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ANNOUNCING... NEW FREE UNITED FARM CATALOG-Fall issue. Many properties OWNER FINANCED from 9% annual percentage rate. Call now! See Picture in catalog!

MODESTLY PRICED FARM... 80 acre hilltop Pa. farm with 4 springs, 34 acres tillable, now in hay, about 30 acres wooded provides firewood & good hunting. 4 bdrm. farmhouse, 28x60 barn, other buildings. Can't last at only \$50,000.

UNDER \$240 PER ACRE... River-front 378-acre N.Y. dairy farm. 150 acres tillable, 1,500-ft. river frontage, about 3 acres sugar maple trees. Good 5 bdrm. home, 34x110 barn, 53 stanchions, other barns. On blacktop. Only \$89,500, terms.

DELAWARE CO. DAIRY... 212-acre N.Y. farm setup for 37 milkers could be expanded to 60-cow operation. 90 acres tillable, creek. Good 5 bdrm 2 ba home. 32x100 dairy barn, 600 gal. bulk tank, dumping sta., 3 milkers, 16x40 silo with unloader. Get your start here for \$130,000.

UNITED FARM AGENCY P.O. Box 7891-LF Lyell Station, Rochester, NY 14606 Ph. Toll-Free 1-800-821-2599

**10% OWNER FINANCING CENTRAL PENNSYLVANIA FARM**

UNION TWP. - HUNT. CO. - Over the hill from Raystown Lake - 136 acres - 70 till., 36 past., 30 woodland. Barn less than 30 years old - good silo-house still standing. Spring water. PRICED TO SELL. \$96,500, \$30,000 down, bal. at 10% APR for 15 years at \$714.62 per mo. Balloon negotiable.

**LIMESTONE GROUND - STONE HOUSES - 12% FINANCING**

MIFFLIN COUNTY - 10% DOWN - JUNIATA RIVER FARM - 1812 Stone House with spring in basement, plus barn and 40 acres for \$79,500, \$7,950 down, bal. for 15 years at \$858.74 per mo. Balloon negotiable. Barn not eqd. for dairy. Class I and Class II, well-drained riverbottom and limestone ground. Peaceful location at end of twp. rd., with 1 mile frontage Juniata River. Up to 150 additional Class I, Class II acres of riverbottom and limestone ground at \$1500 per acre. Up to 200 additional acres of woods at \$600 per acre. Discount for cash.

HUNTINGDON COUNTY - 15 mi. from State College - Beautifully restored 3BR stone house, plus 4-room all-elec. apt. Abundant spring water, second spring, streams, farm pond, 100 till. acres (predominantly Hagerstown), 30 ac. pasture, with barn. \$260,000, \$75,000 down, \$185,000 at 12% at \$2,220.32 per mo. for 15 years. Balloon in 8 years. Owner will subdivide house, barn, and 17 acres for \$139,500, OR, owner will sell 50 acres, 46+ till., for \$75,000, 20% down, bal. financed at 12% for 15 years at \$720.11 a mo. (with a balloon payment in 8 years).

**OPERATING DAIRY FARM**

HUNTINGDON COUNTY - Shirley Township - 150 acres - 50 +/- till., 75 past., 25 woodland. Large barn, 50 free stalls, house, and other buildings. \$175,000. Owner financing to approved buyer.

**CASH BARGAIN!**

RAYSTOWN COUNTRY - CHERRYTOWN AREA - 2 parcels. Parcel #1 unimproved, 78 acs., more or less, with good water source and extensive gameland frontage, \$50,000. Parcel #2 farmette, one mile from Shy Beaver Boat Launch, 76 acs. +/-, 50 till., pond, 4 BR house, well-maintained barn, outbuildings and lots more. Frontage Route 26 and Shy Beaver Access Road, \$125,000. Both parcels for \$165,000.

CALL:

**TRI-COUNTY REAL ESTATE AGENCY, INC.**

305 Penn Street, Huntingdon, Pa. 16652 (814) 643-5010 or (814) 643-1309 ANYTIME!

L-3832 132 acre operating dairy farm, PA and MD line, stanchion parlor, concrete & trench, silos, loafing barn, bank barn, stone and frame home, 3500' road frontage. \$310,000 owner financing.

L-3870 Adams Co. orchard 190 acres, two homes, two barns, etc. 100 plus acres with variety of apples, peach & pear, 40 acres cropland, 12% owner financing. \$410,000.

L-3878 Adams Co. 83 acres mostly tillable crop land, \$145,000.

L-3829 S.E. Adams Co. 118 ac. mostly tillable land, 1 mile frontage, 2 streams near 132 acre dairy farm. \$225,000. owner will consider financing.

L-3873 134 acre farm, Rt. 15 & 30, 2 1/2 story frame home, barn, several storage sheds, excellent commercial potential here. \$235,000.

L-3901 Starter dairy farm, Adams Co. 44 acres with 2 1/2 story home, bank barn, block dairy barn, silos, back off road, stream, fenced pasture, more land available. \$115,000.

L-3850 160 acre Adams Co. farm, 1 mile frontage, Near Rt. 15 & 94 many possibilities here, will sell in smaller tracts, \$275,900.



108 York Street Hanover, PA 717-632-6400

**DAIRY FARM**

Financing available on this 200 acre, 175 tillable acres of level to slightly sloping highly productive land, 20 acres woods. 72x216 free stall, set up for 150 cows but has room for 200. 2- 40x100 bunker, concrete silos, 28x60 shop, 2 car garage, 4 bedroom house with new bath and modern eat-in kitchen. Wood stove setup, natural gas. Good access on blacktop road. 120 day growing season. \$150,000.00. Southern N.Y., Steuben County.

**WALK IN DAIRY FARM**

Operating dairy farm, financing available. Full line of machinery includes 2 tractors, 1 gas - 1 diesel, plows, drag, grain drill, 3 wagons, mower, hay bane baler, chopper, blower, spreader, already to go. 19 black and white cows. 64 acres of loam soil all flat. Large 2 story barn, milk house with bulk tank and milkers, silo, 2 family house, Owner retiring. 1 mile off Rte. 17, 12 miles west of Corning, Finger Lakes area. Complete \$87,000.00.

**OWNER FINANCING**

600 acres, operating dairy farm, 400 acres tillable, w/large level to rolling fields. Woods and pasture. 4 ponds, creek and drilled well. Large dairy barn, 2 yr. old milk house, bulk tank and milker. Concrete silo, heifer barn, 2 houses. Can be bought w/s&e. 120 day growing season. Owner anxious to retire. Southern N.Y. Asking \$198,000.

**NATURE LOVERS**

300 acres of rolling land in one piece, 1/2 wooded, 2 acres planted to fur trees. 2 large ponds, 1 stocked with rainbow trout. Owner reports some taken this year 21 in. long. Fronts on two roads, blacktop and gravel. One section fronts on abandoned town road has a pine stump fence. 20x48 pole barn in good condition, most of land is fenced, good farming area. Excellent hunting, duck, deer, turkey and small game. All mineral rights. Southern N.Y. Steuben County. \$150,000.00.

**LEW Real Estate**

Dick Wilson - Broker 141 Chestnut St., Corning, N.Y. 14830 607-937-5637

191 Acres - Southern New Castle County, Delaware. No buildings. \$255,000 (#2075)

28 Acres - Queen Anne's County, Maryland near Delaware State line. No buildings. \$62,300 (#2051)

Other acreage available to 900 acres.

**PENINSULA REALTY**

1-302-674-5777 or 1-800-525-8910 Ext. AC-94

**2 JUNIATA CO. 14 AC. FARMETTES FOR SALE BY OWNER**

Located 5 mi. south of Mifflintown along Rt. 35. All cleared, small stream, 8 room frame dwelling w/3 fireplaces and large bank barn both in fair to good cond., exc. location - \$40,000.00.

Located 1 mi. north of Honey Grove along Rt. 850. Mostly cleared, small stream, 10 ac. tillable, 7 room frame dwelling and bank barn, both in poor cond. - \$18,000.00.

LARRY L. LONG, OWNER Ph. 717-527-4784

**FINANCING AVAILABLE ON MANY FARMS**

**Boyetown Area**

Price reduction on this operating Boyertown dairy farm. Possible owner Financing \$250,000.

**Cumberland Co.**

Dairy farm 126 acres just off route 81. Very clean - move in cond. - tie stalls, bulk tank, silo, nice house. 85 acres tillable. Priced to sell \$198,000.

**Franklin Co.**

94 ac. dairy, stone home, Amish farm, good cropper, possible transferable mortgage, price reduced to \$145,000.

**Juniata Co.**

150 ac. good bldgs., pond, good cropper, exc. water, fine home, secluded, \$190,000.

**North on 11-15**

Rich fertile fields, peace and quiet, small vegetable farm, over looks beautiful farm valley. New rancher w/1 car garage, plenty frontage. Priced in the 60's.

**Lancaster Co.**

27 ac. mostly tillable, 6 pasture, stream, quiet spot, poor buildings, Amish neighbors. Priced in the low 90's.

Lanc. Co. Land 10 acres, woods, frontage on Rt. 372. Buck/Norman Wood Bridge area. Ideal solar possibility. \$33,500.

**Akron Area New Listing**

5 ac. farmette, 2 story house, lg. barn, chicken house & 2 car garage. Large pond, priced @ \$114,900

**Montour Co.**

108 ac. sm. down payment, low int., stream, poss. beef cows/calf, etc. Very secluded but near I-80, in the 90's.

**Northumberland Co.**

100 ac., ex. bldgs., lg. home, 14x60 silo, limestone, near Rt. 147, \$225,000.

**Perry-Juniata Area**

Hardworking farm family, 100 acres productive ground, lg. cattle or dairy barn, milk house, equipment storage, produce trade, spring, brick house, owner financing. \$149,900.

**Snyder Co.**

28 Ac. Gen., nice setting, all till., fin. \$69,000. 18 Ac. off Rt. 104, stream, barn, 2 story good home, move-in condition. Mennonite neighbors, \$68,000.

**York Co.**

51 ac., quiet setting, pond, stream, nice farm bldgs., \$145,500.

173 ac. 70 ac. tillable & 100 ac. woodland. Near Susquehanna river \$185,000.

135 ac. high yield grain, farm bldgs., stone home, 8.5% money, \$329,900.

**KINGSWAY REALTY** REALTORS 1770 Oregon Pike Lancaster Phone: 717-569-8701 or Ephrata 717-733-3344

12,000 capacity chicken breeder farm. Good income. Includes 21 acres, 4 bedrm rancher on full improved basement, 1 bedrm cottage, mobile home and large garage work shop. \$295,000.

71 acres w/5 homes, improved building used as rec. room, 40,000 capacity chicken house, ideal for large family, in laws or rental. \$280,000.

65,000 capacity chicken operation on 41 acres. 2 large houses in excell. cond., 1 older house in fair cond. Large shop and separate garage and small home. Borders running stream. \$235,000.

9 acre farmette. Has remodeled 2 story home w/large family room, several out buildings in good cond., fruit trees, grape harbor, room to plant a garden and barn for animals w/storage space. \$57,900.

**ANDERSON STOKES**

210 Market Street Denton, MD 21629 301-479-3700

**FARMS FOR SALE!**

- 54 ACRES (Leb. Co.) - Beef, Horses, 2-Unit Stone Home ..... \$165,000
- 15 ACRES (Leb. Co.) - Horses or Beef, Huge Home, Good Condition Barn ..... \$95,000
- 9 ACRES (Leb. Co.) - Old Home, Barn ..... \$62,900
- 146 ACRES (Berks Co.) - Old Home, General, Buildings ..... Asking \$239,000
- 54 ACRES (Berks Co.) - General, Numerous Buildings; ..... TERMS \$135,000
- 18 ACRES (Berks Co.) - General, Numerous Buildings ..... \$180,000

**RICH BRANDT REALTORS**

2230 5th St. Highway, Reading, PA 19605 (717) 274-3622 - office - (215) 378-1122