



"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

**#8161FA 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 woodcd, 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 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 tank's pipeline milker, 42'x64' hoifer 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, McVEYTOWN 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
BE SURE TO SEE OUR DISPLAY AT EASTERN SPORTS SHOW
FEB. 5-13 HARRISBURG FARM SHOW BLDG.**

One-Of-A-Kind Farm For Sale

Large 2000 +/- Acre potato and grain operation; rated as one of the top five farms on the Eastern Seaboard. Meticulously kept. Irrigated, deep wells and ponds, excellent systems. Modern potato packing facility, handy to many of America's largest markets. State-of-the-art grain handling and storage systems. Owner seeking retirement. *Serious inquiries only to:*

George H. Chabbott, CCIM, CRA
Chabbott Petrosky Commercial Realtors, Ltd.
1404 Forrest Avenue, Suite B
Dover, Delaware 19901
302-678-3276

#6504-27 AC Horse Farm: Completely remodeled 4 bdrm farm home. New zone heating, 2 baths. Att. double garage. Large 2 story barn, 2 smaller barns, all fair condition. 10 ac fenced for horses. Pond and swimming pool. 3 miles to two villages. Long frontage, improved rd. excellent hunting. Exceptional view. \$96,000.

#6487-23 AC Farmette: Beautiful 3 bdrm, bath & half, Raised Ranch. Spacious living rm, woodburning fireplace, large bank of windows give excellent view of rear yard and woods. Ultra modern built-in kitchen, full dining rm, 2 car garage, workshop. Natural gas heat, fully insulated. Located well back from paved hwy. Trout stream through property. Appx 10 ac. woods borders thousand ac. state land, 1 mile to village, 15 miles to city. School bus at door. Excellent area for pasture, nice greenhouse for gardener. Being sold to settle estate. Full price \$74,000.

6474-5 AC Farmette: 130 additional acres available. Borders thousands ac. State Land. Exceptional 4 bdrm, 2 bath farm home completely remodeled, beautiful new kitchen, w/w carpeting, insulated, all new windows, cemented basement, att 2 car garage. LARGE TWO STORY HORSE BARN (good condition) box stalls. Scenic country view. Best hunting in east, plus water fowl. Price \$85,000.

5006-530 AC Farm: Remodeled 5 bdrm, 2 bath farm house, carpeted, cemented basement. Excellent water, 4 wells and 12 Ponds (4 stocked to game fish) 5 Barns, poultry house. Land level to gentle roll, about 400+ acres open and presently planted for hay production. Long frontage on 4 roads both sides. Private location, 5 miles to village and shopping, 13 miles to city and malls. School bus at door. Previous Beef/Sheep. Ideal for horses. Full line of eqpt. available. Also, large quality sq. bales hay available for immediate occupancy. OWNER FINANCING AVAILABLE. Move in with down payment. Exceptional for family farm. Commercial hay production last 3 years. Price \$245,000.

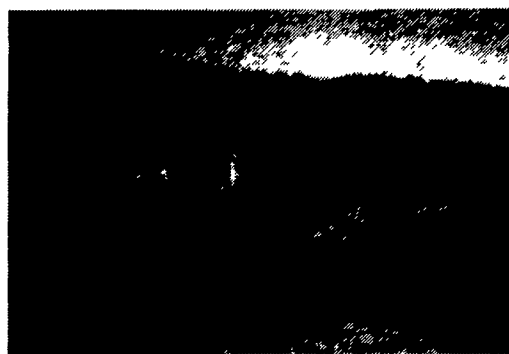
Painter Realty

2 Seneca St., P.O. Box 246

Hornell, NY

Ph. (607) 324-5633 or 324-2999

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



3 to 4 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 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

2 story A-frame in Bratton Township, Mifflin Co., PA. Sleeps up to 15 persons, on 77 acres of mountain land.

\$89,000

**Call Marlin H. Fields
Real Estate
717-248-5451**



**13 Acre Farmette -
5 Bedroom Frame House,
40x60 Bank Barn, Other
Outbuildings
Lanc. Co.
717/665-9298**

FARMS FOR SALE

#1) 137 +/- ACRE FARM - 2 large homes, 1 set of farm buildings (used to be 2 farms). Long lanes for both homes. Very private. 100+/- acres tillable, 20+/- acres pasture, 15 +/- acres woods. Oxford Area. Asking \$600,000.

#2) 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.

#3) 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.

#4) 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.

#5) 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.

#6) 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.

#7) 60+/- ACRES GROUND - Mostly tillable, very private Amish neighbors. Nottingham area. Asking \$300,000.

#8) 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
Beiler-Campbell Realtors
(215) 388-7621**