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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

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

- 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 February 5th issue.

1. Western Berks County

Hidden Acres

77 Acres M/L with open fields, meadows, and woods along the Tulpehocken Creek, ideal for trails and paddocks.

Bank Barn (Hay Storage) 2 1/2 Story Frame House
20 Box Stalls 2 Wash Bays
80x100 Indoor Riding Outside Exercise Area
Arena

Breaking Ring

All set back in a pleasant lane hidden from the traffic.
Call Tressie Caton at 215-376-4450.

2. 6 1/2 Acres Tract of Land

(West Side) Berks County

Mostly Meadow w/Stream

2 1/2 Story Frame House (No Central Heat
& Outside Privy)

Old Saw Mill

A Large Spring Enclosed

RICH BRANDT FARM REAL ESTATE

2033 Penn Avenue, West Lawn
Reading, PA 19609

(717) 274-3622 - office - (215) 678-1122

DEMERE REALTY

Rte. 3 Box 91H
Little Falls, NY 13365

Phone & Fax (315) 823-0288

George Demere, Broker

#162 - PRICE REDUCED - 460 A. dairy farm w/150 cow free-stall barn. 36x120 ft. dry cow barn w/silo, 40x100 ft. heifer barn w/nursery, double-six computerized milking parlor & TMR, 24x70 & 24x40 ft. silos w/unloaders, two 30x60 ft. mach. sheds - also 9 rm. remodeled home in EX. cond. & 12x65 ft. mobile home w/rental income - \$330,000.

#140 - PRICE REDUCED - 200 A. dairy farm w/101 tillable - 72 stall barn w/pipeline, lg. mach. shed, silo w/unloader & nice 7 rm. stone home - \$198,000.

#320 - PRICE REDUCED - Dairy farm w/100 A. of pasture & woods - 52 cows on pipeline, mach shed w/shop, 4 silos - V.G. 3 BR colonial home - \$138,500 - more land avail.

#322 - 100 A. HOBBY FARM w/60 tillable - 2 story cow barn, horse barn, sm. storage barn, shop & good 8 rm. home w/attached garage, pond & well - \$110,000.

#323 - NEW LISTING - 195 A. farm w/110 tillable - 140x40 ft. barn w/56 stalls, 2" pipeline w/5 units, 800 gal. B.T., 20x60 ft. silo w/unloader & 9 rm. home - 140 A. more can be rented - also gravel bed on farm - EX. starter farm at \$168,000.

#195 - 125 A. DAIRY FARM w/65 tillable - 100x35 ft. one story barn - 12 yrs. old - for 34 cows w/5 pens, pipeline, B.T., 45x80 ft. hay barn & V.G. 8 rm. home - lake borders back of farm - \$159,000

#211 - 310 A. DAIRY FARM w/210 tillable - 140x36 ft. barn w/pipeline & addition for heifers, nice pond, 2 silos, 2 lg. machine sheds, shop & V.G. 10 rm. home w/3 stall garage & paved driveway - \$250,000.

#158 - 475 A. DAIRY FARM, w/300 tillable, 104 cow tie stall barn w/pipeline, 20x70 & 20x90 ft. silos w/unloaders, heifer & calf barns - V.G. 10 rm. colonial home - \$395,000.

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

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 - 5 BR Frame w/New Siding & Windows. **PRICE REDUCED!** Plus Seller Assistance In Financing. **"CALL FOR DETAILS"**

47 ACRE TURKEY FARM

4 poultry houses, large bank barn, large butcher house, 3 BR frame dwelling, modern bath & kitchen pend. Along busy highway for possible produce farm or horse farm. ONLY \$175,000.

CALL TODAY FOR THIS
SPLENDID OPPORTUNITY

FOR RENT: SELINGROVE AREA

100 acre dairy farm, 68 comfort stalls, manure lagoon, 3 silos, 40'x112' equipment shed, 4 BR frame dwelling.

YORK CO.

93 Acres (82 T.A.) Dairy Barn, w/44 tie stalls and 2" S/S pipeline, 2 silos, plus bank barn for young stock, soil in high state of cultivation, beautiful 2 1/2 story dwelling, very good buildings, only \$315,000.

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.

MAHLON OBERHOLTZER AGENCY

Your Central PA Farm Broker
Smoketown PA 17576 (Lanc Co)
717-392-1177

VIRGINIA COUNTRY ESTATES IN CHARLOTTE COUNTY (Keysville)

Unique Country Estate - Designed for the individualist, this spacious cedar-siding home offers a potential buyer complete privacy on 35 acres, yet only a short drive to the convenience of town. The country colonial home includes 4 bedrooms, living room, great room, formal dining room, kitchen, den, office, 3 full baths, utility room, plus basement area. Other features include large screened porch and double carport. Detached garage plus a large shop building. Shop building could easily be converted to stable for horses. Truly a unique property that warrants your immediate attention. Annual real estate taxes approximately \$950. \$239,900

Equestrian Estate - 42 Acres. Situated on a knoll, and surrounded by rolling pastureland, this property offers a prospective buyer the dream of a lifetime. 4 bedroom home, including living room, family room w/fireplace, formal dining room, kitchen, utility room, 2 1/2 baths, full basement (unfinished), attached 2-car garage. In addition, this property includes a 40'x60' building with horse stables at one end and a large shop or garage. Pond, stream, good fencing and cattle barn \$324,500

Country Club Comfort - You'll love the location as well as the home located on Briery Country Club. Enjoy golf, tennis, swimming right at your back door. And what a home you'll have - 5 bedrooms, living room, w/fireplace, formal dining room, family room w/fireplace, kitchen, 4 1/2 baths, utility room, office, attached garage. Beautifully landscaped on 1.37 Acres. \$229,500.

Carefree Country Living - 3-bedroom brick rancher w/living room, family room w/fireplace, kitchen, 1 1/2 baths, utility room and carport. Full basement (unfinished) Ideal for the horse lover, this property includes 2+ acres with small stable. Other improvements include a 24'x40' shop building. Call today for appointment to inspect this property. \$97,500.

Lunenburg County (near Keysville): 162 Acre beef cattle farm with completely renovated 2-story home. Approximately 90 acres in pasture, balance wooded. Detached garage, large cattle barn with excellent cattle facilities. \$275,000.

LAND - LAND - LAND PRINCE EDWARD COUNTY NEAR FARMVILLE

50+ Acres fronting on the Bush River. Approximately 30 acres open, balance wooded in mature pine and hardwood. Road frontage on State maintained road. \$52,500

For Complete Details...Richard E. Vaughan

VAUGHAN
AUCTION & REALTY CO.



P.O. Box 1
Keysville, Virginia 23947
(804) 736-8400 (Office)

PERFECT HOBBY FARM 158 acres, 125 tillable 40 cow barn w/2 additions, 3 other buildings, large 4BR home w/4 car garage. Sits well off road \$79,900 Owner financing w/\$25K down

CORNER LOT BEEF FARM Excellent corner lot location, 55 acres all open, 48x30 Butler building, 25x60 workshop, open housing for beefers. Completely remodeled 4BR house all appliances go! More land available across the road \$89,900 Owner financing w/\$35K down

NUKE THE HOUSE 324 acres, 170 tillable lots of prime road frontage, good barn, currently operating as dairy. Make offer near \$125,000 and it's yours!

FINLEY REAL ESTATE

207 Montgomery St.
Ogdensburg, NY 13669
(315) 393-6325

"Beautiful Finger Lakes Area"

Dairy Farm: 890 acres, 500 tillable acres, stream, 3 ponds, 3 houses, main barn 62 station, 48 freestall 40 x 120, 100' self feeder, 1000 gal bulk tank, equipment shed, young stock bldg., S.S. 2" pipeline, adjoining 2nd barn 44 x 122, freestall, ribbed concrete floor, overhead bunker feeder, double 4 milking parlor, automatic take offs milkers, 1500 gal. S.S. bulk tank, machine shed 18 x 26, 12 x 18 pole barn, 3rd barn large storage barn w/garage, basement barn, 40 x 60 approx w/stantions, 4 silos, 2) w/ badger unloaders, concrete stave silos, 2) Jamesway unloaders. Property can be split also. Terms available. #3431

310 A Dairy Farm: 45 station, barn all set up for operation, 2 silos. 200 tillable. 4 bdrm house in updated condition. \$220,000. #3397

2 Story Commercial Building On Main Street: 5 unit, ample parking, income approx. \$30,000 yearly. #3418

Family Rest: Bld & land seating capacity 100, w/cocktail bar. Near Rte. 17. Call for more info. Terms. #3305

Steuben Co: 538 acres, 264 tillable, stream, 4 deeds, bldgs available and 9 grain dryers. Miles of road frontage. Terms available. #3371

Cowocton Area: 360 acres, 150 A forest, income property. \$700 per acre, stream Terms. View #3308

Bath Area: Commercial 11 acres at entrance of industrial park. #3399

Farmette: 20 acres w/5 bdrm house all updated & barn, stream. #3366

Beef Farm Operation: 2 story 5 bdrm house. Excellent condition, lg. barn 32 x 80, addition to barn 20 x 60, 125 acres tillable, 8 acre pond #3352

Makitra Real Estate, Inc.

4 W. Steuben St., Bath, N.Y. 14810

(607) 776-2468 • (607) 776-6665

After Hours: (607) 776-2386

FAX: (607) 776-6301

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, bank barn 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