

FARM

Including home, barn and other out-buildings, neatly nestled in rolling valley of North Central PA, Lycoming Co. near Williamsport. Must be sold to settle estate. Price \$122,000. Includes 214 acres including woodland.

Call Owner

717-323-8568 days
or 717-946-4314 eves

FOR SALE: 89.6 acres dairy farm located in R D 1, Whitesville, New York Allegany County, 2 miles over Potter Co., Pa. line, between Whitesville, New York and Genessee, Pa. Has 2 1/2 story, three bedroom house, equipment shed and frame bank barn set up for 40 cows, stainless steel bulk tank and dumping station. Hard road frontage on Rt 244A land rear boundary along Cryder Creek \$50,000

Additional 207 acres of woodland at same location for \$55,000. Excellent deer and turkey hunting.

All wooded recreational lots east of Whitesville, New York from 5 to 35 acres \$3900 for five acres to 35 acres at \$16,900

Alma Hill, southwest of Wellsville, New York, five miles north of Potter Co., Pa. Three acres for \$3250 to 52 acres for \$32,000. All wooded lots with road frontage.

East of Friendship, New York, off Rt 17, Allegany Co. Prime hunting ground 10 acres for \$4500 and up to 350 acres for \$325/acre

Mostly wooded 83 acres with a new log cabin, a garage and barn in Allegany Co., New York, Rt 17 and Belmont in the town of Allen area, subdivided into five lots of 14.8 acres to 18 acres

Recreational subdivision known as Card Creek with 185 acres with approximately 178 acres remaining, all wooded. Lots range in size from four to 30 acres - \$3500-\$14,500. Located on a private road next to 10,000 acres of Hammermill Paper Co. land in Potter Co., Pa. Excellent hunting area.

75 Acres in southern Potter Co., near the town of Wharton. We will subdivide into lots of ten acres and larger.

Northeast Potter County, next to village of West Bingham - 2 wooded lots - 4.8 acres for \$3600 and 13.6 acres with Genessee River flowing thru and frontage on 2 roads for \$8900

OWNER FINANCING is available on an individual basis with 25% down at 11% interest for five (5) years (Recreational Lots)

Financing for farms and larger tracts of timber land will be discussed on an individual basis

For drawings and additional information, please call 717-665-2914 or 665-5427

160 ACRE MODERN DAIRY FARM

FRANKLIN COUNTY 155 acres tillable very productive dairy farm. All buildings in excellent condition. Modern double 5 milking parlor with DeLaval System, 2 Harvestore silos with electric grinder and supplement mixed C.C. silo, 100 cow self locking feeding system, 78 cow free stall barn, 40x75 butler heifer barn with freshening pens, 48x75 machine shed, modern brick 2 story home with 4 bedrooms, 2 1/2 baths in immaculate condition. Ideal location, owner financing for qualified buyer. Call for details on this prime limestone farm, only 425,000

YES WE HAVE MORE FARMS

178 acre modern dairy farm with milking parlor, owner quitting, ill health, owner financing, 350,000

150 acre limestone dairy farm with dairy barn, 4 large silos, 100 cow set up, only 267,900

152 acre working dairy farm, owner financing, lots of road frontage, only 205,900

81 acre beef farm, only 160,000

57 acre beef farm, only 137,500

37 acre beef farm, only 142,900

42 acre limestone retirement farm, 2 story brick home, all building in immaculate condition, owner financing, only 199,900

Call Heyworth Realty
1-301-733-3701
late evenings or
early mornings
Lawrence Stouffer
1-717-597-2584



**CENTRAL N.Y. FARMS
NEW LISTINGS**

#124 487 acre dairy farm with over 300 tillable, "honeye soil." Barn #1 is 2 story with 110 ties + 2 pens & attached calf barn. 9 unit pipeline to 1500 gal. bulk tanks. It has 3 silos + bunk & conv. lagoon manure systems. Also 2 - 5 acre ponds. Main house has 5 br, 2 1/2 baths, fireplace & new auto comb. oil & wood heat plus 1 br apt. w/bath. Inside completely remodeled & beautiful. 2nd barn is 1 story w/48 ties, barn cleaner & silo with large colonial with remodeled apt. 3rd barn is 2 story with 40 freestalls. Priced for quick sale at \$325,000 with all crops included. Some assumable mortgage at 8% & owner financing at 9%.

#125 320 acre dairy farm with app. 200 tillable, "Lansing gravely silt loam & honeye soils." New double 5 parlor w/auto take-offs to 1500 gal. tank. Gravity manure system "clean every 6 mo." 3 lg. silos w/unloaders to mixer & auto-feed. 2nd barn is 45 freestalls w/auto-feed from cs silo. The house has 2 - 3 br apts., 1 beautifully remodeled with 2 full baths. It has oil & wood comb. heat. Also 2 trailer hook-ups. This is one of the best labor efficient operations that we have seen. Asking \$290,000 including all crops with FHA mortgage available to qualified buyer.

**BOYD A. RESSEGUIE
R.E. BROKER
PH. TULLY 315-696-8446**

\$215,000

GLENVILLE - private setting, gorgeous dairy farm surrounded by 80 fine acres. Plenty of out buildings, a good barn, 4 bedrm. home. This estate will enchant you. Call Magali.

\$245,000

Brodbecks - Two complete farms and dwellings on 90 acres. Productive poultry and grain business. Three laying houses. Feed bins, corn cribs and grain bins all included. 80 acres tillable. An ideal location.

\$149,900

Here's a love at first sight countryside beauty. In the Seven Valleys Village of Neiman. In every aspect a standout among today's offerings. Quaint, convenient, top quality, first rate condition, super commodious, and kalidoscopic scenic view for miles in all directions. Totally restored inside and out, on 12 plus gently contoured acres. All rooms and recreation areas are uncommonly large, light, airy and handsomely redecorated and trimmed-out to the queens taste...most with carpeted hardwood floors. 3 bedrooms, two and a half baths, huge family room with fireplace, large living room with fireplace, 2 car garage, large fitted workshop, screened patio bar-b-q pavilion in courtyard, all with water & electricity. Post and rail divisions of outdoor bushes & evergreens.

\$124,900

Glenville Pa. - 79 acres of fertile southern York County farm land, fenced 20 acre pasture with stream and 4 springs for thirsty cattle, sheep, or horses, 50 ac. tillable and 10 wooded. Large pre-Civil War home (log we think!) With stone beamed-ceiling familyroom addition and fireplace. Some subdivision possible. All located just north of the Mason-Dixon line only 5-minutes east of beautiful Codorus State Park and near Historic Hanover and Gettysburg.



COLTON-PACE, Inc. REALTORS
Market Square
Shrewsbury, PA 17361
(717) 235-6802

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REAL ESTATE

**Farms
To Buy or Sell
VanCleve
Real Estate
717-392-3032**

DAUPHIN COUNTY
93 Acre Farm, 80 acres tillable, near Carsonville, level ground, excellent soil \$124,900
**Town & Country Realty
717-299-4885**

CENTRAL PA FARM LISTINGS

CENTRE COUNTY

LAND - 104 acres (80 clear of which 50 are tillable, balance wooded), 2.3 miles of stream frontage, magnificent view, excellent hunting. Suitable for organic farming (no chemical applications for 15 years) \$72,000

FARMETTE - 10 acres with large stone house built in 1800's, large barn, small stream. Near Centre Hall \$110,000

FARMETTE - 10 acres with an excellent 4-bedroom 8-year old house, bank barn in good condition, new pole building, small stream. Near Centre Hall \$139,500

RECREATIONAL FARM - 120 acres (35 tillable, 83 woodland, 2 site), 2-story home, 3-room cottage, bank barn, wood house, smoke house, chicken house, and implement shed-corn crib combination. Julian area \$94,500

RECREATIONAL OR FISH FARM - 137 acres (62 tillable, balanced pasture and woodland), 3 large ponds, large recreational building, 2-story house (fair condition), 2 trailers, secluded setting. Near Spring Mills \$149,500. Ideal for fish farming

FARMETTE - 22 acres (15 tillable, balance pasture,) very nice, 2 1/2-story brick house, sound bank barn, garage, small stream, nice area. Near Potters Mills \$99,500

DAIRY FARM - 131 acres (109 tillable, balance pasture and site) 2-story log house with aluminum siding, bank barn with 33 comfort stalls, pipeline milker, milk house with bulk tank, 18'x60' and 12'x45' silos, good outbuildings, nice setting. Near Millheim \$249,000. Owner Financing

(JUST LISTED) GENERAL FARM - 155 acres (117 tillable, 32 woodland, balance site, roads and stream), sound 2-story house, bank barn, 32'x344' 1-story poultry building, outbuildings, excellent producing ground, small stream \$212,500

CLINTON COUNTY

LIMITED ACREAGE HOG AND DAIRY FARM - 14 acres with a 2-story dwelling bank dairy barn with 37 tie stalls, gutter cleaner and bulk tank, 14'x50' silo with unloader, 400 head capacity Nebraska style hog finishing building, 3 bay garage/workshop \$115,000. 36 acres of tillable Hagerstown soil available at \$1,500/acre. **Owner Financing**, 9% interest, 28 years, no call provision

COLUMBIA COUNTY

HOG AND BEEF FARM - 233 acres (130 productive tillable, 19 pasture, 79 woodland) Excellent house, good barn adapted for farrowing and finishing hogs outbuildings, nice setting \$275,000. **10% Owner Financing**.

HUNTINGDON COUNTY

(NEW LISTING) DAIRY FARM - 338 acres (202 tillable, 56 pasture and lowland 78 woodland), sound 2 story brick house, bank barn with 37 tie stalls, free-stall barn with 51 stalls and bunk feeder, 20'x60' and 20'x50' silos, 15'x40' Grain o matic silo for high moisture corn, farm shop, heifer barn, 2 implement sheds, stream frontage, pipeline and bulk tank, silo unloaders, gutter cleaner. Very well maintained \$375,000. **OWNER FINANCING**

(NEW LISTING) LIMITED ACREAGE DAIRY FARM - 35 acres (17 tillable, 5 pasture, balance woodland), 1 1/2-story house, bank barn with 25 tie stalls, milk house with bulk tank, new free-stall barn with 30 stalls and bunk feeder, 14'x60' and 10'x50' silos, garage, implement shed, wire corn crib, stream frontage \$75,000

LIVESTOCK FARM - 306 acres (approximately 140 tillable, 117 pasture, 47 woodland, 2 site), 1-story brick home, 2 barns, garage, 2 silos, 2 large implement sheds, excellent water supply, 3 ponds \$259,500. Additional land available

GENTLEMAN FARM - 103 acres (approximately 50 tillable and pasture, 50 woodland), sound well maintained 2-story frame house, 18'x31 2 story barn very nice setting \$99,500

DAIRY OR GENERAL FARM - 66 acres (55 tillable, balance pasture and site), sound 2-story aluminum-sided house, bank barn with 43 tie stalls, new gutter cleaner, milkhouse, new 40'x40' implement shed, 14'x60' Lancaster silo, pond swimming pool \$115,000. Additional land available

RIVER BOTTOM LAND - 55 acres (45.6 tillable), frontage on old Route 22, substantial Juniata River frontage. Ideal for truck crops and roadside marketing. **OWNER FINANCING** \$99,500

LYCOMING COUNTY

DAIRY FARM - 106 acres (87 tillable, 10 pasture, 9 woodland & site), Very nice 2 1/2 story house, 2 story bank barn, mod 1 story dairy barn w/52 tie stalls, gutter cleaner, pipeline milker, milk house w/600 gal bulk tank, 20'x60' ribstone silo w/unloader, bunk feeder and 2 very good pole buildings. Near Cogan Station \$210,000

LIVESTOCK OR DAIRY FARM - Near Lairdsville, 270 acres (165 level, very highly productive tillable) Good 2 story house, bank barn, 60'x120' cattle barn suitable for freestalls, 20'x60' Harvestore 2 streams. **Owner financing** \$325,000

RIVER BOTTOM FARM - 93 acres (71 tillable), excellent stone and frame house sound implement shed, workshop building, large bank barn with 25 stanchions 3,500 bushel grain bin, substantial Susquehanna River frontage, Class I land. **10% OWNER FINANCING**. Muncy area \$250,000

RIVER BOTTOM LAND - 41 acres (38 tillable) with road frontage on Pa. Route 405. This is a portion of the farm listed above. **10% OWNER FINANCING** \$82,500

NORTHUMBERLAND COUNTY

FARMETTE OR LIMITED ACREAGE DAIRY FARM - 27.9 acres (19 tillable, balance pasture), sound 2-story home, good 1 1/2-story Cape Cod home, bank barn with 35 stalls, implement shed. Near Milton \$99,500

**MANY LAND PARCELS AND FARMETTES AVAILABLE
CALL OR WRITE FOR THE FREE LIST**

FARM AND LAND DEPARTMENT

Fred Strouse (814) 364-1705
(Bedford) Richard D. Reed (814) 839-4271
(Huntingdon) Rachel Port (814) 669-4194
Don Myers (814) 422-8111
Mel Rockey (814) 466-6688

Frederick J. Kissinger, Realtor
William H. Leonard, Realtor
Ralph F. Brower, Realtor
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State College, PA 16801
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