



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

"PROFESSIONALISM AT WORK FOR YOU"

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**FARM & RURAL PROPERTY DIVISION**

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

**#7405FB 80 ACRE HORSE FARM, ROTE AREA - \$289,000**  
Approximately 31 acres tillable, 9 acres pasture, 36 acres woodland, 4 acres site, ponds, misc.  
Buildings include a 2 story frame home, a 30'x50' horse barn, a 10'x21' storage shed, and a 29'x30' open shed.  
This property features two ponds, a nice view, good hunting, and is well suited for horseback riding.

**MONTOUR COUNTY**  
**#161FA 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**  
**#7400FB 22.5 ACRE FARMETTE, PORT MATILDA AREA - \$124,500**  
2 acres open, 18.5 acres woodland, 2 acres site  
Buildings include a comfortable 2 story frame house, a 20'x40.5' garage, and a 40'x50' bank barn.  
This property is in a nice rural setting, and has small stream frontage and a pond. An ideal property for the sportsman.

**#7405FB 16 ACRE FARMETTE, CENTRE HALL (COLYER) AREA - \$235,000**  
Approximately 3 acres clear, 12 acres wooded, 1 acre site.  
It features a unique 3 bedroom home with a loft and workshop. Immaculate condition. There is also a 32'x40' pole shed.  
This property features has a nice rural setting with the house situated away from a secondary road in a secluded setting.

**#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'x84' 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.

**#8154FA 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**  
**#7411FA 165 ACRE RECREATIONAL FARM, WARRIORS MARK AREA - \$225,000**  
Approximately 165 acres with 40 tillable, balance wooded.  
The house is a 3 bedroom raised ranch in good condition.  
This is an ideal farm for sportsmen. It has abundant game, and joins active farmland on the north and a large tract of woodland to the east and south.

**#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**  
**#7279FA 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:**  
**#8026FA 187 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.**



**Northwest Jersey Horse Farm**  
52 acres, three bedroom house. Modern 20 stall barn with tackroom, office, apt. 10 additional stalls. Other outbuildings, paddocks, pastures. 220x120 lighted outside riding ring, trails. 5 miles off Rt. 80, 1 hr. to NYC. Convenient to horse shows and race tracks. \$398,000  
**908-813-3209**  
or **852-9109**

**Dreamfield Manor 960 Acre Country Estate Just 35 Miles From Philadelphia**



A rare opportunity to own a beautiful private valley. This one of a kind farm features a traditional English Manor or entryway to the main set of buildings passing between the gate house and stone bank barn and over 2 stone bridges to an exquisite stone manor house circa 1703, with 6 bedrooms & 3 huge stone fireplaces. There is also a large Federal brick manor house. In total there are eight farm houses, four of which are stone, and two large stone bank barns. The land consists of gently rolling fields, woodland, and a beautiful stream valley. This farm has excellent potential for equestrian activities such as fox hunting or combined training. Secluded yet close to a PA Turnpike interchange and Interstate 78. (the owner may consider dividing) \$6.5 Million.  
Call for brochure.

Call for other farm listings



**PERRY S. LONG**  
Route One, Box 123  
New Ringgold, PA 17860  
717-386-5000 215-264-3025  
"Specializing in farms, land and country estates since 1974"

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**HOMESTEAD REALTY**  
A SMALL PART OF THE COUNTRY is yours in this older home with large barn on approx. 2 acres. AN EXCITING FIND FOR \$35,000. E388 COUNTRY LIFE IS YOURS in this log sided home in a secluded setting with wild life in abundance, 21 +/- acres. Home includes 3 bedrooms, 2 baths, fireplace, sun room and more. AN EXCEPTIONAL FIND AT \$87,000! E391.  
HILL TOP SECLUSION is yours on this 16+ acres of woods. Soils work has been completed and is ready for your permanent or recreational home. A GREAT BUY AT \$21,900. E355  
ENJOY REAL COUNTRY LIVING on this 42 +/- acres with a beautiful ranch home, outbuildings, stocked pond, beautiful views and more. All very well maintained and just 1 mile from the Lake HAVE IT ALL FOR JUST \$134,000! E379

**ERA® HOMESTEAD REALTY**  
MAIN & BUFFALO ST., ELKLAND, PA 16920  
**(814) 258-5691**

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**THE REAL ESTATERS OF MANSFIELD**  
1671 S. Main St., Mansfield, PA 16933  
**(717) 662-2138 - Evening (717) 662-2363**

**-\$9,900-HUNTER'S PARADISE! -9,900-**  
10 survey acres on wooded mountaintop. Close to St. Forest. Nice frontage on two private association maintained roads. Flaming foliage abounds as property is covered with hardwoods. Tioga County, PA near Blossburg. M-976  
**HANDYMAN SPECIAL**  
78.97 acres farmette w/acreage on 2 sides of paved road. Year round stream through one side of property. Handyman home and barn w/existing septic in need of major repairs. Subdivision potential asking \$63,000. M-238

**JACKSON TOWNSHIP FARETTE**  
With in a few miles of Jackson Summit & Millerton. Ranch home up over mostly finished apartment style basement. Completely fenced pasture plus chain link fenced yard for horses, beef, pets, etc. Some appliances & cable TV. Just \$79,900. M-305  
**Commute to Elmira or Troy**  
From this Mosherville area property. 55.29 surveyed acres. Open bldg. site in front off paved road with woods & stream in back. Electric on site. Approved for in ground sewage system. Just \$44,900. Troy School District. M-973 Owners **Extremely Anxious, Make Us An Offer!**  
**WALK TO STATE FOREST**  
from this parcel of land in Ward Township near the "County Bridge" State Park. Approved sewage site for privy or pressure dose sand mound. Electric on site. Bldg. permit avail. Fronts on State Forest gravel road. Was \$12,900 reduced to \$9,900 for fall sale. M-302

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

**NEW LISTINGS**  
**NORTHUMBERLAND CO. 170 ACRE BEEF, HOG, OR GRAIN FARM. MODERN 2 STORY BRICK w/4 bedrooms, 1 bath and in excellent condition** The barn is large with truss roof area making the upper level one open area for lots of commodity or equipment storage. There are 100 acres tillable stream and much much more. Be the first to see it and take early possession since the property is vacant. A great buy at: \$315,000  
**TIOGA CO. DAIRY FARM w/140 Acres of mostly riverbottom soil in high state of cultivation** Extra large comfort stall barn plus a stanchion barn, 4 lg concrete stave silos, lgt impl shed, rnd bale storage shed, and 2 beautiful homes w/too many features to mention. You must see this beauty along Rt 49 adjacent to Lawrenceville Boro. Loads of potential. Don't miss it! Priced at \$345,000.  
**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 NORTHUMBERLAND 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.

**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.  
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.

**Chester Co.**  
60 Acre Amish Dairy farm, new buildings, 48 acres tillable, near Parkesburg, \$475,000.

**Franklin Co.**  
50 Acre Hog Farm w/o buildings, 2000 head finishing unit, 3 years old, priced at \$360,000.

**Montour Co.**  
140 Acre Amish farm, 90 tillable, 50 cow barn, 3 silos and a double house. \$400,000, Reduced to \$385,000.

**Dauphin Co.**  
48 Acres M/L farm, 15 tillable, some wooded acres, no barn, 50x70 shop, 2 acre pond, 2 dwellings, lots of road frontage. Priced at \$169,000.  
48 Acres M/L, 35 tillable, no buildings, woods and stream, \$115,000.

**Lancaster Co.**  
Farmette in Conoy Twp. 1800 sq. ft. 4 br farmhouse, 35x60 2 story barn with 3:4 acres. Possible subdivision \$125,000.  
61.5 Acres, Conoy Twp., 37 tillable, no buildings, can be subdivided, \$215,500

**Juniata Co.**  
Richfield lots: (2) 15 acre, (2) 1 acre, (1) 5.5 acre.  
I need farms in the Amish areas of Dauphin, Perry, Lycoming and Northumberland Counties.

Call Harry Zimmerman  
Office: 717-299-4885  
1-800-472-2641  
Car: 717-575-2542  
**TOWN & COUNTRY REALTY**