Priced To Sell **FARMS & INVESTMENTS** Priced To Sell

SPRING AND IMMEDIATE POSSESSION

172 ACRE DAIRY FARM - 48 tie stalls. Heifer room, 3 stall parlors or milk in barn, bulk tank, milkers, barn cleaners, large house partially remodeled. Everything ready to go Possible FMHA financing to qualified buyer Owner anxious at \$125,000. W-613 PH: 717-724-5921

PA COMMERCIAL OR HOBBY FARM - 50 head dairy barn on approx 50 acres all same side of road, 20x60 silo, mow conveyor, partially remodeled house in shade trees, all overlooking beautiful Cowanesque Dam. Just listed at \$62,000. More land available FLB 12¼% Int., existing mortg M-322 PH 717-662-2138

DAIRY FARM — 157 acre operating dairy farm, almost new barn, 46 stalls, S.S. pipeline, barn cleaner, 650 tank, 4 Delaval milking units 15'x34' Seal Store lease silo Large machinery shed 8 room partially remodeled house. Possible mortgage assumption or \$115,000. Priced at \$165,000 W-605 PH 717-724-5921

100 ACRE FARM - Above Tioga and L'ville 3 bdrm. ranch style home w/gas heat (new wood furnace heats entire house) 40x150 3 story beef barn in excellent cond Drilled well and spring \$70,000 existing FLB mrtg at 12¾% int Just \$87,500 M-399 PH 717-662-2138

SOMETHING SPECIAL!! - Contemporary Chalet just out of Mansfield on 16± acres of pines & hardwoods Total cedar construction has produced maintenance free home. 2½ baths. Dining rm 3 bdrms. Livingrm. features deck off upstairs bdrm., Stone fireplace, and draped ceiling to floor glass wall. Full bsmt. 2 car garage. Much more M-369. PH: 717-662-2138.

47 ACRES - some wooded, stream frontage on black top road, septic approval, owner financing. \$31,900 B-151 PH: 717-265-3171



Offices. Area Code - 717
Tioga, Potter & Bradford Counties call or write
WELLSBORO, 120 East Ave 724-5921
WESTFIELD, 108 Main St 814 367-2249
MANSFIELD, RD 1 Box 41 662-2138
TOWANDA, Bridge St 265-3171
TROY, 41 Lycoming St 717-673-3298
OUR #1 AIM IS SERVICE

MAILBOX MARKET

Advertising and SUBSCRIPTION FORM

will be found on Page B39

REAL ESTATE

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PENNA FARMS

CUMBERLAND CO.

158 Acre General, Owner Financing

153 Acre Dairy, 40 comfort stalls

HUNTINGDON CO.

166 Acre General, spacious brick rancher

144 Acre Dairy, 1000 gal bulk tank

PERRY CO.

106 Acre Dairy, 2 silos, no dwelling

"GIVE US A CALL"

Charles Wenger, GRI, 263-0945
George Ebener 249-4979
Wilbert Diehl 258-3231

GEORGE L. EBENER & ASSOCIATES REALTORS

139 W. High St., Carlisle, Pa
Ph (717) 243-6195

CENTRAL NEW YORK OFFICE

"YOU SHOULD SEE THIS BARN", this is one of the nicest working barns around! It ties 55 in large stalls has 1000 gallon tank with free heater Patz cleaner to enclosed shed 25x50 wing for heifers 18x50 Unadilla silo with unloader ample grain and feed storage Too much to describe adequately here send for free brochure 179 acres in good farm area Comfortable 3 bedroom home \$127,000 is the right price

WITH OR WITHOUT the buildings the choice is yours 200 tillable acres of some of our most productive soils level and tile drained where needed Has supported 135 head Grows good soybeans has even grown sugar cane! Only \$75,000 photo brochure

WIMPLE'S SLOANSVILLE OFFICE 518-875 6355
FREE DAIRY CATALOGUES ALSO BRAND NEW SMALL FARM CATALOGUE JUST OUT!

SOUTHERN NEW YORK OFFICE

STOCKED AND EQUIPPED 145 acre farm with 90 acres tillable Neat barn has 35 ties with room for expansion cleaner new 18x50 silo with unloader 550 gallon tank Good 5 bedroom home With 28 cows all machinery \$223,000 or \$110,000 bare **CALL WIMPLE'S TRUMANSBURG OFFICE 607-387-9303**

ST. LAWRENCE VALLEY OFFICE

VERY PRODUCTIVE SOILS VERY SCENIC DAIRY AREA if you would like an area where all the farms look nice look here the farm has a 72 tie barn with a cleaner and mow conveyor system a milkhouse but no bulk tank The home is also in good condition and has 4 bedrooms and oil furnace There are 241 acres of rich loam soils with 170 tillable and the balance mostly in pasture Grows good alfalfa JUST LISTED AT \$88,000 **CALL WIMPLE'S GOUVERNEUR OFFICE 315-287-4163** MANY MANY OTHERS BEST SELECTION OF DAIRY FARMS IN THE ST LAWRENCE VALLEY

WHAT CAN YOU FIND ON NEW YORK STATE FARMS THAT YOU CANNOT FIND ON FARMS ANYWHERE ELSE??? LOW PRICES