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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 - \$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

#6161FA DAIRY FARM LIMESTONEVILLE AREA. \$280,000 OPTION 1 (OPTION 2 \$325,000) \$395,000 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 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 REDUCED TO \$169,500
* 10.5 acres open, 2 acres site.
* 2 story stone house built 1928, 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 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:

#6026FA 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.

FOR SALE FARM
Central Pennsylvania, Clinton County,
Lamar Township
Four miles off I-80, Exit 26
Spectacular View
East End, Nittany Valley
94 acres, 80 acres tillable
2 mountain water springs
1 acre spring fed pond
40'x60' pole barn
50'x50' hay barn
3/4 mil. gal. certified manure lagoon
50' brick silo
Shale Pit
For additional information, please call:
(717) 748-1095 days
(717) 726-3239 evenings

NEW LISTING - UNION CO.
90 Ac. Dairy Farm - high state of cultivation, limestone soil w/stream, equipment shed, 4 silos w/unloaders. 33 comfort stalls w/pipeline. Very nice 5 BR frame dwelling, modern bath and kitchen. Also 26x40 1-story store. Call for details.
NEW LISTING - LEBANON CO.
48 Ac. General Farm fronting on Rt. 22 and on Airport Rd. 400 Ft. Deep Commercial Along Rt. 22 - balance agricultural. 3 BR frame 2-story house. Frame bank barn in fair condition. Near Farmer's Wife restaurant. Good for contractor.



YORK CO.
Beautiful 11 Yr. Old 100 Cow Free Stall Dairy Set Up- 1500 Gal. Milk Tank w/Free Heater 4 Concrete Silos w/120' Feed Bunk 400,000 Gal. Manure Lagoon- Large Bank Barn In Very Good Condition. 102 Ac.- Mostly Corn & Alfalfa - Well Off Road! Dwelling- 5BR Frame w/New Siding & Windows.

PRICE REDUCED!
Plus Seller Assistance In Financing.
"CALL FOR DETAILS"
NOTE: We have an out-of-state investor, if you have a picturesque farm (dairy or general) you would consider selling in Lancaster or Lebanon County - even sell and lease back - give us a call, LET'S TALK!
MAHLON OBERHOLTZER AGENCY
Your Central PA Farm Broker
Smoketown, PA 17567 (Lanc Co)
717-392-1177

200 ACRES TILLABLE of nice-laying land on this 300 acre farm near the Pennsylvania border. Good alfalfa soils. Barn is nice for chores, has 47 stalls, (4 unit Delaval pipeline not installed), 20x65 unloading silo, individual calf stalls. 30x80 tool shed. Attractive 3 bedroom home with new heating system and satellite system. \$150,000
LARGE FREE STALL OPERATION: 325 acres with 200 tillable. 1200 maple trees tapped. Public water. 140 free stall barn could be expanded, has Surge parlor with auto takeoffs, (2) 24x60 silos, 900 ton bunker, plenty of heifer facilities. Main home 5 bedrooms, 1 1/2 baths. Two family tenant house available. \$265,000
INEXPENSIVE SMALL FARM: 72 acres, 30 open. Prime turkey & deer area. Large home, 12 rooms, oil heat. Hay & horse barn. \$65,000. Call 607-792-3355 or ...

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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 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 loading 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
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.

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