

LARRY LONG REAL ESTATE
 RR #2 BOX 410
 PORT ROYAL, PA 17082
 717-527-4784

JUNIATA COUNTY'S FOREMOST FARM AND LAND AGENCY

JUNIATA, MIFFLIN & PERRY COUNTY REAL ESTATE FARMS
 WEEKEND RETREATS — HUNTING LAND — CABINS
 35 TO 60 MILES WEST OF HARRISBURG, PA

- 100 AC FARM**, 60 level to gently sloped tillable acs, bal woodland, two story dwelling, bank barn, lot road frontage w/no traffic, subdivision potential w/great views, \$170,000;
 - 50 AC FARM**, 32.tillable, 10 pasture, 2 story dwelling, large bank barn, sheds, trout stream, lot of road frontage w/no traffic, Mennonite community, subdivision potential, \$165,000;
 - POULTRY FARM**, 23 acs, 15 acs tillable, 2 acs wooded, two 42x300 two story broiler houses, no dwelling, perk test guaranteed, fully automatic generator, gravel Township road frontage, easy truck access, motivated seller willing to listen to reasonable offers, call for details;
 - SUMMER HOME**, 1½ ac, 2 story frame house, nestled in quiet picturesque valley w/small farms & cabins, near stocked trout stream & State land, \$52,500;
 - CABIN ON 80 ACS**, 3 acs cleared, pond, two story cement block cabin, elec & ph, plumbing, gravel Twp road frontage, several excellent building sites should you want to subdivide, no traffic, cabin very secluded, great deer & turkey hunting w/no hunting pressure, \$140,000;
 - CIRCA MID 1800 STONE HOUSE**, 3 acs, small stream, mostly wooded, 2 story stone & frame house, 2 fireplaces, new hot water heating system, new water pump, 2 story stone & frame spring house, fair condition, \$76,900;
 - 2-81 AC TRACTS MT LAND**, 40% level, borders State Game Land, easy access, \$100,000 make offer & \$81,000 poss owner financing;
 - 55 ACS WOODED RIDGE LAND**, stocked trout stream, near State land, good deer & turkey hunting, poss owner financing, \$59,500;
 - 15 ACS MT LAND**, easy access, hard surface road frontage, no traffic, level bldg site near road, \$18,000;
 - 10 ACS WOODED**, level ridge land, suitable for weekend retreat or permanent home site, secluded, \$36,500;
 - 1½ ACS**, level, stream, open & wooded, easy access, elec & ph available, excellent for weekend camping, \$15,900;
 - 5 TRACTS 2½ TO 5 ACS**, wooded, level, elec & phone, easy access, \$11,900 to \$15,900;
 - 4 TRACTS 18 TO 24 ACS**, wooded, easy access, level to gentle slope, elec & ph, \$24,900 to \$28,900;
- "PLEASE NOTE"**; Most of these properties can give immediate possession under certain terms, all required permits are guaranteed prior to settlement, most parcels w/no improvements have been sewage tested and are ready for immediate building.

BUY THROUGH THE AGENCY THAT HANDLES ALL RED TAPE

CENTRAL PENNSYLVANIA FARMS, FARMETTES, LAND AND CABINS

Our Farm and Land Division currently has many farms, farmettes, land parcels, and cabins available in central Pennsylvania. We would be happy to send you a free farm and farmette list and/or rural land and cabin list.

See the June 25th or May 28th Issues for a complete farm and farmette inventory

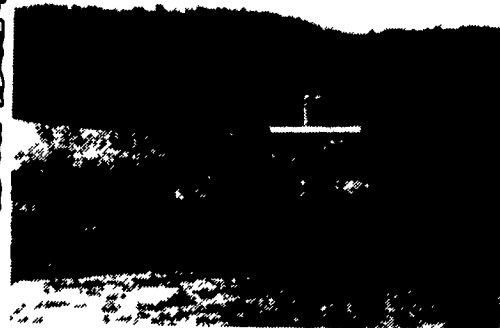
Farm and Land Division

Fred Strouse (814) 364-1705
 Mel Rocky (814) 466-6688
 Terry Gingham (814) 364-1169
 Jim Harpster (814) 238-2525



245 S. Allen St.,
 State College, PA 16801
 (814) 234-4000
 1-800-876-3395

Bradford County, PA
Columbia Cross Roads



240 acre Farm, 2 houses, 2 barns (180'x85'), (40'x160'); 2 - 24'x90' concrete silos, complete manure facilities & storage buildings.

610-273-3761

WIMPLE ASSOCIATES

EXCELLENT FREE STALL BUY: 200 acres honeoye soil near Cobleskill, 130 tillable. VG 136 cow free stall barn, 2x6 parlor, 3 large Harvestores plus bunk, liquid manure system. Nice 2 family home. 'NAME YOUR TERMS!!'. \$229,000

FISHERMAN'S FARM: 90 acres near Richfield Springs with 2 streams and 5 large ponds. Barn milks 51 with 12 heifer stalls and 16x50 silo. Garage/shop. Machine shed. Good 4 BR home. \$89,900

IDEAL FOR SHOW CATTLE: Excellent 78 tie stall pipeline barn with 20x40 and 20x80 Harvestores, (2) 18x40's and 14x40 silo, 2 bunkers, TMR system, (2) 800 gallon tanks. 260 acres silt loam with 150 tillable. Exceptional 5 bedroom home with 2nd home available. \$239,000 with owner terms.

Mort Wimple Associates
 Real Estate Sales - Management

"ESTABLISHED 1953" U.S. ROUTE 20
 FREE FARM CATALOGUES SLOANVILLE N.Y. 12160
 (518) 875-6355
 FAX: (518) 875-6749

THE REAL ESTATERS OF MANSFIELD

1671 S. Main St., Mansfield, PA 16933
 (717) 662-2138 • Evening (717) 662-2363

SMALL BEEF OR HORSE FARM

2 story bank barn and pole barn/machinery shed set up for beef. Approx 90 acres (will survey in spring) w/tillable, pasture, woods and small pond 1½ story farm house needing some repairs Asking \$89,900 Wells Township, Bradford County, Troy Schools M-410

OWNER FINANCED ACREAGE!

10 acres in Tioga River Vista Subdivision suitable for camp or recreational use All wooded w/Mt Laurel thruout Approved perc site Within walking distance of State Forest Lands \$10,900 w/\$3,900 down bal \$7,000 5 yrs 9.75% int \$147.87 p/m M-453

ELKHORN ROAD PROPERTY

135± acres to be surveyed and sold at \$665 per surveyed acre Perc approved for an in-ground septic and separate site for sand mound Combination of woods, pasture and tillable fields Great building sites with southern exposure Great hunting area Farmington township M-38

TIOGA COUNTY DAIRY FARM

60 tie stall barn w/40 cows on pipeline now and 14 more ready to hook on for \$1,200 Currently 4 rows + box stalls on 2 barn cleaners 2 silos w/unloaders, 2 outbuildings, 2 bdrm trailer for hired man 3 to 4 bdrm, 2 story farmhouse 82 acres w/additional 100+ leased for \$1,500 Just \$149,900 M-416

TIOGA RIVER VISTA CAMP

On 22.42 very private acres 20x24 one floor Accessed by association maintained road Owner financing available Woodstove heat Ready to go for only \$32,900 M-419



Just-retired dairy farm w/confinement barn, remodeled farmhouse, lots of pasture & fields w/some woods. Will sell house, barn & 30 acres separately for \$64,500.



ADJOINS STATE FOREST - 240 acres of mountain wooded privacy Cabin w/stone fireplace, central heat Barn/shop, stream, roads through woods, great hunting area!



Currently a sheep farm, this gentleman's farmette features home w/loft, 2 baths, wrap-around deck, large windows 84 acres w/barn, pond, woods & open land \$145,000



Lush landscaping surrounds this country home with approx. 22 acres. Roomy, updated interior, 2 car garage, hardtop road frontage, plus rental property for extra income! \$78,500

LAND

Six-acre building site takes the fusswork out of lot preparation w/completed drive, newly installed septic, electricity & telephone to site \$15,000

142 acres of hilltop land w/attractive country views near Cowanesque Lake Partially wooded site with lots of pasture, great hunting \$71,000

Woods surround small field for superb building site Secluded spot not far from lake Perced, surveyed and ready for building. 14 acres \$21,051

Hunters & outdoor enthusiasts will be impressed by this large tract of 290 acres w/lots of wild game, space for vehicle & snowmobile trails \$145,000

15+ acre hilltop site w/lots of woods and pretty open area for home or camp \$12,500

WE HAVE MORE - CALL FOR DETAILS



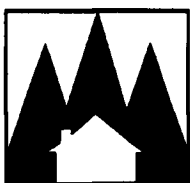
Newer one-story makes a perfect hillside retreat! Expansive interior, available w/plush furnishings, and a mix of woods and open on 38 acres takes in a widespread rural view. \$75,000



Country horse farm with 72 total acres includes nearly 50 tillable and over 10 of woods. Hilltop location with gently rolling fields, newer barn, fencing for horses or beef. \$92,000



A tidy two-story, just outside of town, fulfills your fancy for a home w/acreage, yet doesn't leave you isolated from town amenities Four acres w/garden spot, garage/workshop \$60,000



BEARD REAL ESTATE

403 East Main Street, Elkland, PA 16920

Eric L. Beard, Broker

(814)

258-7117