

37 acre horse farm for sale next to town w/road frontage across from town's recreation park. 8 acres of meadow fenced w/never failing stream. 20 acres setting alfalfa - 45-stall indoor riding horse barn w/wash room, office, restroom, tack and blacksmith shop. 5 BR farm house restored, new furnace, windows and utilities.

2 mobile homes on property for help or rent. Outside show ring and board fenced paddocks. Located in Littlestown, PA, 1 mile from the MD line. Former owners income over the 6-digit numbers. Extra land can be bought. Call now. Financing available.

717-225-4811

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.

FINGER LAKES AREA FARMS FOR SALE

Penn Yan - 260 acres. Excellent buildings with 50 stall dairy barn, four silos and five bedroom home. This farm could be divided into two, 130 acre farms with buildings.

720 Acres with three homes. Some of the best soils in New York State. Can be divided into small parcels.

480 acres, 80 cow dairy, large, level fields. Good five bedroom home.

245 acres, 40 stall barn, newly remodeled home, other outbuildings.

289 acres, 180 tillable, 75 tie-stall, modern ranch home, large fields.

A good selection of dairy and crop farms in the Finger Lakes area.

William Botcher, Assoc. Broker
5834 Teller Road
Newark, New York 14513
315-331-5868

HARRIS WILCOX, INC.

THE REAL ESTATERS OF MANSFIELD

1671 S. Main St., Mansfield, PA 16933
(717) 662-2138 - Evening (717) 662-2363

MODERN DAIRY FARM

Up to 120 head under 1 roof. 72 on pipeline in 3 rows w/3 box stalls on line. 2 barn cleaners discharging in to 1+ year manure pit. Farm laid out in New Zealand style intensive pasture system. 20x60 silo w/unloader. Includes approx. 110 acres. Adjoining 120 acres available for lease. 10 rm. farm house. Approx. \$100,000 FmHA 5+% real estate money. Near Wellsboro, PA. Completely negotiable possession as owner is moving. Just \$159,900. M-925.

DAIRY FARM - IMMEDIATE POSSESSION

Bradford County dairy complex. Above average barn set up for 102 cows in tie stalls served by 2" S.S. pipeline. 1,250 gallon bulk tank. 2 silos and unloaders. 2 outbuildings. 123.74 acres w/more lease ground available. 8 rm., 4 bdrm home. \$199,500 M-154.

DAIRY, BEEF, OR JUST FOR HUNTING!

This +/- 68.69 acre farmette, located in the heart of Farmington Township, Tioga County, PA, is roughly 1/3 woods and the balance is tillable/pasture. 4 BR farmhouse and bank barn with 37 head capacity, 500 gal. bulk tank, gutter cleaner, pipeline milker, silo & unloader. \$82,900. M-165

SMALL DAIRY OPERATION...

in Farmington Township, Tioga County, between the Cowanesque and Tioga-Hammond recreational dams. Approximately 100 acres of nicely mixed, tillable pastures and woods (More land avail) Set-up for 31 head back to back & young stock on 1 1/2" glass pipeline. Small home needs work. \$94,900. M-153.



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



"FULL TIME, FULL SERVICE, EXPERIENCED."

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 January 9th issue.

Lancaster County

27.5 Acres (m/l) Farmette, Rapho Twp., 18 T.A., 8 pasture & pond, 2 story 4 BR frame dwelling, gas heat, pole barn set up for beef or horses, rolling terrain, many possibilities!!!

Call Daryl Bollinger For Details 626-9512

York County

Near ski round top, total 180 contiguous acres. Beef operation/ 4 sets of farm buildings on 4 deeds.

- #1 - 24 acres - frame house and bank barn
- #2 - 82 acres - 44x104 equipment shed attached to bank barn, beautiful 2 1/2 story stone house
- #3 - 52 acres - frame house, 6 car garage
- #4 - 19 acres - 2464 sq. ft. rancher with 3 fireplaces, 6 stall stone horse barn with 1632 sq. ft. apartment above. Call for details/video.

Perry County

75 Acre General Farm or 21 Acre Farmette (will divide). Limestone soils w/farm pond. Beautiful rural setting - possible bed and breakfast. 4 Bedroom stone dwelling w/2 bedroom guest house. Includes 4 fireplaces and deep window sills. Bank barn and implement shed - Centre Twp. Listing Agent: Daryl Bollinger (717) 626-9512

Bedford County

184 Acres, free stall dairy farm, presently operating with 100 cows, 3 big silos. 3 separate buildings. CALL FOR DETAILS.

MAHLON OBERHOLTZER AGENCY

Your Central PA Farm Broker
Smoketown, PA 17576 (Lanc. Co.)
717-392-1177

DEMERE REALTY

Rte. 3 Box 91H
Little Falls, NY 13365

Phone & Fax (315) 823-0288

George Demere, Broker



#150A - 550 ACRE DAIRY FARM with 254 tillable - 164x36 ft. 2-story barn w/76 tie stalls, has 90x40 ft. addition w/42 free stalls & 2 box stalls, also 116 ft. addition for 60-80 heifers - has 2 in. pipeline - 40x105 ft. machinery shed - 60x20 ft. horse barn & lrg. fenced exercise yard - 60x20 ft. Harvestore & 2, 24x70 ft. concrete silos w/unloaders - lrg. spring & 3 ponds, 7 room Colonial home w/2 stall garage - Dairy of Distinction Farm - listed at \$499,000.

#162 - 560 ACRE DAIRY FARM with 260 tillable - 160x84 ft. free stall barn w/42x80 ft. addition for 150 head - also 36x120 ft. barn for 50 head w/barn cleaner - 40x100 ft. barn for 50 head with ell for 28 heifers - also nursery for 24 calves - double-six computerized milking parlor & TMR - 24x70 ft. concrete silo & 24x40 ft. Harvestore - good 9 room home w/6 BR & 1 1/2 baths - listed at \$395,000 bare & \$660,000 with cows & machinery.

#164 - NEW LISTING: 249 ACRE DAIRY FARM w/140 tillable - 170x40 ft. 2 story barn w/52 cows on 2" pipeline & 32 heifer stalls, 600 gal. bulk tank, 4 DeLaval units, Patz barn cleaner, machinery shed, 18x50 ft. concrete silo w/unloader, good water supply w/well, spring & 2 ponds - also very good 11 room colonial home w/5 BR, garage, circle drive-way & 20x60 ft. in-ground pool. Listed at \$325,000 with cows & machinery or \$240,000 bare.

#166 - 22 ACRE HOBBY FARM w/2-story 9 room house w/4BR, 1 1/2 baths, sun porch, fireplace, OHA heat, alum. siding & new septic system - also 170x36 ft. 2-story barn w/49 ties & 6 box stalls, 2 concrete silos, stocked trout stream & yr.-around spring - can be bought in total for \$72,900 or w/house only plus 1 acre for \$54,900.

#612 - NEW LISTING: 14 PLUS BEAUTIFUL COUNTRY ACRES with pretty views - lot has creek running through it & electricity available at road, located near Cooperstown - an excellent lot to build on or buy as investment property - very reasonable at \$25,000.

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; Clarksburg, Merrill, Newark, Edon and Vanderlip, +10 acres of Permanent Pasture, (Atkins Clarksburg); +47 acres of Woodland (Open); + 2 acres for farmstead/buildings; + 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', tank feeder/roof 24' x 48', machine shed 40' x 80', and concrete silo 16' x 40'. 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. NOTE - 2% 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, Huntington, 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.