

CENTRAL VIRGINIA FARMS: Farms available from 5 to 500 acres, reasonable prices, very low taxes, farmer friendly communities, agricultural economy, free catalog.

State Wide Realty Co.
Farmville, Virginia
804-392-6163
Farms & Rural Properties
Low Prices, Low Taxes, Free Catalog

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Montague, Miller & Company Realtors
(804) 263-5088
James Wood 263-4371

Lancaster County
103 Acre steer farm located in Rapho Twp. near Mount Joy Boro. It has 1,000 feet of road frontage on Lefever Road. The 2 1/2 Story stone farm house is set up for 2 families. Outbuildings include a large pole type implement shed. Soil is Hagerstown Silt Loam. This is an excellent farm. \$774,000.

Tioga County
A Dairy Farm on 131 acres, 76 acres tillable, 35 acres pasture with stream and pond, 20 acres woods. Soils consist of Morris Gravelly Silt Loam and Norwich Silt Loam. It includes: 40'x80' frame bank barn with 44'x52' concrete block addition for dairy with 59 chain tie stanchions, 4' wide by 68" long with some rubber mats, and gutter cleaner, 4 unit De-Laval Milker, 560 gal. milk tank, 18'x60' concrete stave silo with Jamesway Ring Drive Unloader, 12'x45' wood silo (8 ton bulk feed bin), 18'x26' room at silo with 2 box stalls, 20'x50' heifer shed with concrete floor, 30'x60' implement shed, 2 wells and spring, 2 1/2 story frame 3 bedroom dwelling in very good condition and a 1978 14'x70' mobile home with 2 bedrooms and 2 full baths. \$180,000.

CALL US TODAY!

(717) 665-2401
FULL SERVICE REALTY

112 S. Main St.
MANHEIM, PA.
(717) 665-2401



LANCASTER COUNTY
41 Acres: 4 1/2 acre farm, small dairy/large chicken operation with large farmhouse and large barn, \$350,000
92 Acres, at the Buck: dairy or beef farm, large barn, large 4-bedroom house, w/23 1/2 acres zoned commercial. **Only \$710,000.**
Mini Farm in Rawlinsville: 3 bedroom house and barn, 13 acres **Only \$179,000.**

York County
Large barn w/112 acres, 60 tillable, 50 woods, excellent farming opportunity near Airville.....**Reduced to \$239,000**

If you have a farm to sell call:
Clarence Wenger
(717) 575-0053 (Car)
(717) 299-4885 (Office)
(717) 284-4423 (Home)



250 N. Duke St.
Lancaster, PA 17602

DELAWARE FARMS

KENT COUNTY
• 233 Ac., 89.9 Ac. Till., Irreg. Pivot \$185,000

• 89 Ac., 79 Ac. Till Home, Buildings \$220,000

• 52.3 Ac., 37.8 Ac. Till. Nursery Stock or Veg. Nice Small Home \$183,000

• 60 Acres, 55.7 Tillable, Large Home, Large Barn, Fenced For Livestock. West Dover \$235,000

D/E DAN ENTERLINE REAL ESTATE
Dover, Delaware
302-674-5544

FARMS FOR SALE

#1) **MODERN 108+/- ACRE FARM** - Farmhouse, equipment sheds, free stall barn, calf barn, two (2) barn units including milking parlor, heifer and fresh cow facilities, manure pit, offices and much, much more. Two (2) grain bins, six (6) silos, bunk feeders, 50,000 gal. central manure pit etc. Additional rent ground available. Too much to list, must see. Homeville area. Asking \$695,000.

#2) **54+/- ACRES GROUND - 40+/- ACRES TILLABLE**, Stream on property. Drilled well and 40x100 foundation started. Additional 13.6+/- tillable acres also available. Homeville area. Asking \$200,000 for 54+/- acres and \$99,500 for the 13.6+/- Acres.

#3) **39+/- ACRE FARM** - Farmhouse, bankbarn and oversized garage. 20+/- acres tillable, 10+/- acres pasture, balance woods, good horse, beef or produce farm. Oxford Area. Asking \$225,000.

#4) **88.5+/- ACRE FARM** Farmhouse, bank barn, steer barn, heifer barn, chicken coop, equipment sheds, pole barn & shop, two (2) silos, corn cribs, and more. 60+/- acres tillable and 20+/- acres pasture. Some owner financing. Owner would like to settle in spring of 1995. Nottingham area. Asking \$470,000.

#5) **100+/- ACRE FARM** Renovated farmhouse, triple decker bank barn, shop area, and equipment sheds. Pond, stream and long lane add to the charm of this property. Plenty of good tillable ground and pasture. Can be purchased with less acreage. Nottingham area. Asking \$652,000.

#6) **60+/- ACRES GROUND** - Mostly tillable, very private Amish neighbors. Nottingham area. Asking \$300,000.

#7) **57+/- ACRE FARM** Long lane winds towards the 3 story Victorian home centrally situated on the property. 57+/- acres of pure privacy. Some outbuildings and pond. New London area. Asking \$349,000.

Call Christ Taylor, The Farm Specialist
Beller-Campbell Realtors
(215) 388-7621

OUTSTANDING AGRICULTURAL PROPERTY!



CASCADES FARM - 611 ACRES

SHENANDOAH VALLEY, VIRGINIA

Beautiful 611 acre farm with good soils in high state of fertility. 200 acres cropland, 33 acres hayland, 175 acres improved pasture balance in wildlife abundant woods. Magnificent cascading stream through middle of farm. Several additional streams and bold springs. 2 - 30x70 concrete stave silos & feed lot, equipment shed, bank barn and several other buildings. 2 story frame farmhouse. Near Historic College Town of Lexington and Virginia Horse Center. 1992 Real Estate Taxes (LU): \$1,893.90. **\$1,250,000**

For details on this or other farms & land contact:

James Wm. Moore Real Estate
28 South Main • Lexington, VA • 24450 • 703/463-7080



Contact: **DON C. MYERS**
Residence: **(814) 422-8111**
KENNETH L. HALL
Residence: **(814) 387-6273**

FARM & RURAL PROPERTY DIVISION

"FULL TIME, FULL SERVICE, EXPERIENCED."

THE ADVANTAGES OF LISTING YOUR FARM WITH A RESIDENTIAL REALTOR:

- Quality Advertising
- Professional Brochures
- Ag Progress Days Exposure
- PA Sportsman Show Display

- Computer Deed Plots
- Measurement of ASCS Photos
- Knowledgeable About Soils
- Maximizing YOUR return

THE ADVANTAGES OF LISTING WITH A PROFESSIONAL FARM AND RURAL PROPERTY DIVISION:

- Quality Advertising
- Professional Brochures
- Ag Progress Days Exposure
- PA Sportsman Show Display
- Computer Deed Plots
- Measurement of ASCS Photos
- Knowledgeable About Soils
- Maximizing YOUR return

If you want the best professional farm real estate service available in Central PA, we would be pleased to be of service to you.

Many farms, farmettes and land parcels available. Call or write for free lists, or see our bi-weekly Lancaster Farming inventory ad in the January 7th issue.

DEMERE REALTY
Rte. 3 Box 91H
Little Falls, NY 13365
Phone & Fax **(315) 823-0288**
George Demere, Broker

- #197 - **163 A. DAIRY FARM** w/90 tillable - 2 story barn w/50 on pipeline & 33 youngstock - 16x40' silo w/unloader, lg. heated workshop & like new 3BR ranch home - this DAIRY OF DISTINCTION FARM features lg. pond w/Canadian geese Spring & Fall - listed at \$248,000 w/an extra 50 A. tillable land avail.
- #181 - **132 A. HOBBY FARM** w/90 tillable - 7 rm. house, 3 stall garage & pole barn - \$92,000.
- #309 - **300 A. DAIRY FARM** w/250 tillable - lg. open fields - 3 ponds & well, 110 cow free-stall, plus 90 cow older barn, 4 lg. silos, 9 rm. home w/pool - EVERYTHING A-1 cond. - \$385,000.
- #313 - **30 A. DAIRY FARM** w/230x38 ft. barn w/98 on pipeline, attached 50x100 ft. hay barn, 3 lg. silos & 9 rm. home - \$100,000 - more land avail.
- #320 - **300 A. DAIRY FARM** w/200 tillable - 52 cows on pipeline, lg. heifer barn. mach shed w/shop, 4 silos - V.G. 3 B.R. colonial home - \$280,000.
- #701 - **168 A. DAIRY FARM** w/100 tillable - 60 cows on pipeline, bulk tank, 2 silos & good 11 rm. 2-fam. home - \$179,000
- #803 - **70 A. DAIRY OR HOBBY FARM** - lg. barn w/68 on pipeline & add't for heifers 3 lg. silos w/unloaders & TMR system, 2nd heifer barn w/shop & hay storage - V.G. 10 rm. home w/modern kitchen - beautiful views, skiing & trout fishing - \$250,000 - more land & mobile home available.
- #188 - **200 A. w/175 TILLABLE** 20 A. woods & lots of road frontage - located in choice farming area on paved road w/spring water on property - \$170,000

WE HAVE A LG. SELECTION OF DAIRY & HOBBY/HORSE FARMS, ACREAGE, BLDG. LOTS & COUNTRY HOMES LOCATED IN THE MOHAWK VALLEY OF NYS.