

56.31 ACRE-COTTAGE

**Surrounded By Woods And Mountains
Near Fort Indiantown Gap
And State Game Lands**

Hanover Twp., Lebanon County

RICH BRANDT FARM REAL ESTATE
2033 Penn Avenue, West Lawn
Reading, PA 19609
(717) 274-3622 - office - (215) 678-1122
FAX: 215-678-8158

HERITAGE REALTY GROUP INC.
1525 Science St., State College, PA 16801
814-231-0101

*"FULL TIME, FULL SERVICE,
EXPERIENCED."*

**CENTRAL PENNSYLVANIA
FARMS, FARMETTES AND LAND
MONTGOMERY COUNTY**

**#6161FA DAIRY FARM LIMESTONEVILLE AREA, \$285,500 OPTION 1
(OPTION 2 \$349,500) \$425,000 OPTION 3**

- * 50 acres w/48 acres tillable, 2 acres site (Option 1)
- * 97 +/- acres w/90 acres tillable, 5 acres woodland, 2 acres site (Option 2)
- * 124 acres w/117 acres tillable, 5 acres woodland, 2 acres site (Option 3)
- * 2 story stone & frame home w/main living area and 2 apartments, 67 tie stall dairy barn, 35'x126' heifer barn, 20'x70' & 20'x72' silos, lagoon manure system, milk house outbuildings
- * Located in an excellent agricultural area, very well maintained, limestone soil

CENTRE COUNTY

#6168FB 8.5 ACRE FARMETTE, POTTERS MILLS AREA \$209,500.

- * 8.5 acres, with 1 acre site, balance tillable
- * 1 story 28'x52' ranch home in immaculate condition, and a 30'x48' heated and insulated garage
- * This listing is well suited as a farmette for horses. It has nice views, quality landscaping, and subdivision potential. The house and garage are very well built and cared for. The garage has potential for use as an office or in-home business

#6151FB 15+/- ACRE FARMETTE, BELLEFONTE AREA, \$100,000

- * Approx 15 acres, 10.5 tillable, 5 woods, 2 site
- * 1 1/2 story cape cod aluminum home which needs work, 2 story bank barn, outbuildings
- * Good location near Bellefonte. The land is gently rolling overall

#6154FA 55+/- ACRE HORSE FARM, BELLEFONTE AREA, \$325,000.

- * Approx 55 acres, with 18 tillable, 20 pasture, 13 woods, 4 site and misc
- * Sound buildings include a 2 story double house, two story bank barn, a 60'x120' clear span riding arena, a separate 28'x42' horse barn, a 20'x120' implement shed, and other outbuildings
- * There are a total of 24 box stalls for horses. The farm has an outdoor riding area, and a paved barnyard. It is in a desirable geographical location in Centre Co

#6157FB 34 ACRE FARMETTE, SPRING MILLS AREA, \$219,500

- * Approx 34 acres, with 13 tillable, 12 woods, 8 pasture, 1 site
- * This property has an outstanding 2 story home constructed in 1924. It is very energy efficient, and includes a heat pump heating system. There is a two car attached garage
- * The house has a very nice setting away from a paved secondary state road, and is in immaculate condition

HUNTINGDON COUNTY

#6225FA - GENERAL OR BEEF FARM - PETERSBURG AREA \$295,000

- * Approx 170 Acres w/125 tillable, 27 pasture, 13 woodland, 5 site & frontage
- * Sound 2 story brick home w/new 1 story attachment, (2) 1 story pole barns, 1 Quonset Shed
- * The buildings on this farm have a very nice setting away from the road. There is significant public road frontage and a small year-around stream. The Majority of the land is gently to moderately rolling. 16 miles from State College

#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:

#6026FA 197 ACRE GENERAL OR RECREATIONAL FARM - MUNCY AREA - Reduced \$224,500 WITH TIMBER \$187,500 WITHOUT TIMBER

- * Approximately 197 acres, with 80 acres tillable, 113 acres pasture and woodland, 2 acres site, 2 acres roads
- * This farm has a small 2 story home that would be well suited for use as a cabin, and two concrete block silos
- * Approximately 50 to 60 acres of the woodland on this farm has not been timbered since 1920. There are four small streams, two with natural waterfalls, and several springs. It has a substantial gravel township road frontage. This property is ideal for hunting and recreational use

CLINTON COUNTY

- * Several excellent hunting camp land parcels, 10 to 50 acres in size, level topography wooded, near Sprout State Forest, \$500 to \$1200 per acre
- * 127 acres joining Sprout State Forest, beautiful native trout stream, gently rolling topography, \$57,300

**DETAILED BROCHURES ARE AVAILABLE FOR EACH OF THE LISTINGS
OVER 75 VACANT LAND PARCELS - 1 TO 400 ACRES AVAILABLE
IDEAL FOR CABINS AND HUNTING - FREE LISTS.**

JEFFERSON COUNTY, NY - Dairy Farm, 1060 acres, 900 tillable, 800 free stalls, double 6 parlor, 5 houses, stocked & equipped. \$2,400,000-Bare \$1,200,000. Will divide - Motivated seller!!

OVID-LODI, NY - 70 acres, 2 barns, 81 tie stalls, charming farmhouse, 2 fireplaces, 4 bdrms., 2 baths & view of Lake Seneca \$116,000

N.Y. STATE Campground. 50 acres, wooded pine grove, 150 campsites, room to expand, pool, pond & studio apt over Office. Owner retiring! \$289,000.

**JIM NOONAN, Broker
MCKNIGHT-HOGAN
& NOONAN REALTY
(716) 433-6788**

36 REAL ESTATE

NEW YORK FARMS

#1238 - WAYNE COUNTY - Amish or Mennonite area. Very nice farm, showplace buildings. 190 acres, 140 in cropland. Seven room home, dairy barn plus other barns. Very good water supply. Priced reasonable. \$170,000.

#1230 - CAYUGA COUNTY - Mennonite farms in area. Freestall barn 95 cows plus 75 stalls for heifers, double 4 parlor, 8 units, auto take offs - lowline, etc.. 240 acres flat to gently rolling, very productive land. Good eight room home. \$310,000. Extra house also available.

**ASK FOR FREE FARM LIST!
POSSON REALTY
R.D. #3, Box 272, Norwich, N.Y. 13815
(607) 334-9727**

CHARMING & PEACEFUL is this 4 Bdrm log home. Capture the warmth by the stone fireplace, & enjoy the views from front & back porches! Close to St. lands. Call today!!! ONLY... \$35,500 M-640.

FABULOUS VIEWS & peaceful setting is this Ranch style home w/3 to 4 bdrms, 1 full + 2 = 1/2 baths. 7.3 ac. Part wooded lot. \$120,000. M-625

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

OUTSTANDING RECREATIONAL property that borders State lands. Located in one of PA's most scenic areas. \$960,600. W-890.

LAND! LAND! LAND! 800+ acres with 2 houses, a barn, stream, in Roothen PA. on New York border. **GREAT HUNTING AREA!! \$480,000. W-935.**

**ERA Homestead Realty
23 E. Avenue
Wellsboro, PA 16901
800-879-1590**

**THE REAL ESTATERS
OF MANSFIELD**

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

CENTRAL VIRGINIA

GREAT LIVING! LOW TAXES.

"Merequeen Farm", 320 beautiful acres, great ranch home overlooking James River, guest cottage, pool, Mgr's home and much more \$695,000. Video upon request.

308 acre cattle farm, ranch home, 5 acre lake, 165 acres in grass. Great buy \$335,000.

85 acres, small home, \$115,000.

382 acres, 228 acres open, outbuildings, \$389,000.

Secluded 308 acres, 148 acres pasture. \$175,000.

36.5 acres retirement tract. \$29,200.

"ON GOLDEN POND"

Nice 7 room, 2 bath log home overlooking a 12 acre lake on 72.5 acres. \$185,000.00.

RIVER FARM

548 acres with long river frontage. Great buy for \$535.45 per acre.

**"FREE Brochures upon request"
Contact "Mike" or "Kip" Lafoon
Coldwell Banker
Lafoon Realty, Inc.
720 Oak Street, Farmville, Virginia 23901
1-800-767-6191 or 804-392-6191
After 5, Mike 804-392-4375,
Kip 804-392-3002**

TIOGA COUNTY - JUST LISTED!

Over 240 acres abound of this working dairy farm. Roughly 100 acres tillable, 57 acres pasture, 78 woods. Universal pipeline system serves 83 tie stall barn. 2 silos w/unloaders and 800 gallon Delaval tank. Large 5-6 bdrm. two story farm house w/large eat in kitchen. Clean & Green. Stream and pond. Negotiable spring possession. \$223,900. M-242.

STARTER FARM WITH POTENTIAL!

68.69 Ac. small-scale dairy farm. 2 story bank barn w/37 tie stalls, pipeline, bulk tank, gutter cleaner & silo unloader. 2 story, 3-4 BR country home needs new roof. ± 20 Ac woods. ± 45 Ac. tillable. Long road frontage along gravel road in Farmington Twp., Tioga Co., PA \$82,900. M-165.

AFFORDABLE MODERN DAIRY FARM

72 Holstein tie stalls on pipeline and 26 heifer tie stalls. Up to 120 head capacity under 1 roof w/young stock. 2 barn cleaners, feed 1 year manure pit. 20x60 silo. Approx 111 acres all tillable or in intensive pasture program. Adjoining 120 acres for lease. 10 room, 4 bdrm farmhouse, \$100,000, 5% interest FmHA mortgage. Spring possession. Tioga County near Mansfield, PA. Just \$159,900. M-121.


115 ACRES, HOME & POND FREE

When buying this dairy/beef operation. Asking \$195,000 for just under 35,000 sq. ft. in 5 separate buildings easily converted to many uses. That's less than \$6 per sq. ft. before adding 2 large silos, grain tanks and 950,000 gallon manure tank. Additional 105 acres and approx \$70,000 second home available for \$300,000 package price. M-224

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

13 A Estate 30 Minutes NW of Harrisburg



Beautiful Mountain Stone Contemporary Rancher on 13A with 2A Pond stocked with bass & trout. Beautiful view to southeast. Exterior is maint. free of stone & cedar. 2 decks, Pella windows, Interior is quality on quality Kitchen has cherry cab., Jenn-air on Island, all counter tops of Corian, ceramic floors. Dining Room, living rm., Cathedral ceiling with stained glass, stone fireplace, 4 bedrooms, 3 baths, all with Corian showers & sinks. Lower level rec room. with wood stove & wet bar, satellite dish & 2 car garage & many extras. 2900 sq. ft. living area, 3900 sq. ft. total. \$369,000

Call 717-582-2352