

HERITAGE REALTY GROUP, INC.
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FARM & RURAL PROPERTY DIVISION



"PROFESSIONALISM AT WORK FOR YOU"

CENTRAL PENNSYLVANIA FARMS, FARMETTES AND LAND CLINTON COUNTY

#7405FB 80 ACRE HORSE FARM, ROTE AREA - \$269,000
 * 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

#6161FA DAIRY FARM LIMESTONEVILLE AREA, \$260,000 ORTION 1 (OPTION 2 \$325,000) OPTION 3 NEW PRICES ADJUSTED PRICES
 * 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, good facilities.
 * 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, \$195,000 REDUCED TO \$169,500
 * 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.

#7365FA 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

#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 159 ACRE DAIRY FARM, TYRONE AREA, \$339,500
 * Approximately 159 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.

GOD'S COUNTRY REAL ESTATE, INC.
 116 North Main St.,
 Coudersport, PA 16915
 Call - 814-274-7640
 Fax - 814-274-7642

#463 - The address you'll give with pride - immaculate 3 bedroom home in Sweden Township on 3.8 acres. 1 1/2 baths. full cemented basement, attached two car garage, wood and electric heats, gorgeous country location, truly a fine property for those value excellence and quality.

#518 - A harvest of features - well built rancher on 18.5 acres in Homer Township, 4 bedrooms, 2 1/2 baths, fireplace, full basement, gas heat, beautiful landscaped lawn, barn, pond, stream, pasture and woods, picturesque setting in God's Country.

#515 - Excellent recreational parcel - 13.3 all wooded acres bordering New York State line, driveway installed, stream. \$13,900.00.

#495 - Potential unlimited - two story frame building with two units and a 3 bay car wash, prime commercial location along Rte. 6 in Coudersport Boro.

#494 - Owners need a fast sale - one story home/camp on five acres in Hebron Township, shed + small horse barn, priced in the thirties.

#524 - Get your money's worth - 3 lots totaling 20 acres in Bingham Township, stone driveway into property, standard - inground sewage system, cement block basement, lovely all wooded level setting. \$23,000.00.

#514 - Lots of lots to choose from: 17 parcels in Southern Potter County, various sizes and prices, all perked approved, road maintenance.

#498 - Attention hunters - double wide home + mobile home on 51 acres in Keating Township, price reduced, owner looking for a fast sale.

To receive free detailed map and up-to-date listings, fill out coupon and mail to:
 God's Country Real Estate, Inc.
 P.O. Box 466, Coudersport, PA 16915

Name _____
 Address _____
 Town _____
 State, Zip _____ Phone _____

Check area of interest: () Wish to buy
 () Wish to sell () Farm () Camp
 () House () Acreage

A Nice Farmette in Lycoming County on Hardtop Road w/21 Acres.
 Could be a horse farm or barn already set-up for 80 calf stalls for veal or beef in bank barn, barn has new roof. Also a 5 car garage w/ storage overhead and a new roof, house has 8 rooms, 2 1/2 baths, enclosed front and back porch, fuel oil, hot water heat, also electric hot water heater, new drilled well. Just 9 Miles Front Industrial Factory, 11 Miles from the school, between Williamsport and Jersey Shore on Legislative Route 41090. Also 12 acres which could be subdivided, if you wish. A total of 32 acres. Asking price \$145,000. Owner will help finance. Could be bought w/20 acre farm if you want at \$115,000.
(717) 924-3624

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 surveyed 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-283.
HUNTING SEASON SPECIAL
 45.81 surveyed acres in Ward and Hamilton Townships. Water, electric and gas available. Open and wooded mix. Sewage probe complete. Approved sewage site near easily accessible building sites just off maintained Township road. Just \$478 per acre. \$21,900. M-176.
TIOGA COUNTY FARM AND AIRSTRIP
 On approx. 125 acres. Approx. 2,100' long x 140' wide and currently maintained by neighbor. Several outbuildings including pole barn for horses or beef and a home. Mix of tillable, pasture and woods w/ stream. Just \$129,900 w/\$29,900 down, bal. \$100,000. 20 yrs., 9% int., \$899.73 p/m, 10 yr. balloon. M-223.
FmHA ASSUMABLE LOAN
 Available to qualified buyers on this Tioga county former dairy and dairy/beef operation. Approx. 220 acres of river bottom land, 2 homes and pond. Starter, main, feeder, and finishing barns set up for 400 head capacity. Shop/machine shed, grain storage, 2 silos and liquid manure tank. Asking \$299,900. M-224.
PAINTER RUN RETREAT
 Approx. 244 acres w/approx. 100 acres and 144 acres located on each side of well maintained Township Road. Would consider selling as 2 parcels. Electric on site. All wooded w/Painter Run stream through property. Excellent deer, bear, turkey and small game hunting. Price reduced to \$845 per acre. M-159. All serious offers on either side of road will be considered.

Mountain Stone Rancher On 13 Acres With 2 Acre Pond, Stocked With Bass & Trout - New Bloomfield Pa Area

4 to 5 bedrooms, all with plush carpet, 3 baths, 2 with Corian showers, living room with cathedral ceilings with custom stained glass in gables, floor to ceiling stone fireplace and carpet, rec room has wet bar and wood stove with carpet, eat-in kitchen with cherry cabinets, Jen-Air Island, all counter tops of Corian with Italian ceramic floor, dining room with ceramic floor, large laundry room with ceramic floor, large 2 car garage, exterior is maintenance free of mountain stone and cedar. All Pella windows and doors, 2 large cedar decks, and satellite dish. Beautiful view from every room plus many extras. Horses permitted. Must see to appreciate \$325,000
717-582-2352