

FANTASTIC BUYS!

#1182- Family problems forces sale of this good 60 acre dairy farm, 50 cow barn, pipeline milking, 2 silos, nice ranch home, private setting, lots of land for rent. Price reduced to \$100,000.
 #1231 - Price reduced on this freestall farm, 200 acres, very productive land, 100 cow barn with parlor, heifer barn, big silos, nice home, pleasant location on quiet road. Bldgs. alone are worth the price. \$137,500. (firm).

Many farms listed, call for free list!

POSSON REALTY

R.D. #3, Norwich, N.Y. 13815
 (607) 334-9727

PARADISE FOUND! Feed the deer in your backyard from this 24x40, 3 BR ranch on 16+ ac in Morris Twp. Most furniture incl. \$65,000. W-870.

TWO FOR THE PRICE OF ONE Remodeled home with an orchard in Pine Creek Valley. New log siding & roof. Lg. living rm. w/fireplace. \$199,995. W-895.



ERA Homestead Realty
 23 East Ave.
 Wellsboro, PA 16901
 800-879-1590

A LITTLE BIT OF COUNTRY in town, cozy 3 bedroom home, barn, on a beautiful country setting \$89,900. M-618.

BUYER PROTECTION on 3 bedroom ranch home in nature-rich setting. Wood heat w/nat. gas backup. 5.5 acres. Can be yours for the **REDUCED PRICE** of \$79,000. M-611.



ERA Homestead Realty
 1 N. Main St.
 Mansfield, PA 16933
 800-688-2220

78,000 CHICKEN OPERATION

- High Efficiency Broiler Operation
- High Performance Records
- Modernized Equipment
- Beautiful Brick Ranch House
- Records available to qualified Owners (Only with Agreement of Sale)
- Chicken Contract To Qualified Buyer
- Manure Contract
- 2nd Unit Mobile Home for Renter or Hired Help
- Training Period for New Owner

RICH BRANDT FARM REAL ESTATE

2033 Penn Avenue, West Lawn
 Reading, PA 19609
 (717) 274-3622 - office - (215) 678-1122

SANFORD G. LEAMAN, REALTOR

1000 N. Prince St.
 Lancaster, Pennsylvania 17603-2736
 (717) 393-2437 or 1 (800) 836-8113

LANCASTER COUNTY 45 or 60 acre farm in Manheim area with like new barn, old log house needing restoration plus a modular home, stream, woods, great horse or Amish farm. Call Sanford Leaman for price and location.

ADAMS COUNTY Littleton area, Amish farm, great for horses, 130 acres, priced under \$400,000. 2 homes, hog barn, dairy barn, a great buy! Call Sanford Leaman for details.

LYCOMING COUNTY NEW LISTING This turn of the century home with large bank barn is ideal for your fine antiques or have a bed & breakfast unit in an area of peace and tranquility. The unique woodwork and room sizes make this one of the most spectacular properties I've ever listed. It is also ideal for just prestigious country living. Priced @ \$275,000.00 with 10 acres m/l & pond.

NORTHUMBERLAND COUNTY 97 acres grain farm with house, barn, and implement shed with small pond. This is a good place to establish a hog or most any special farm operation, however you could purchase the neighboring land of 268 acres and make a great family farming operation. CALL SANDY FOR ALL THE INFORMATION ON THIS ONE.

TIOGA COUNTY. NEW LISTING 204 acre DAIRY farm with 130 acres of good tillable farmland. 2 silos, 50 stall tie barn, inground swim. pool and much, much more. Be the first to see this one and BUY IT TODAY. It won't last long on today's market. Priced At: \$235,000.00.

CHESTER COUNTY This 153 Acre Farm is ideal for Horses but is presently a dairy farm with 50 stanchions and 50-60 loose housing stables. There are 2 living quarters, lot's of road frontage in an area of other large horse farms and close to race tracks. Approx. 6 miles East of Oxford but only 2 miles from Maryland. Call Sandy Leaman for confidential information.

Call Sandy Leaman to List Your Farm. We Have Many Buyers Waiting For Just The Right Place and Yours May Fit The Bill.

24.8 ACRES - Montour/Lycoming counties. All woods, small stream; hardroad frontage. 3 miles west of game lands #226. - \$49,500.

83± ACRES - with remodeled frame farmhouse & bank barn. Nearly all open. 6th year of CRP. Elliber and Hagerstown soil. 3 miles off I-80 at Exit 32. Montour County - \$250,000.

88.8 ACRES - with 40,000 douglas fir trees in first of year harvest. "Top of the World" setting w/4 county view. Montour/Lycoming Counties - \$212,000.

99± ACRES - with 3 bedroom farmhouse, 40x68 bank barn, implement shed and other buildings. Nearly all open. Alvira and Watson soils. Privacy. Near Turbotville, Northumberland County - \$225,000.

210 ACRES - 156 tillable, contoured & tiled. (1st year of CRP). Drilled well (30gpm). Paved road and deadend township road frontage. Edom soils. 2½ miles south of Turbotville exit of I-180. Northumberland county - \$295,000.

The Fairman Agency
 212 Main Street
 Watsonstown, PA 17777
 (717) 538-2582
 After Hours: David Litchard
 (717) 437-2743



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



THE ADVANTAGES OF LISTING YOUR FARM WITH A RESIDENTIAL REALTOR:

- Quality Advertising
- Professional Brochures
- Ag Progress Days Exposure
- PA Sportsman Show Display
- Computer Deed Plots
- Measurement of ASCS Photos
- Knowledgeable About Soils
- Maximizing YOUR return

THE ADVANTAGES OF LISTING WITH A PROFESSIONAL FARM AND RURAL PROPERTY DIVISION:

- Quality Advertising
- Professional Brochures
- Ag Progress Days Exposure
- PA Sportsman Show Display
- Computer Deed Plots
- Measurement of ASCS Photos
- Knowledgeable About Soils
- Maximizing YOUR return

If you want the best professional farm real estate service available in Central PA, we would be pleased to be of service to you.

Many farms, farmettes and land parcels available. Call or write for free lists, or see our bi-weekly Lancaster Farming Inventory ad in the December 26th issue.

FmHA is An Equal Opportunity Lender



SALE OF FARM BY THE UNITED STATES GOVERNMENT

Notice is hereby given that the United States of America, acting through the Farmers Home Administration will sell the following described property:

Approximately 413 acres more/less located on Route 26, 2 mi. south of Marklesburg, PA. This is an operating dairy farm located in Lincoln Township. The land use is as follows: 54 acres of cropland, which consists of the following soil types; Clarkburg, Marrill, Newark, Edon and Vanderlip; 10 acres of Permanent Pasture, (Atkins Clarkburg); 47 acres of Woodland (Opequon); 2 acres for farmstead/buildings; 1 conservation easement within the above mentioned acres, which consist of the following areas: Tract 1 - 175 ft. x 600 ft., Tract 2 - 20 ft. x 1700 ft. along tributary, Tract 3 - 200 x 500. These three tracts are noted on a conservation easement/legal description in the Deed.

Buildings: two story dwelling, wood frame 26 x 30; Bank Barn 46' x 60'. Milk house 14' x 16', bunk feeder/roof 24' x 48', machine shed 40' x 60', and concrete silo 16' x 60'. Water supply is a drilled well approximately 60' deep. Also, a small tributary to James Creek goes through property. NOTE - the farm will be sold "AS IS".

The property is offered for sale to persons who would not be larger than family-size farm operator and a priority given in the following order as determined by the FmHA County Committee:

1. Beginning farmer as of the time immediately after the contract for sale is entered into, who are socially disadvantaged applicants.
2. Beginning farmer as of the time immediately after the contract for sale is entered into.
3. Operators of not larger than family-size farms, who are eligible for FmHA assistance and is socially disadvantaged.
4. Operator of not larger than family size farms, who are eligible for FmHA assistance.
5. Operators of not larger than family-size farms as of the time immediately after the contract of sale is entered into (such operators are not in need of FmHA credit assistance on eligible rates and terms).

Offers must be received on or before 4:00 p.m. January 29, 1993. Offers received after the above date and time, will be given consideration only if offers received before January 29, 1993 are not accepted.

The current established sales price is \$90,000.00. No offers for more or less than this amount will be considered. NOX - 2K deposit (\$1,800.00) will be required with sales contract, which will be refunded if offer is rejected. This must be submitted with all bid applications.

The property will be available for inspection on January 11, 1993 from 10:00 a.m. to 12:00 p.m., and on January 19, 1993 from 10:00 a.m. to 12:00 p.m. Please contact the FmHA County Office at (814) 627-1622 to schedule an appointment to view the property during the above listed hours.

The farm property will be sold subject to an easement reserved by the United States Government for conservation purposes. This is recorded in conservation easement deed. A copy of this deed will be in the application package.

Persons requesting financing from the Farmers Home Administration must agree, as a condition of the sale, to comply with the conditions of the Soil Conservation Service conservation plan for the property. Please note, there is both highly erodible and hydric soil located on this farm unit.

For information regarding the sales price, loan eligibility, conditions of the sale, application to bid packet, or an inspection of the property, contact Farmers Home Administration, P.O. Box 761, Huntingdon, PA 16652, (814) 627-1622 and 627-1623.

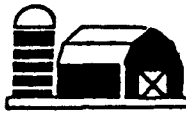
The U.S. Government reserves the right to reject any and all offers. All FmHA sales are made on a non-discriminatory basis. FmHA is an Equal Opportunity Lender.

DEMERE REALTY

Rte. 3 Box 91H
 Little Falls, NY 13365

Phone & Fax (315) 823-0288

George Demere, Broker



#101-A GREAT INVESTMENT OPPORTUNITY! 445 acres w/9000 ft. of road frontage - A working dairy w/150 ac. tillable. 212x36 ft. 2-story barn w/76 ties & barn cleaner, pipeline & 800 gal. bulk tank. 60x32 ft. heifer barn-125 acres of woods, a one acre pond plus smaller pond, 2 streams (one stocked w/trout), add to the recreation value of this property listed at \$285,000.

#110 - 248 ACRE DAIRY FARM with 130 tillable - located on quiet side road - 47 tie stall barn plus 30 heifer stalls, silo, machinery shed & well-kept 9 room home - \$80,000 down w/owner financing. Offered at \$210,000.

#316 - NEW LISTING: 240 ACRE DAIRY FARM w/100 tillable - 125x40 ft. 2-story barn w/52 tie stalls - 27x60 ft. heifer barn w/27 stalls, new 40x65 ft. machinery shed & 28x50 ft. garage - 20x70 ft. Harvestore, 18x55 ft. concrete & 15x40 ft. treated wood silos, all w/unloaders- also very good 8 room colonial home w/fenced in-ground pool & outdoor fireplace - THIS DAIRY OF DISTINCTION FARM IS LISTED AT A VERY AFFORDABLE \$220,000.

#605 - 21.9 ACRE HOBBY FARM - all tillable - 60x40 ft. 2-story barn with 28 ties - 30x50 ft. horse barn with 9 large stalls 2-family remodeled home with all new wiring, was used as Bed & Breakfast - lots of water - 2 wells, creek & river on property - ideal for beef, sheep, horse or heifer raising operation - offered at \$124,900. A REAL VALUE WAITING FOR THE RIGHT BUYER WITH 2nd PRICE REDUCTION - NOW OFFERED AT \$99,800 WITH MAJOR APPLIANCES INCLUDED - THIS WILL NOT LAST LONG, SO ACT FAST!!

#804 - NEW LISTING: 455 ACRE DAIRY FARM w/210 tillable - excellent alfalfa soil - 38x140 ft. 2-story barn w/42x60 ft. ell for total of 120 stanchions - pipeline w/8 units, 1500 gal. bulk tank, 2 barn cleaners & mow conveyors, 3 stall truck garage, detached car garage, 2 lg. tool sheds, 24x50 ft. & 18x50 ft. silos w/unloaders & 12x60 ft. mobile home - this DAIRY OF DISTINCTION FARM features a beautifully remodeled 12 room home - a great value at \$395,000 bare or \$595,000 equipped.