

REAL ESTATE NEEDED

Have qualified buyer for 30 to 100 acre or plus farm. Must have a lovely setting with complete privacy - house can need some work but should have character & charm. Need York County area. Up to \$1,000,000.00. Please call.

The Homestead Group of York, Inc.
 (717) 757-5646 or
 (717) 755-1681
 and ask for Shirley or Chuck Hoke.

NEW YORK FARMS

Cayuga County near Mennonite Church - Two very nice FARMS!

#1128 - 80 acres of land, lays nice, good older brick home, two story, nine rooms. Two story dairy barn, 30 big tie stalls. Concrete silo, pole bldg. for machinery or horses. Nice quiet location, priced very reasonable. \$115,000.

#1132 - 180 acres, two story older brick home, 9 rooms, 2 baths, 2 story dairy barn, 42 tie stalls on 2" pipeline. Two concrete silos, bldgs. same side of road. Nice location. Asking \$190,000.

#1118 - Schuyler Co. - near Amish church, 212 acres, very nice 40x138 two story dairy barn, 40x80 machinery building. Very nice 9 rm. home, pleasant setting on road with very little traffic. \$240,000.

#1117 - Same area as above, 150 acres, 65 cow freestall barn with milking stable, feed T.M.R. ration. 8 room home - only \$200,000.

#1106 - Close to new Mennonite Church. A very productive dairy farm, Hi Lime well drained soils, 190 acres, 70 cow two story barn, pipeline, 1000 gal. tank, two concrete silos, Nice ranch home, buildings same side of road with little traffic. Death in family forces sale of this good farm. \$200,000. Cattle & equipment also available.

We have farms in many counties!
 Free Farm List Available.
POSSON REALTY
 R.D. #3, Norwich, N.Y. 13815
 (607) 334-9727
 1-800-334-4399

CENTRAL PENNSYLVANIA FARMS, FARMETTES, LAND AND CABINS

Our Farm and Land Division currently has many farms, farmettes, land parcels, and cabins available in central Pennsylvania. We would be happy to send you a free farm and farmette list and/or rural land and cabin list.

See the February 23 or March 30 issues for a complete farm and farmette inventory.

Farm and Land Division
 Fred Strouse (814) 364-1705
 Scott Yocum (814) 466-3150
 Terry Gingham (814) 466-2118



245 S. Allen St.,
 State College, PA 16801
 (814) 234-4000

Small family with dogs needs to rent private lot for well maintained 14x80 mobile home. Prefer Southern Chester County or lower Lancaster County
 Please Call
 (215) 268-2124
 and leave message.

House in mountains in Karthaus Township, Clearfield County. Excellent hunting and fishing area. State Game Lands, 1 mile. Quahanna Wilderness Area, 5 miles. 6 rooms and bath, new roof, and new oil furnace with detached garage on 4 acres on paved road. \$30,000
 Call Larry in York, PA
 (717) 792-3125

So. Northumberland Co. & Surrounding Counties

Large diversified operation.

Hogs, cattle, layers, modern buildings w/ manure pits, large machine sheds & shop, 2 good homes & trailer pad. 174 acres, 155 tillable Possible Owner Financing. \$325,000.

150 acres, no buildings Timber, farmland & streams Can be divided \$1,500/acre Owner Financing Available

86 acres, 4 bedroom log home & well maintained trailer 30 acres farmland, balance wooded \$100,000

Snyder County: 3 acre farmette, 3 bdr. 90 year old home in excellent condition, 1 1/2 baths, fireplace, in-ground pool & barn. Beautifully landscaped. Located on a side road. \$155,000.

300 steer feedlot, 3 Harvestores, 8 acres newly fenced Owner financing \$77,000

100 acres, 60 tillable, 25 pasture, balance wooded, streams, no buildings No Down or Rent Option \$140,000

47 acres, mostly clear farm land, stream thru, excellent for Christmas trees No Down or Rent Option \$69,000

PETER B. CORTELYOU

Real Estate Herndon, PA 17830
 Peter B Cortelyou, Broker 717-758 9177

BEAUTIFUL FINGER LAKES AREA

CORNING NEAR, General farm, 337 acres, 100 acs. till, bal. pasture & forest, creek, dairy type barn, 40 stanchions, 400 gal. Girton bulk tank, silo, tool/storage barn, 3 wells, large 10 rm homes, 6 bdrms, 2 baths, \$240,000 #3143

GENERAL FARM, 165 acres, 90 acs till, bal pasture & woods, 2 ponds, 70x40 barn, shop, early American home, 10 rms, 5 bdrms, \$138,500 #3131.

DAIRY FARM, 772 acs, 420 acs till, bal. pasture & forest, main barn 300x50 double 8 milking parlor, 4000 gal. bulk tank, 144x40 heifer barn w/attached 36x36 calf area, 8 silos, 2 slurry storage tanks, 5 homes, 233 cows, 60 bred heifers, 12 yearlings, 79 calves under 1 year. Cattle & machinery, \$1,850,000 #3022.

HORSE TRAINING & BOARDING STABLES, 13 acres, new professional barn w/box stalls & indoor arena, 2nd barn, holding paddock, updated colonial home, just reduced to \$120,000 #3043, also large trotter training and boarding stables available

DAIRY/CASH CROP/BEEF FARMS, FARMETTES, HORSE FARMS, ACREAGE, LAKE, VILLAGE & COUNTRY HOMES, CHALET.

MAKITRA GALLERY OF HOMES
 National Advertising National Relocation Service
 4 West Steuben St. Bath, N.Y. 14810

Fax 607-776-6665
 24 Hrs. 607-776-2468
 After Hrs. 607-776-2386



1525 Science St., State College, PA 16801

814-231-0101

"FARM PEOPLE SERVING THE FARM COMMUNITY'S REAL ESTATE NEEDS."

Contact DON C MYERS
 Residence (814) 422-8111
 KENNETH L HALL
 Residence (814) 387-6273



CENTRAL PENNSYLVANIA FARMS AND FARMETTES CENTRE COUNTY

NEW LISTING - #5995FB FARMETTE SPRING MILLS AREA \$159,500

- * 26 Acres, approx 1/4 open (pasture) and 1/4 lightly wooded and pasture
- * Very Comfortable, Well Maintained 2 1/2 Story House, 2 Story Barn (32'x48') With 6 Horse Stalls And 1/2 Bath
- * Nice Setting With The House Away From The Public Road, An Ideal Property For Country Living And Horses

#5967FA GENERAL FARM STATE COLLEGE AREA \$869,000

- * Approx 176 acres with 145 acres tillable, 14 acres pasture, 13 acres wood, 4 acres site and misc
- * 2 1/2 story brck home built in 1830's in extremely nice condition, 45x101' bank barn, with 25'x70' straw shed attachments, concrete block garage, implement shed, 12'x40' silo
- * Situated 8 miles from State College this farm has gently rolling limestone soil substantial public road frontage and approx 8 1/2 % owner financing

#4823FA -GENERAL FARM SPRING MILLS AREA \$229,500

- * Approximately 130A, 35A tillable, 65A pasture, 13A woodland, 15A steep land and brush, 2A site area
- * 2 1/2 story brck home built in the early 1800's ideal for restoration, summer kitchen, 2 sound implement sheds, corn crib and a sound foundation for another building.
- * The house is ideal for potential use as a bed and breakfast There is substantial frontage on Penns Creek and approx. 83A of the land has outstanding views of Penns Valley This farm also has substantial subdivision potential. The house and 36 acres is potentially available for \$74,900

#2473 FB GENTLEMAN FARM, STATE COLLEGE - \$350,000

- * 26 Acres - 24 Acres highly productive, tillable plus 2 acres site
- * 2 1/2 story brck house with 3 finished floors and new cherry kitchen, and 2 story bank barn.
- * Ideal for horses, only 3 miles from town

#3637FA-GREENHOUSE OPERATION CENTER HALL AREA \$164,500

- * 7.22 acres substantial road frontage on Route 144, substantial Sinking Creek frontage
- * Approximately 10,900 square feet of greenhouse area plus headhouses and a sound 2 1/2 story home.
- * This business has a very well established local trade approximately 14 miles east of State College This property has been well cared for and is in good condition

HUNTINGDON COUNTY

#3621FA - GENERAL FARM, WARRIORS MARK AREA \$310,000

- * Approx 371 Acres (131 acres tillable, 218 acres woodland suitable for clearing, 2 acres site, 20 acres woodland & misc)
- * 2 1/2 story house w/most rooms remodeled.
- * Soils on tillable land are primarily Hublersburg silt loam & Morrison sandy loam. 218 acres of woodland suitable for clearing & farming are mostly Hublersburg silt loam, 2-8% slope. Hublersburg & Morrison both have excellent productivity potential.

#134 FA - RIVER BOTTOM LAND - ALEXANDRIA AREA - \$99,500

- * 55+ Acres (45.6 tillable, highly productive)
- * Ideal for truck cropping and irrigation
- * Situated in an excellent location for direct (roadside) marketing

LYCOMING COUNTY

#3493 FA GENERAL VEGETABLE OR DAIRY RIVER BOTTOM FARM - WILLIAMSPORT - \$175,000.00. Available w/Farmette Below For \$200,000 TOTAL

- * Approx. 112 Acres (89 acres tillable, 16 acres pasture 7 acres site & miscellaneous)
- * 2 1/2 story frame house, barn w/milking parlor, free stall barn 2-20x60 & 2-20x30 Harvestore silos 42'x96' implement shed w/shop area 40'x60' retail sales building.
- * Highly productive, river-bottom land, Susquehanna river frontage for irrigation Good growing season Available with farmette below

#3493 FA FARMETTE, WILLIAMSPORT AREA - \$69,500.00.

- * Approx. 10 acres (7 acres tillable, 3 acres site)
- * Comfortable 2 1/2 story brck farmhouse, 2 story bank barn, garage, 20'x50' Harvestore silo
- * Situated in a rural area close to Williamsport

DETAILED BROCHURES ARE AVAILABLE FOR EACH OF THE LISTINGS ABOVE. MANY 10 ACRE TO 400 ACRE WOODED TRACTS AVAILABLE IDEAL FOR CABINS AND HUNTING - FREE LISTS.

Pay No Capital Gains with a Tax-Free Exchange.

Investors large or small can take advantage of paying **NO CAPITAL GAINS TAX** when selling land or an investment property.

Cornerstone Capital Group has been specializing in this area for many years and can be instrumental in facilitating the successful completion of your real estate swap

Our services include:

- Qualified Intermediary
- A straw party escrow holder
- Consultant work
- Income producing real estate available for exchange
- Finding the exchange property
- Negotiating the purchase
- Finding the mortgage financing
- Renovations through our construction company
- Real estate brokerage services

When it comes to Tax-Free Exchange call the EXPERTS.



1450 Boot Road/Bldg. 400
 West Chester, PA 19380
 215/436-9405

