

WANTED TO RENT: Dairy Farm South East or South Central PA. Forty to Seventy Cows. Facilities Freestall or Tiestall Herd. Already Established. Call 215-593-2336 After 6PM Leave Message.

WISCONSIN DAIRY FARMS, 30 cow to 150 cow, Up, Excellent Prices & Terms for Spring Possession. Call now! L.L. STEWART, Realtors, 2007 Hogeboom, Eau Claire, WI 54701, 715/834-6664.

WANTED TO BUY: Dairy farm around 150 Acres, must be set up for dairy. Write: R-65, Lancaster Farming, POB 609, Ephrata, PA 17522.

### OPPORTUNITY KNOCKING!

Approx. 4 acre industrial site, 3 phase, 220 volt, 600 amp service, office, 2 wells, septic system, shop and storage buildings. Large paved areas with good base. Possible uses unlimited i.e. veneer yard, saw mill or lumber yard. Former automatic saw mill site, equipment still in place, also for sale. Seller may hold mortgage, for sale or lease. Good Southern York Co. Location  
**(717) 382-4113 Daytime**  
**(717) 382-4549 or 382-4520 Evenings**

## AUCTION

### TRUSTEE'S SALE

"Woodburn" Farm

Roanoke Magisterial District

CHARLOTTE COUNTY, VIRGINIA  
 (SOUTH CENTRAL)

"Woodburn" Farm — A VIRGINIA, PLANTATION WITH OVER 1,400 CONTIGUOUS ACRES IN A COMPLETE FARMING OPERATION. FORMERLY A DAIRY FARM, WITH THE OPTION OF A BEEF COW AND CALF OPERATION WITH ALL FACILITIES FOR A FEEDLOT. ALSO WELL SUITED FOR GRAIN FARMING.

The undersigned trustee will offer for sale.

**On the Premises**

**Saturday, July 24, 1993**

**At 10:30 A.M. (Eastern Daylight Time)**

The following described Real Estate:

All that certain tract or parcel of land, together with the buildings, improvements and fixtures thereon and the privileges and appurtenances thereunto belonging, lying and being in the Roanoke Magisterial District, Charlotte County, Virginia, located at the southern end of VA secondary highway #678 and containing 1,427 acres, more or less, but this is a sale in gross and not by the acre, being composed of four tracts of land, all of which were conveyed to W.H. Burrus and R.S. Bruce, Jr. by David Bruce and Evangeline B. Bruce, his wife, by deed dated November 12, 1947, of record in the Clerk's Office of the Circuit Court of Charlotte County, Virginia, in Deed Book 116, Page 261.

### NOTICE

THE CURRENT OWNER OF THIS PROPERTY HAS ALLEGED THE EXISTENCE OF ENVIRONMENTAL CONTAMINATION UPON THIS PROPERTY. THE TRUSTEE, VAUGHAN AUCTION & REALTY COMPANY AND THE BANK OF CHARLOTTE COUNTY ASSUME NO LIABILITY FOR ANY SUCH CONTAMINATION AND ADVISE ALL INTERESTED PARTIES TO OBTAIN THEIR OWN INDEPENDENT ENVIRONMENTAL SURVEY OF THIS PROPERTY PRIOR TO ATTENDING THE AUCTION SALE.

IMPROVEMENTS INCLUDE: 2-Story Manor House Built In The Early 1800's.

OTHER HOUSING ON FARM: 5-Bedroom Cape Cod Home With 2 Baths, Central Heat & A/C, Full Basement; 2-Story Farm House With 4 Bedrooms And 2 Baths; Plus Additional Tenant Houses.

OTHER IMPROVEMENTS INCLUDE: Milking Parlor Building, Free-Stall Housing For Dairy Cattle Which Could Easily Be Converted To Feed Lot Area, Plus Numerous Buildings For Farm Machinery, Shop Building, Office Area And Cattle Holding Facilities.

FARM INCLUDES APPROXIMATELY 400 ACRES PASTURE-LAND, 600 ACRES CROPLAND INCLUDING FERTILE RIVER LOW GROUNDS ON THE STAUNTON RIVER PLUS APPROXIMATELY 400 ACRES OF TIMBERLAND.

TERMS: Cash. The successful bidder will be required to make a deposit of 10% of the winning bid. Settlement in full, in cash within sixty (60) days after sale. Conveyance will be by special warranty deed subject to recorded conditions, restrictions, reservations and easements of record. The noteholder reserves the right to bid on said tract of land and to refuse any and all bids on said tract of land.

FOR DETAILED COLOR BROCHURE CONTACT:

**VAUGHAN  
 AUCTION & REALTY CO.**

CERTIFIED VIRGINIA AUCTIONEER: 497

P.O. Box 1

Keysville, Virginia 23947  
 (804) 796-8400 Office

Tyler E. Williams III Trustee

### SCHUYLKILL COUNTY, PA

Approx. 170 Acre Nursery and Christmas Tree Farm. Turn-Key Operation-Complete. Since 1946. Quality known nationwide  
**717/345-4952**

### AMISH EQUIPPED FARM NITTANY VALLEY, CLINTON CO.

100 ACRES, 70 ACRES TILLABLE  
 Good Stream

Dairy barn, 35 stanchions, 600 gal. bulk tank, 11 box stalls for horses, 2 silos, manure pit. Large house with attached store with permit for home occupation.

### HERSHEY FARM AGENCY, INC.

Thomas L. Hershey, Realtor Associate  
 Hiram Hershey, Realtor/Broker  
 1-800-346-0505 (PA only)  
 215-287-8888

### SANFORD G. LEAMAN, REALTOR/AUCTIONEER

1 (800) 836-8113

BRADFORD COUNTY, PA: 100 acre beef farm w/ modern 318x60' slated floor, 115,000 cu. yd. manure pit, 11 pens, electronic scales, loading chutes, grain bins. Call Sandy Leaman for all the details. This building is only 1 1/2 years old. Reduced \$100,000. 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.

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

We Are Working On Several Nice Dairy Farms Listings In Tioga, Bradford County Area. Call For Strict Confidential Information.

### 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 June 26th or May 29th issues for a complete farm and farmette inventory.

Farm and Land Division

Fred Strouse (814) 364-1705  
 Mel Rocky (814) 466-6688  
 Terry Gingher (814) 364-1169



245 S. Allen St.,  
 State College, PA 16801  
 (814) 234-4000  
 1-800-876-3395

### 32-ACRE GENTLEMAN'S RANCH/ MOUNTAIN RETREAT

located in Western Maryland along the Youghiogheny River Wild & Scenic Corridor adjacent to State forest lands. The 3 BR, 2 BA cedar log rancher sits on the rim of the canyon high above the white waters of the river. Private hiking trails to the river, several spring-fed trout ponds, and hemlock forest surround the small barn and fenced areas. Home is improved with 2 large fireplaces, hot tub room, and cedar shake roof. Private estate or also ideal for youth retreat or camp. \$225,000.

For Detailed Information Call:

FOR SALE

Ed King

1-800-336-5253

A&A REALTY

1-301-387-5702

Res.



A&A Realty  
 P.O. Box 515  
 McHenry, MD 21541

### Unique

### MANICURED HUNTING ESTATE

1296± acres, N. Central Pa. Easy access from I-80 & US 220, from Washington, Baltimore, Harrisburg, Pittsburgh, Cleveland, Phila, NYC, Reading, Lancaster.

\$795,000

Ed Fay Garden Realty  
 814-844-8822

### TO SELL FARMS IN EASTERN PENNSYLVANIA CALL

### HERSHEY FARM AGENCY, INC.

Thomas L. Hershey, Realtor Associate

Hiram Hershey, Realtor/Broker

1-800-346-0505 (PA only)

215-287-8888

Seneca Lake Area: 70 acres 2 barns, 81 tie stalls, charming original farm house, 4 BRs and 2 baths, 2 ponds, view of lake motivated seller \$116,000.

Western New York: 272 acres 125 tillable 84 tie stalls, pipeline and bulk tank, equipment buildings, heifer barn, silos, 5BR house, \$175,000. Possible owner financing.

Also 289: 180 tillable, 76 tie stalls, pipeline, bulk tank, silos, ranch house, \$230,000.

Also 810 Acres, 460 tillable, 3,000 sq. ft. cut stone house, cherry woodwork and paneling 2BA. Plus 4 BR tenant house, barns, workshop 4 miles of road frontage, 1/2 mile creek frontage, 150 acres of gravel soil, mature woods. \$950,000.

JIM NOONAN, Broker

MCKNIGHT-HOGAN

& NOONAN REALTY

(716) 433-6788

### CENTRAL VIRGINIA FARMS REDUCED!

Well maintained 510A farm, high tensile fencing, 5 stall horse barn, large manor home, guest cottage, equip. shed & metal hay storage, air strip, 2 ponds, 2.3 mi. paved road frontage. BRING OFFERS! \$870,000. James Wood 263-4371.

160A of fertile land, 4 BR, 1.5 BA home in quiet farming community. Beef cattle or small grain farm, complete facilities, ample water. \$210,000 James Wood 263-4371 Duane Powers 983-3446.

MONTAGUE, MILLER & CO.

REALTORS

804-263-5088

Many other farms available!

SPACIOUS RANCHER on 5 ac. access to St. forest. This cedar sided home features 3 Bdrms, 2 1/2 bath, family rm, & den. Call today for more details! \$84,900. W-927.

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



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

IEWS GALORE is what can be found on this 50 +/- acre parcel. Homesites, septic perced, Blk top road, tillable, Why wait? Call today! \$49,900. M-675.

75 ACRE FARMETTE 5 Bdrm Farmhouse, barn, pond, 45 acrs tillable. 4 small cabin great for hunters or retreat! Call ERA for more info. \$105,700. M-676.



ERA Homestead Realty  
 1 N. Main St.  
 Mansfield, PA 16933  
 800-429-3287



10 PRIVATE ACRES: 7 oak stalls, salt box styled home, with 4 bedrooms, 2 1/2 baths, located near Tree Top Golf Course, with riding trails to Mt. Gretna. Priced just right at \$224,900.00. Call Vince Shirk for your private showing at 293-2794 or 367-8020. ML#88211.

Coldwell Banker  
 MGM Realty Inc.

(717) 293-2794 or (717) 367-8020