

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 April 27 or May 25 Issues for a complete farm and farmette inventory.

Farm and Land Division

Fred Strouse (814) 364-1705
 Scott Yocum (814) 466-3150
 Terry Gingher (814) 466-2118



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

Perry County Farms For Sale:

Character and charm in this large historic/victorian brick home, old mill/barn on 3 1/2 acres. \$99,000.00. Just outside Newport.

82 acres of beautiful western Perry County just outside Blain-Country living at its best. Farmhouse and chestnut barn with other outbuildings. 1 mile+ highway frontage.

400+ acres of the finest hunting, beautifully wooded Perry County mountain acreage.

13 acres of barn and house - fronts on two highways. \$48,900.

Superb subdivision possibilities, with 2,000 feet road frontage. 69 acres - partly wooded. \$120,000.

Nursery, grazing on 71 acres half-wooded. \$49,900 2,700 feet road frontage.

153 acres House, barn - about half wooded, with road frontage. \$216,000.

ERA Sylvan Manor
 Newport
 717/567-9268

Nippenose Valley

Large farm, would make 3 farms. Nice long field.

Call
(717) 529-2678
Mosemann Real Estate

INDUSTRIAL BUILDING,

60'x60', garage on first floor of 2 1/2 story. Side lot 60'x60', large front lot, 1 story office building, 5 minutes to expressways. Building stands alone and has many possibilities, excellent location. Asking \$175,000
(215) 934-6414
 Phila, Pa.

South Central Virginia:

- 134 acre w/circa 1860 8-room home, lake, and timber, only \$98,000
- 301 acre farm, 120 acres open 2 story farmhouse, camper, barns, timber, creek, and 8,000' road frontage, \$249,900
- 8 acre w/6 rm bungalow, screened porch, storage buildings, \$50,000.
- Retirement Home - 2 BR rancher, in town, storage building, garden, only \$33,900
- 401 Acre cutover 12 yrs. ago w/swift creek, excellent hunting area, at foot of mountain, a steal at \$120,300.



Countryside Real Estate
 Call (804) 542-5652
 L.T. Richardson



Recreational, Commercial & Development Real Estate
717/769-6445

Beautiful mountain lots and acreage for sale in Clinton and Lycoming Counties.

45 Acre Wooded Lot, perk approved with electric, timber, small stream, excellent view, good bear, deer and turkey. Close to Woolrich, PA. \$45,000. Owner Financing.

Campground w/65 acre farm, 50 unit travel trailer park on 360 acre Rose Valley Lake, (Operated by PA Fish Commission). Lycoming County, \$175,000.

3.26 Acres adjacent Sproul State Forest, level wooded lot. \$9,900

362 Wooded Acres, Clinton Co., Tangascootack Creek borders Sproul State Forest, \$442 per acre.

Remote mountain cabin adjacent fishing stream for rent on weekly basis.

* Pay No Capital Gains With Tax Free Exchange

Call Today For More Information About Our Recreational Real Estate

WIMPLE ASSOCIATES

"NICE LITTLE JERSEY FARM"... two barns; one nearly new with 42 stalls, Patz cleaner, 550 gallon bulk tank. (2) 18x50 silos. Also gable roof barn with 39 ties and 650 gallon tank. (2) 6 ton grain bins. Both barns with new 250 amp entrances. Three year old 3 bedroom home, 2 full baths, double fireplace, central stereo system. 27 acres with stream. \$85,000. HURRY!

STONE SHOWPLACE FARM: 291 acres with 160 tillable. Beautiful setting with views to the west. Pretty pond in yard of elegant cut-stone home; 2 full baths, huge fireplace, \$26,000 kitchen. Excellent 44 tie barn, 2" pipeline, new 20x60 unloading silo. Lots of heifer facilities. Something special for \$253,000.

"GREAT FREE-STALL BUY" 312 acres in Madison County with 160 tillable. Nice setting in prosperous area near Mennonite church. 120 cow block free stall barn, double 6 parlor w/ATO's, 2 large silos plus (2) 35x125 bunkers. Heifer barn. 30x75 tool shed. Completely remodeled 4 bedroom home with fireplace. INCLUDES: 92 milkers, YS, 5 tractors, skid steer, complete machinery for \$425,000 or \$225,000 bare.

MORT WIMPLE ASSOCIATES
 SLOANVILLE, N.Y.
 518-875-6355
 FAX: 875-6749

FREE DAIRY, ACREAGE OR GENERAL FARM CATALOGUES

THE REAL ESTATERS OF MANSFIELD

1671 S. Main St., Mansfield, PA 16933
 (717) 662-2138 Evening - (717) 659-5514

BORDERS STATE FOREST

478.19 acres south of Wellsboro, PA. Mix of woods and reclaimed areas planted to pine trees. Access from multiple roads. Just minutes to Pine Creek and Grand Canyon. Negotiable owner terms at \$237,000 (\$495 p/ac) or \$213,300 cash (\$445 p/ac). Smaller parcels and info. package w/map available. Example -40.98 acres bordering state \$29,900 terms or \$26,900 cash. M-INT.

MILLERTON AREA

Approx. 78.8 acres w/mix of tillable, pasture & wooded areas. Stream thru property. 8 rm, 4 bdrm, 1 1/2 bath home w/partial garage in bsmt. 20x40 new 2 story garage barn and older 28x28 barn. Immediate possession. Asking \$114,900 M-822.

PRICE REDUCED

From \$89,900 to \$84,900 for this 2 story, 3 bdrm., 1 1/2 bath home w/attached 2 car garage on 23.65 acres near Liberty. Tremendous views with southwest exposure. 40x60, 32x188 and 36x216 outbdgs., would easily convert to many uses M-811.

WHAT A DAIRY FARM

120+ head capacity under one roof. 82 cows on pipeline. 3 Harvestore silos. Approx. 317 acres in 4 parcels within 1 mile area. 2 story 4 to 5 bdrm. remodeled farm house. Reduced from \$395,000 to \$326,800. Spring possession. Would subdivide M-834.

SOUTHERN YORK COUNTY -75 acres - 50 tillable, balance pasture & woodland. Two houses, large barn with other buildings. Large warehouse and office previously used by roofing company.

OFTEN SEARCHED FOR seldom found, describes this all stone farmhouse with many outbuildings in excellent state of repair on 20+ acres with never failing spring & stream in private setting. Asking only \$159,900

VICTORIAN BRICK FARMHOUSE with 2-story stone summer kitchen with large barn & outbuildings on 10 fenced acres with a pond located between Dillsburg & East Berlin @ only \$149,900.

5 1/2 ACRE FARMETTE near Dillsburg with 3 bedroom, 3 bath, stone & frame farmhouse. Large barn & 2-car garage included. More acreage available. Offered @ \$159,900.

15 ACRE HORSE FARM with large barn containing 10 box stalls, tack room, feed room & 4 fenced pastures. Large 5 bedrooms, 2 1/2 bath late 1700's stone & vinyl farmhouse with 2 fireplaces, C/A, inground pool, jacuzzi & etc. Listed @ \$350,000.

WITMER REAL ESTATE & ASSOCIATES
 725 Plaza, Route 15 N
 Dillsburg, PA 17019
 Office 717-432-0029



1525 Science St., State College, PA 16801
814-231-0101

"FULL TIME, FULL SERVICE, EXPERIENCED."

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



CENTRAL PENNSYLVANIA FARMS AND FARMETTES CENTRE COUNTY

- #5034FL 94 ACRES RURAL LAND SPRING MILLS AREA \$175,000**
 • Approx. 94 acres with 83 acres tillable, 6 acres pasture, 5 acres woodland
 • Soils are primarily Millheim silt loam and Opequon-Hagerstown Complex.
 • Several very nice building sites well suited for a gentleman's farm.
- #5995FB FARMETTE SPRING MILLS AREA \$159,500**
 • 26 Acres, approx. 1/4 open (pasture) and 1/2 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 brick 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 The house, barn, out buildings, and 106 acres are available for \$425,000.
- #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 brick 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

- #5026FB GENTLEMAN FARM, WARRIORS MARK AREA \$195,000**
 • Approx 43 acres with 14 acres tillable, 27 acres pasture, 2 acres site
 • 2 1/2 story aluminum sided house, bank barn, summer kitchen poultry house 2 implement sheds, wash house, and garage
 • This property is well suited for beef cattle or horses, approx 30 minutes from State College
- #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

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.