

FOR SALE OR LEASE

Modern 100 Acre Dairy Operation. Located 18 mi. N. of Bloomsburg, PA. 35 acres of standing corn and barn full of hay available. Immediate possession available.

717/584-4145

WANT TO PURCHASE

Farms in Lancaster Co. 717-393-0646

Ask For Dave Skidmore

SALE OF FARM BY UNITED STATES GOVERNMENT

The Farmers Home Administration, Wellsboro, PA, is selling a farm consisting of 289.29 acres, more or less. Of this acreage 118.6 acres are cropland (Erie and Mardin soils), 111.19 is permanent pasture and 55 acres are woodland. The buildings on this farm consist of a dwelling, barn and two silos. This property was formerly owned by Charles T. and Irene M. Williams and is located in Deerfield and Farmington Townships, Tioga County, Pennsylvania, 4 miles south of Osceola, PA. The selling price for this property is \$138,450.00.

This farm will only be sold to an operator of a not larger than family-sized farm with priority being given to eligible for a Farmers Home Administration loan. To be eligible, an individual must have a satisfactory history of meeting credit obligations, farm experience or training and possess the industry and ability needed to succeed in farming; be a citizen of the United States; possess the legal capacity to incur the obligation of a loan; be unable to obtain sufficient credit elsewhere at reasonable rates and terms to finance actual needs; be the owner-operator of not larger than a family farm after the loan is closed; and need to rely on farm and other income to provide a level of living comparable to that considered reasonably adequate for the area the farm is located in. The County Committee will determine eligibility.

This property is being sold subject to the Environmental Regulations of the USDA. This farm property may contain highly erodible land and will be sold subject to the requirement that the successful bidder must contact the Soil Conservation Service (SCS) so that a conservation plan on the highly erodible land can be developed PRIOR to the completion of the sale. Pennsylvania Historic Preservation Commission has reviewed the property and special restrictions will be included in the sales contract requiring the purchaser to obtain their review if any future land use change is proposed.

If you are interested in inspecting the property or making an offer, contact the County Supervisor, Farmers Home Administration, 5 East Avenue, Wellsboro, PA 16901 (717-724-4812) for an appointment. The Government reserves the right to reject any or all offers. The farm will be sold without regard to race, color, religion, sex, age, national origin or marital status.

Marlin H
Fields
Real Estate

MIFFLIN COUNTY OFFICE (717) 248-5451
101 No. Wayne Street
Lewistown, PA 17044 (717) 248-3904 FAX
JUNIATA CO. OFFICE (717) 436-8839
SNYDER CO. OFFICE (717) 374-8106

WE ACT AS LOCATORS FOR FARMS AND LAND

C301 Snyder County- 16 acre commercial site with public sewer and water, large block building and 3 pole sheds. Ideal manufacturing facility, good work pool and easy access to U S RT 522 Call Dallas Will OFC 717-248 5451 or HM 717 543 5685

C25 - Juniata County - Fermanagh Twp. - Industrial/commercial buildings on 1 1/2 acres in Juniata industrial park. 3 buildings with a total area of 8,277 sq. ft. of space. Attractive location and building is adaptable for a variety of uses. Call Harold Kauffman Office (717) 436-8839 or home (717) 436-6874

F303 - Mifflin County - Ferguson Valley - 103 acre production farm with gently rolling land, with road frontage, and stream through fenced pastures. Large remodeled 4 bedroom farm house, 2 good barns and 2 silos. A well maintained, picturesque farm. Ideal for dairy, beef, sheep or horses and good country style living. Call Dallas Will, farm and land specialist Office (717) 248-5451 or Home (717) 543-5685

F152 - Snyder County - Meiserville - 112 acre general farm with creek, road and state game land frontage. Newly remodeled home with central vac. thermopane windows, stone fireplace, TV dish antenna and new plumbing and rewiring. Large bank barn. Ideal for beef, sheep or horses. Call Rick Walters - Office (717) 436-8839

L301 - Western Snyder County - 25 acres of land - approx. 20 acres tillable and 5 acres wooded. Road frontage. Ideal homesite or small farm in the country, quiet and picturesque. Call Dallas Will, farm and land specialist Office (717) 248-5451 or Home (717) 543-5685 **PRICE REDUCED**

F201 - Snyder County - 100 acre Christmas tree plantation, 90,000 premium Douglas Fir and Blue Spruce Trees. First harvest can be made this year. Call George Harrison - Office (717) 374 8106 or Home (717) 672 9127

F302 - Mifflin County - Ferguson Valley - 131 Acre dairy farm, free stall barn, 3 silos, pipeline, and manure storage pit. Two story farm home and ranch home. Adjoining land available for rent. Ideal for dairy or beef. **ASSUMABLE FMHA MORTGAGE AVAILABLE**. Call Dallas Will, Farm & Land Specialist - Office (717) 248 5451 Home (717) 543-5685 **PRICE REDUCED**

H101 - Huntingdon County 152 acre farm, 98 free stalls, milking parlor. Call Rachael Port Home (814) 669-4194 or Dallas Will, Farm and Land Specialist Office (717) 248-5451 or Home (717) 543-5685

H102 Huntingdon Co. West Township near Petersburg, 43 acre farmette in quiet country setting, featuring a 10 room brick house, built in circa 1800, spring house and other outbuildings. Call Rachel Port Home 814-669 4194 Office 814 237 6620

L42 - Juniata County - Tuscarora Township - 83 62 acres Road frontage on hard road. Excellent location for sub division or home sights. Good stream thru the acreage borders on state game land. **POSSIBLE OWNER FINANCING NEW SURVEY**. Call Harold Ford - Office (717) 436-8839 Home (717) 535-5913

SERVING THE FOLLOWING COUNTIES WITH BROKERAGE AND APPRAISALS Mifflin, Centre, Huntingdon, Juniata, Perry, Snyder, Northumberland and Union.

MEMBER OF LOCAL MULTI-LISTS

FOR SALE BY OWNER

149 Acre Dairy-Grain Farm 6 mi. NW of Gettysburg, PA. Scenic farming area. Two story brick Civil War farm house, pond, stream, bank barn, dairy barn, 3-car garage, chicken house, and metal machine shed. Approx. 3/4 of a mi. of Twp. road frontage. Possibility of 39 acre adjoining parcel for sale also. Asking \$460,000.

Call 717/677-8168

CHARLOTTE CO., VIRGINIA

226 acre farm, approx. 60 acres open w/long road frontage in quiet rural area. Ideal for hunting and fishing. Two good streams. 15 minutes to Kerr Lake. Good 2 story 3BR house, tobacco acreage. Located west of I-85 and east of highway 360.

Buy At **\$135,000**
Call 804-372-4034

FARMS FOR SALE IN HUNTINGDON CO.

Central PA

1. 365 acre dairy farm, 300 acres tillable. 2 sets of buildings. Pipeline milkers, free-stall barns, 2 large concrete silos, 1 Harvestore grain storage. Farm can handle over 100 milk cows.

2. 41 acre country property. Includes 2 bedroom ranch home. Spring fed pond, stream. Some open land. Mostly woodland. Excellent hunting near Raystown Lake.

3. 120 acre woodland, nearly level. Take your pick. Seller will survey. Near Route 522 in the new industrial park. Buy all or part. You make the choice.

4. Hunter's Paradise. 162 acres w/old log house near State Game Land w/beautiful mountain stream, excellent deer & turkey hunting.

5. 134 acres woodland. Good timber stand. Excellent hunting area for deer and turkey. 20 minutes from the Raystown Lake. Call today for appointment.

Colonial Real Estate Agency

W.R. Yocum Broker
104 Third Street
Huntingdon, PA 16652
(814) 643-4070

WE ARE LISTING SOME GREAT BUYS!

#1010 - Owner retiring. A beautiful farm w/private setting. 340 acres flat to gently rolling land. The best built barn we have ever seen; 92 big tie stalls, wide barn, high ceilings, drive in second story full length of barn. Freestall addition, 40 stalls. Double five milking parlor, 10 units. Other barns. Recently new home for two families. This farm has to be seen to be appreciated. Price is firm. \$350,000. Barn alone would cost \$300,000 to build. Owner will finance with \$75,000 down.

Another great buy. Especially for investor, 190 acres, two family home, two story dairy barn, 50 big tie stalls. Two silos. \$200,000. Possible owner financing.

#942 - Another beautiful farm. Like new barn for show type cattle. 78 big stalls on 2" pipeline, 1500 gal. tank, hay storage, silos, new heifer barn, machinery storage. Very good 10 room home with swimming pool. The land is the very best; top alfalfa soils, lays mostly flat, big fields. You can't buy a better farm than this. Asking \$490,000.

We try to find the best & priced right. Please call for an appointment of FREE FARM LIST. We won't waste your time.

Dick Posson, Broker
POSSON REALTY
Norwich, N.Y. 13815
(607) 334-9727

FARM FOR SALE BY OWNER

90+ acres in Indiana County, PA. Dairy farm in operation now. New 40x60 machinery shed, 18x60 silo with unloader, 3 more buildings plus the farm house. Will sell just real estate or can be bought with cows and equipment.

412-465-7095

IOWA FARMS

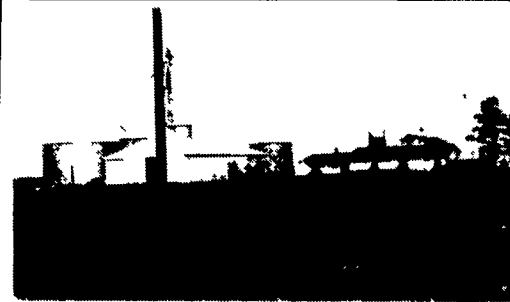
Iowa Dairy Farm - 400 cow capacity located on 251 acres of productive prairie soils. \$525,000

Wisconsin Cash Grain and Livestock Operation - 2200 acres with 5 farmsteads. Cattle and hog facilities.

Farm property newsletter with nearly 100 farms for sale. Member Iowa Farm Multiple.

Hertz Farm Management, Inc.

P.O. Box 500
Nevada, Iowa 50201
515-382-6596 or
800-593-5263



SOUTHERN MINNESOTA HEADQUARTERS FARM

Located on Trunk Highway #14 20 miles west of Rochester Minn. 155.5 level productive farm land @ modern three bedroom home 96,000 bushel grain storage with leg. Two machine sheds - cattle shed.

Additional 146 @ bare land nearby

Over four million dollars in Farm Land Listings also available.

FARIBO REALTY

P.O. Box 836
Faribault MN 55021
507-334-2081

NEW YORK STATE FARMS

Urgently Needed free stall or conventional dairy farms stocked or bare w/good soils and buildings anywhere in NYS. Particularly needed 150-200 freestall. Qualified customers ready to buy

Montgomery County: 300 acres, 250 tillable, double 5 parlor, 120 free stalls plus 90 stanchions, 3 staves and 1 harvester, good soils, modern ranch house, \$460,000. Cattle, feed, more land and second home available

Finger Lakes, Ontario County: 760 acres, 500 tillable, New York state's finest soils, Honeoye and Lima, excellent dairy farm w/milking parlor, 200 free stall barn, 2 stave and 3 Harvestore silos, slurry tank, 4 houses. Call for details

473 Acres, 350 tillable, excellent Honeoye/Lima soils, 100+ freestall barn w/parlor, 2000 gal bulk tank, basement barn, heifer barn, 4 silos, modern 5 BR Victorian home w/30' LR, modern kitchen/FR, w/BFP, trailer, good water supply. Make good dairy or vegetable farm \$650,000 or 344 acres for \$600,000

Wyoming County: 289 acres, 180 tillable, 3 silos, pipeline, 75 tie stalls, gutter cleaners, ranch home, \$225,000.

275 acres, 130 tillable, 73 tie stalls, 50 free stalls 1000 gal. bulk tank, good 4-5 BR home, real nice farm. \$275,000.

Chautauq County: 272 acres, 130 tillable, good 75 tie stall barn, equipment buildings, heifer barn, 2 Harvestore silos, 5 BR home, free gas, \$195,000. Registered cattle, equipment and more land available with terms

MCKNIGHT-HOGAN AND NOONAN REALTY, INC.

Ask For Jim Noonan, Broker
716-433-6788

716-434-5088 Eves. & Weekends