

FOR SALE BY OWNER

145 acre working dairy farm, 60 tie stall barn w/Patz gutter cleaner, 8 box stalls, 8 calf stalls, 20x64 silo w/Patz unloader, various additional outside sheds, 3 BR ranch home w/attached garage. 70 acres tillable, balance pasture and wooded, pond, additional land available to buy or lease. Farm machinery available at extra cost. Easily converted to beef of horse farm. 20 miles North of Bloomsburg, PA in Luzerne Co.

717-864-2215

10 ACRE ESTATE IN STRASBURG - Something special with swimming pool, baseball diamond, and horses. Priced at \$324,900.

LIMESTONE FARM - Lancaster Co. dairy farm with 108 acres. Lovely setting, 2 silos, comfort stalls w/pipeline.

490 ACRES - Mountain land, 2 miles from I-80. Priced to sell! Great hunting.

KINGSWAY REALTY (717) 569-8701

367+ ACRE DAIRY OPERATION - Currently operating, milking 152 Holstein. INCLUDED IN THE SALE. 12 capacity herringbone milking parlor, 152 tie rails, heifer stalls, 19,000 lb. bulk tank, 4 large silos and one smaller for storage. 4 bdrm home. Located in POTTER COUNTY, PA (North Central) and selling for \$500,000. (\$350,000. without the cows). State of the art operation!

Contact

Hartman Real Estate
204-B, Coudersport, PA 16915
Phone: (814) 274-0311

Thinking of marketing your farm?
You need to call on the experience of Harry Zimmerman for professional confidential service.
Specializing in tax deferred exchanges
TOWN & COUNTRY REALTY
717-299-4885 Office
717-355-2048 Home
1-800-472-2641
717-575-2542 Car Phone

Thinking Of Selling Your Farm?

There are ways of selling your farm without paying excessive capital gains taxes. We can help you dramatically increase your annual income, continue to build equity and be relieved of the taxes, expenses and management of the farm. Call John Niesley for consultation

(717) 531-2807

RE/MAX REALTY OF CENTRAL PA
Formerly Moyer Realty
261 W. Chocolate Ave., Hershey, PA 17033
(717) 534-1991



"PROFESSIONALISM AT WORK FOR YOU"

Contact: **DON C. MYERS**
Residence: (814) 422-8111
KENNETH L. HALL
Residence: (814) 387-6273
BONNIE DARLINGTON
Residence: (814) 364-9826
FARM & RURAL PROPERTY DIVISION



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

#7371FB 12.5 ACRE FARMETTE W/STONE HOUSE, GATESBURG AREA, \$175,000

- 10.5 acres open, 2 acres site.
- 2 story stone house built 1828, bank barn, concrete block garage, new pole type implement shed, 10'x61' trailer w/10'x28' addition
- The house is situated away from the road, it was recently repointed.

#7385FA LIMITED ACREAGE DAIRY FARM, BELLEFONTE AREA, \$239,500 (44 ACRES) OR \$199,500 (31 ACRES)

- 25 acres open, 17 acres wooded, 2 acres site (44 acre option)
- 25 acres open, 4 acres wooded, 2 acres site (31 acre option)
- Two story stone house with frame attachment, 36'x169' tie stall dairy barn with 60 stalls, 800 and 400 gallon bulk tanks, pipeline milker, 42'x64' heifer barn, 20'x70' Star sealed silo (bottom unloader), 20'x70' Ribstone silo (top unloader)
- This farm has been well cared for by the present owners. It would be suitable for conversion for horses or cattle, or for use as a country residence also.

#7303 FA 125 ACRE DAIRY FARM, MILLHEIM AREA, \$339,500

- Approximately 125 acres, with 116 tillable, 4.5 acres woodland, 5 acres site and miscellaneous.
- Buildings include a sound two story, 4 bedroom plank constructed home, a two story bank barn with a 28 stall flat parlor with a pipeline, a 72'x80' free stall barn, a 20'x80' concrete stave silo, a 20'x92' poured concrete silo, a frame implement shed, and a 1000 bushel corn crib.
- This farm has been well maintained and is presently in operation. The tillable land ranges from gently rolling to moderately steep. An additional adjacent 72 acre tract with 63 acres tillable is available.

#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.

HUNTINGDON COUNTY

#7309FA 158 ACRE DAIRY FARM, TYRONE AREA, \$339,500

- Approximately 158 acres, with 119 acres tillable, 18 acres pasture, 18 acres woodland and 3 acres site area.
- Buildings include a two story brick home with stucco exterior, a two story bank barn with a 38'x110' one story attachment with 50 tie stalls, a 16'x70' pole building, 20'x60', 18'x50' and 10'x35' silos with unloaders, and a 12'x53' trailer.
- This farm has productive, Hagerstown soil, and a very private, but easily accessible location. The pipeline, bulk tank and associated dairy equipment have been sold.

#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

MIFFLIN COUNTY

#7278FA 123 ACRE DAIRY FARM, McVEY TOWN AREA, \$424,000

- Approx. 123 acres, 81 tillable, 30 woodland, 12 acres site and pasture
- Remodeled stone house, 2 story, bank barn, implement shed, corn cribs, 2 car garage
- This farm has gently to moderately rolling land and active Conrail Railroad borders the North side of the farm

LYCOMING COUNTY:

#6028FA 197 ACRE GENERAL OR RECREATIONAL FARM - MUNCY AREA - \$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.

DETAILED BROCHURES AVAILABLE FOR EACH LISTING ABOVE OVER 75 VACANT LAND PARCELS - 1 TO 400 ACRES AVAILABLE IDEAL FOR CABINS AND HUNTING - FREE LISTS.

GLEN FALLS REALTY PRESENTS



- Over 4000 sq. ft. of living space
- Very large cattle barn
- Big machinery shed & shop
- Grain bins - fenced pastures - cropland
- Will sell with 35 acres or 140 acres
- Another 112 acres available for long term rent
- Borders trout stream
- Near Gettysburg & Fairfield, Pa.

Could be Golf Course, B&B Or Large Antique Complex Call

JOHN WILDESEN
410-876-2810
Other Farms Available

SANFORD G. LEAMAN, REALTOR/AUCTIONEER 1 (800) 836-8113

NEW LISTINGS

TIOGA COUNTY: Hog or poultry setup. There are 4 former poultry houses with several started and had been operated as a farrowing operation. Bldg. sizes are 40'x416' 50'x360', 40'x480' & 44'x360'. There is a 3 bedrm rancher, 2 mobile home sites, misc. other bldgs. and 125 acres farmland, pasture & woodland. ONLY \$194,500.00 Immediate possession.

ALLENWOOD AREA NORTHBURGERLAND CO. 162 acres river bottom soil dairy farm, large bank barn, 43 stanchions, barn cleaner, large loafing barn w/72' bunk feeder, 2 silos, 102' 6 bay implement shed, horse barn w/9 box stalls, another good sized implement shed, brick 4 BR house w/attached 2 car garage. This farm is in excellent condition and high state of cultivation. Call Sandy for all the details.

BRADFORD CO. Large 420 acre dairy farm with 66 stanchions, 60 plus free stalls, Harvestore and concrete stave silos, beautiful farm house and lots of good farm land, 2nd set of buildings, see it today.

TIOGA COUNTY: Modern dairy farm w/comfort stalls, 2 silos, 60" bunk feeder, lg. milk house, implement shed, 2 beautiful houses, extra barn, 3 acre pond & so much more. 3 yrs. to go in CRP program but well worth the price for 310 acres at \$440,000.00 level and long enough fields for an air strip.

BRADFORD COUNTY: 52 comfort stall modern dairy barn since 1989, new 1,350 gal. bulk tank & 2-4 H.P. compressors, 2 concrete stave silos and a Harvestore. This farm is ready for fall possession with all crops included. House needs some work to move into since previous tenant started renovations but didn't get finished. 305 acres for \$315,000 w/FmHA & owner financing.

WATCH NEXT WEEKS AD FOR MORE NEW LISTINGS.

I need good dairy and beef farms for my clients. Especially need a beef farm in the South Eastern Bradford County area.

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.

LYCOMING CO., 250 Acres woodland. Call for price and details.

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.

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

HUNTERS DELIGHT! 100 Acres +/- of prime hunting land on Armenia Mountain in Bradford County. Land is surrounded by state forest. Small cabin on property with approved septic and spring water. Most appliances to stay with cabin. Tioga River runs through one corner of property. Asking Price \$170,000.

MAGNIFICENT 1 YEAR OLD LOG HOME on 3.7 acres. Oak kitchen with Jenn Aire island. 2 bedroom with loft for 3rd. Master bath has jacuzzi, see through fireplace in living room, 5 ceiling fans, skylights, full basement, all appliances and furniture to stay. Home has every amenity a person could want. Must see this exquisite home. Only \$189,000 for everything. Don't wait, call today.

WE COULD BE SEEING YOU AT THE MOVIES! Commercial building available in Bradford County, Pa. Formerly a movie theater. Projector room with equipment still there. Movie screen new in 1982. 2 offices which were recently remodeled. Asking \$40,000.

GREAT OPPORTUNITY for landmark hotel business. Price includes; bar with dance area, 2br living quarters, 15 rental rooms and a laundrymat, liquor license and equipment. Priced to sell at \$159,000.

BRAND NEW RANCH HOME on 11.7 acres of land. 2 br with room for 3 more on lower level. 2 car garage, custom oak kitchen, mudroom, nice view, asking \$110,000.

4 BEDROOM FARM HOUSE on 12 +/- acres. 2 story garage with workshop, eat-in kitchen, 1 1/2 baths, living room, dining room, sun room, 3 year old roof, 2 wells, septic. Great view from sun room. Owners moving to Florida. Won't last long at \$89,900.

CALL HENRY DUNN, INC. at 717-673-5525 or Jody Martin at 717-297-4661