

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

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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 OPTION 1 (OPTION 2 \$325,000) \$396,000 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'x128' 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, \$176,000 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 repainted.

**#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 barmyard. 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**

**#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.

**So. Northumberland Co. & Surrounding Counties**

Near Gratz, 100 acres, 91 tillable, large home, barns, 10,000 Christmas trees. Rent Option or Low Down Possible.  
36 acres, large barn, home, privates & secluded, large pond, 25 tillable balance pasture. Rent option or no down possible.  
20 acres, large barn, home needs work, privates & secluded, pond. Rent Option or No Down.  
9,000 sheared Douglas Fir, Christmas trees & 1,000 Fraser. These can be bought over 1 to 4 year period.

**PETER B. CORTELYOU**

Real Estate Herndon, PA 17830  
Peter B. Cortelyou, Broker 717-758-9177

**CENTRAL WISCONSIN DAIRY FARMS**

Located in Clark, Marathon & Taylor Counties in the Heart of the Dairyland.

**317 Acre Parlor Dairy, 200 tillable, more available, 83 tie stall barn, dbl 6 parlor, liquid manure system, 3 silos, 3 BR ranch home. 150 Holsteins, full line of machinery. All for \$415,000.00. Real estate with fixtures: \$235,000.00**

**129 Acre Dairy, mostly tillable, 48 stanchion barn with pipeline, 3 silos, 3 BR home. Owen area, Clark County. Complete with all farm personal. \$215,000.00.**

**120 Acre Dairy, 52 tillable, nice woodlot, 33 tie stall barn, silos & shed. Fair 4 BR home. Curtiss area, Clark County. JUST \$52,500.00.**

**98 Acre Dairy, 53 tillable, additional land available for rent, good 52 stall dairy barn, with pipeline, new 30x50 ft. shop, 3 silos, 100 ft. shed, 4 BR 1 1/2 story home. Gilman area. Taylor County. ONLY \$48,000.00 with feed.**

**193 Acre Dairy approx. 127 tillable, 48 tie stall barn, pipeline, TMR mixer, 104 ft. metal shed, shop 3 BR home. With feed. \$109,500.00. Cattle & Machinery, optional.**

**80 Acre Dairy, 53 tillable, 34 stall barn, pipeline milker, 2 silos, 4 BR home. Fair buildings, Unity-Loyal area, Clark County. \$49,900.00.**

**396 Acre Dairy, 290 tillable, 72 tie stall barn, pipeline milker, manure system, calf & heifer barns, large 2 BR home with 2nd floor not finished. \$195,000.00.**

**160 Acre Dairy, 94 tillable, 42 stall barn, 2 silos, pipeline milker, good 3 BR home, \$85,000.00.**

**MANY OF THESE FARMS HAVE A FULL LINE OF FARM PERSONAL. CALL OR WRITE FOR PICTORIAL BROCHURES ON THESE FARMS AND OTHERS LISTED IN THE AREA.**

**SCHIFERL REALTY**

502 West Pine St.  
Abbotsford, WI 54405

"Over 30 years experience in Central Wisconsin Farm Property Values"  
715-223-4068

**OWNER WANTS SOLD-REDUCED-REDUCED**  
100 Acre Farm, 3 Miles NE of Shippensburg, Limestone Soil



Carlisle, PA  
(717) 243-6400  
Larry Bard (717) 243-1563

**SANFORD G. LEAMAN, REALTOR/AUCTIONEER**

1 (800) 836-8113

**NEW LISTINGS**

**TIOGA COUNTY** Near Wellsboro airport is this mostly level 241 acre potato & grain farm in high state of cultivation. There are 3 lg. potato barns, pond, (2) 30 ton grain bins and much more. Be the first to see this fine property. The only thing it doesn't have is a residence but there is a septic system from a previous mobile home. Priced under \$2500.00 per acre.

**SCHUYLKILL CO. Tree Farm. READ THIS AD CAREFULLY.** The trees on this tree farm are valued at over \$900,000.00 but the 170 acres of land, buildings, and all equipment presently used to run the business is also included. YES YOU READ THIS AD RIGHT. ALL THIS FOR ONLY \$800,000.00. This present owner is doing over \$250,000.00 of tree sales per year but he wants to retire. Main manager will stay for 5 years so if you have money but no experience you can't go wrong. Call Sandy 1-800-836-8113 for all the particulars.

**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.

**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.

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

Marlin H.

**Fields Real Estate**

Regional Office  
101 North Wayne Street  
Lewistown, Pa. 17044

(717) 248-5451  
(717) 248-3904 (FAX)

**MIFFLIN Co. 151 Acre Dairy Farm, 34 stanchions w/REDUCED, 2 barns & 2 houses. Buildings in good shape. Available for immediate use. \$320,000.**

**Huntingdon Co. General Farm, 145 acres, \$250,000.**

**39 Acres Residential Development Land in Huntingdon Co. \$85,000.**



**Huntingdon Co. 218 Ac. - Good Production Farm, 57 Stanchions with pipeline, 105 Free stalls + 3 silos. \$380,000.**

**WE ACT AS LOCATORS FOR FARMS AND LAND**

RACHEL PORT - Realtor (Huntingdon Co.)  
1-814-669-4194 Home

MARLIN H. FIELDS - Broker (Mifflin Co.)  
Ofc - 1-717-248-5451  
Home - 1-717-248-9308

SERVING THE FOLLOWING COUNTIES WITH BROKERAGE AND APPRAISALS  
Mifflin, Centre, Huntingdon, Juniata, Perry, Snyder, Northumberland and Union.

MEMBER OF LOCAL MULTI-LISTS