

YORK COUNTY
 78 Acres with house & outbuildings, 40 acres/tillable.
 9.4 Acres w/new 4 bdr., 2 ba ranch & 44x312 chicken house. Equipment incl. Multiple uses.
WHITE ROSE REALTY
 717/235-6911

THE REAL ESTATERS OF MANSFIELD
 1671 S. Main St., Mansfield, PA 16933
 (717) 662-2138 - Evening (717) 662-2363

HOME, POND AND 32 ACRES
 Armenia Mountain area. Mostly wooded with subdivision potential. Paved and gravel road frontage. 4 bdrms, 2 baths. Package price was \$109,700, reduced to \$94,900 for immediate sale. M-808.

BRADFORD COUNTY DAIRY FARM
 Picture farm w/100+ acres. 100+ head capacity under one roof. 3 Harvestore silos. Nice pipeline milking system. Big shop/shed w/14' high doors. 2 story remodeled farm house. Much more for just \$199,000. Additional 200+ acres available in 3 parcels. M-835.

OVERLOOKS COWANESQUE LAKE
 740 acres with survey complete. On South side of Rt. 49 within 1 mile of new recreation complex maintained by the Army Corps. Baldwin Creek thru property. Long road frontage in back. Access thru Army Corps off Rt. 49 in front. Some approved sewage sites. Excellent investment. Just \$309,000. Owner terms \$61,800 down Bal. of \$247,200 amortized up to 20 yrs at 11 1/2 % interest w/5 yr. balloon desired. M-730 Just \$417 per acre.

BORDERS STATE FOREST
 18.4 surveyed acres near PA Grand Canyon area in Shippen Township west of Wellsboro. Approved sewage site for privy or pressure dose sand mound. Wooded tract borders privately maintained road in front of State Land in back. Was \$18,500, reduced to \$16,900! M-817.

CENTRAL PA. VEAL OPERATION
 145 capacity, milkhouse, 30x40 barn and workshops. Aluminum sided home. 24.5± Acres. Turbotville area, near interstate I-80 and Pa. 180 - \$130,000.

CENTRAL PA. FARM WITH VEAL OPERATION
 110± acres with bank barn, milkhouse, silo and 66 capacity veal operation. Approx. 70 acres tillable; 2 wells one spring. Edges wooded and pasture, large house. Between Muncy and Turbotville, near intersection I-80 and Pa. 180 - \$195,000.

The Fairman Agency
 212 Main Street
 Watsontown, PA 17777
 (717) 538-2582
 After Hours: Deborah Fairman
 (717) 649-5940

NORTH CENTRAL PA
371 ac. operating dairy farm, 157 tie stalls, S.S. pipeline, bulk tank, barn cleaner, liquid manure system, 5 silos, lg. house + much more, must see — \$325,000.

149 ac. open & wooded land, gorgeous views, exc. hunting area, just timbered. \$60,000.

127 ac. w/bank barn, exc. for horses, beef, etc; no house. Asking \$88,000.

67 ac. farm, all pasture, house, barn, well, spring, 48 stanch, barn cleaner, pipeline, 2 box stalls, silo, asking \$110,000

246 ac. operating dairy farm, 2 houses, barn, silo, ponds, owner anxious, asking \$300,000.

166 ac. former potato farm, machine shed, potato storage + work shop, exc. land, great views, \$200,000.

255 ac. dairy farm, 40 cow barn, glass pipeline, barn cleaner, silos, bulk tank, calf barn, heifer barns, corn storage, 4 bulk bins, lg 4 bdrm house + 2 bdrm mobile home. Exc. land, Century farm offering at \$290,000.

Koch REAL ESTATE
 9 Cone Street
 Wellsboro, PA 16901
 717-724-3500

FOR SALE BY OWNER
 Bradford County
 222 A, 186 tillable, 66 tie stall barn w/pipeline and 1300 G bulk tank. 3 silos. 4BR modern home, low down, owner financing to qualified buyer, 5% assumable mortgage available. Approximately 2.5 miles road frontage, great for farming, great for investors.
 (717) 596-3179

5 acres, 100 year old farm house, fenced pastures, 2 stall carriage barn, other out buildings.
 Southern Chester County West Grove Area
 (215) 869-9379

BRADFORD COUNTY
 Farm with 160 acres including house and barn, 1 mile road frontage and 1900 feet Susquehanna River frontage. Excellent Buy! \$249,000.00.
 For more information call Bob,
717-675-7363
 outside 717 area code
1-800-344-0537

FIVE MOUNTAIN REALTY

HERITAGE REALTY GROUP INC.
 1525 Science St., State College, PA 16801
814-231-0101
 "FULL TIME, FULL SERVICE, EXPERIENCED."
 FARM & RURAL PROPERTY DIVISION

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 1/2 acre (pasture) and 1/2 lightly wooded and pasture
 * Very comfortable home with 2 1/2 story house, 2 story barn (32'x48') with 6 stalls and 1/2 bath
 * Nice setting with the house away from the public road, an ideal property for country living and horses
PENDING

#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 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
PENDING

#2473 FB GENTLEMAN FARM, STATE COLLEGE - \$350,000
 * 26 Acres - 24 Acres highly productive, tillable plus 2 acres site
 * 2 1/2 story brick 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

#5029FB 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 house, bank barn, summer kitchen, poultry house, 2 implement sheds, 1 house, and garage
 * This property is well suited for beef cattle or horses, approx 30 minutes from State College
PENDING

#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 irrigation 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.

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.

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

