

AUCTION OF BROKERAGE CALL FOR THE ADVANTAGES OF EACH. WITH 26 YEARS OF EXPERTISE AS A

CAI AUCTIONEER & REALTOR
I CAN HELP YOU MAKE THE PROPER DECISION A VISIT TO EXPLAIN WILL COST YOU NOTHING.

AUCTIONEERS REALTOR

NEW LISTING

BRADFORD CO. This farmer just reduced this 430 acre farm to \$430,000.00 which is only \$1,000.00 per acre with 2 sets of buildings, 2 Harvestore silos a large concrete stave silo and room to milk 120 plus cows. Call today for all the details. There are extras available.

LYCOMING CO . This riverbottom produce farm is ideal for grain or hay. It is very fertile and productive. It has just been listed and is available for quick sale. There is a 4 bedroom farmhouse with large rooms modern eat in kitchen 2 1/2 baths, 2 brick firepice and lots of large grain storage units and implement sheds. ONLY \$350,000.00

NIPPENOSE VALLEY. Call for all the details on a large dairy barn and enough land to farm in a big way with your sons and or daughters. You can buy it all or in parcels. Your needs can be met.

UNION CO. - 236 acre dairy farm with everything you need for easy farming. Be the first to see this fine set of buildings and excellent farmland. Owner wants to cut back so he's selling part of his farming operation. Call now.

We specialize in Tax Deferred Exchanges, We will buy your \$ private mortgage and or notes. CALL ME FOR ALL YOUR FARM \$

"I NEED 200 ACRES OF VACANT LAND IN CENTRAL PA. FOR CASH BUYER"

SANFORD G. LEAMAN REALTOR,

CAI AUCTIONEER, CFS,CMI,GRI 101 WHITE OAR DRIVE, LANCASTER, PA. 17601-4842

(717)569-4264 or Toll Free I-800-836-8113

CENTRAL PENNSYLVANIA RURAL PROPERTIES

CLEARFIELD COUNTY

200 ACRE FARM - (Beef cattle) 10 miles west of Philipsburg. 127 acres tillable balance pasture and woodland. 2 dwellings, 2 barns, beautiful setting. \$329,690 Reduced to \$317,000

MIFFLIN COUNTY

BELLEVILLE - Store front on Main Street. Warehouse and rental units. \$180,000.

12 ACRES - Tillable land 2 miles north of Belleville. Road frontage. \$135,000.

HUNTINGDON COUNTY

MILL CREEK AREA - 107+ acres of level river bottomland fronting on the Juniata River. \$165,000.

CENTRE COUNTY

PENNS VALLEY AREA - Home or camp site on 29 acres of wooded mountain land just east of Woodward fronting on Route 45. Near State Game lands. Priced at

PURDUE MOUNTAIN CONVENTION OF THE PURDUE MOUNTAIN SALE OF

WARRIORS MARK - 8+ acres with remodeled farm house featuring 4 bedrooms, ceramic tile steam shower, jacuzzi tub, first floor laundry, stone fireplace, 3-stall horse barn and 2-car garage. \$135,000.

247 ACRES - Bi-level home, 2 apartments, 42x72 pole building, 4 stall barn. All in very good condition. \$599,000 Reduced to \$489,000

UNIONVILLE - 173 acres bordering State Game Lands. 3 miles northwest of Unionville. GREAT hunting area! \$130,000.

COUNTRY LIVING -1800's 3 bedroom log farmhouse with an updated country kitchen, remodeled bath, plank floors and a 3-car garage to go along with the barn all on 19.5 acres only 10 minutes from town. Additional land available. Reduced to \$239.500.

POTTER TWP. - 2 lots with ideal settings with views of Mt. Nittany and Penns 9 Valley. All tillable and paved road frontage. Lot sizes from 5.51 to 13.1 acres \$59,000-\$86,500

RUNVILLE FARMETTE - 13.76 acres, very nice 2-story home with 4 bedrooms and 2 baths. Detached summer kitchen, 2-car garage, and large barn. Great place for horses. \$149,000

MARTHA FURNACE HOUSE - Bald Eagle Valley. Turn-Key Bed and Breakfast, large Brick mansion (1831), with attached apartment, 13 acres, pond and outbuilding. \$363,000.

CROSS FORK - Camp, concrete block ranch, four rooms, septic and well on 100'x100' lot, no coal, mineral and oil rights, some contents included, needs some repair. \$27,900.

HARRIS TOWNSHIP - Laurel Meadows located between Boalsburg and Poker Mills off Route #322. Building lots range from 2.4 to 13.74 acres, SCASD, public of street, community sewage, well needed, restrictive covenants, horses permitted on select lots. Priced \$67,900 to \$141,100.

52 ACRES of wooded and opendepom ranch style home. \$325,000 Six miles from State College in the

PINE GROVE MILLS -11± acres with gentle slopes and wooded areas. Public water and sewer to be included in sales price. \$110,000.

TOFTREES AREA - 24 acres partialty wooded, minutes from State College, horses permitted, on some lots 1 mm semisecluded setting for a southern 3,800.

OTHER LAND PARCELS AVAILABLE. **CALL OR WRITE FOR A FREE LIST.** WANTED: Rural land and farms. Have buyers, will list.

Farm and Land Division Fred Strouse (814) 234-4000 Mel Rockey (814) 466-6688 Terry Gingher (814) 466-2118



HOMEQUITY RELOCATION CENTER 245 South Allen Street State College, PA 16801 800-876-3395 (814) 234-4000 Fax 814-234-1332

James Harpster (814) 238-2525 The Professionals in Farm Real Estate Service

ENDLESS MOUNTAIN REAL ESTATES CO.

Rt. 15 Covington, PA 16917 717/659-5684

Operating 60-cow dairy farm, (2) 20x60 cement silos, 1 Harvestore HMC unit, land in very good state of cultivation. Single story dairy barn in very good condition, ranch house completely remodeled, 132 acres. Available for immediate possession. **\$249,000**.

CENTRAL VIRGINIA PRODUCTION FARM

Poultry, fruits, vegetables, three 🍝 greenhouses. ponds, Two bedroom home plus three mobile homes. Seventy high utilized acres with two extra-long (cooled) layer houses, 640'x40'. Twenty-one acre orchard and thirty-five acres double and triple crops of produce with established marketing. Owners retiring. Priced to sell at \$639,500.

RE/MAX Heart of the Commonwealth **Keven Lackes** 1-800-531-3055



Suberb country living on this farmette. Excellent place to keep horses, pets or livestock. 11.6 acres with a sandstone two story colonial farm house built to last.

Horse farm - stone four bedroom house, stone bank barn, pastures and several stables.

131 Acres affording the optimum in privacy. Woods, tillable acres, pastures, indoor riding arena, and a bank barn set up for horses or beef cattle. 1786 Stone and brick house.

The **Prudential**



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> **Stewart Real Estate** 47 West Pomfret Street Carlisle, PA 17013 (717) 245-9393

LANCASTER COUNTY

Take a look at this beautiful farm in Rapho Twp. priced below the average farm price. 148 acres of sandy loarn soil, 110 acres tillable, 35 acres pasture with stream, one acre woods. Bank barn with 36 chain tie stalls, w/Farm Way gutter cleaner & a 2" stainless steel pipeline & 4 unit Surge milker. Attached 2 car garage, implement storage & room to hang tobacco. 14x55 concrete stave silo w/Badger unloader, 12x16 concrete block milk house, 24x40 corn barn w/24x40 side addition for implement storage, 36x80 2 story open front bldg. used for beef cattle, with 2nd floor for feed storage, 21x70 one story frame building. 2 1/2 story stone & stucco 4 BR dwelling & a 26x36 3 cal garage with 2 BR apartment above with modern kitchen. All buildings are in good state of repair. This farm is close to Amish & various churches, schools & shopping. Approx. 3-4 miles north of R283. \$546,900 TIOGA COUNTY

A Dairy Farm on 131 acres, 76 acres tillable, 35 acres pasture w/stream & pond, 20 acres woods. Soils consist of Morris Gravely Silt Loam & Norwich Silt Loam. It includes: 40x80 frame bank barn with 44x52 concrete block addition for dairy with 59 chain tie stanchions, 4' wide by 68" long with some rubber mats & gutter cleaner, 4 unit DeLaval milker, 560 gal. milk tank, 16x60 concrete stave silo w/Jamesway ring drive unloader, 12x45 wood silo (8 ton bulk feed bin), 18x26 room at silo with 2 box stalls, 20x50 helfer shed w/concrete floor, 30x60 implement shed, 2 wells & spring, 2 1/2 story frame 3 BR dwelling and 1978 2 BR, 2 bath 14x70 mobile home. \$180,000



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

TOLL FREE 1-800-850-1069

Consultation Services

Need an appraisal? How can I increase my net income? Should I sell, rent or exchange? How to save hundreds of thousands of dollars in taxes?

Give me-a call! 717-671-0655

John B. Niesley, REA 4340 Crestview Road, Harrisburg, PA 17112

ADVERTISEMENT

The First National Bank of Mifflintown, Executor of the Estate of Esther W. Wingate, is soliciting bids for the purchase of a certain tract of real estate in Centre County, consisting of approximately 1,500 acres. The topography is dominated by a large east west valley. The tract is centered on the valley and is part of a very large contiguous area of timberland stretching into Clinton County to the north. The properly has adequate access and would be well suited for a commercial timbering operation, or for recreational purposes.

Sealed bids are solicited to be opened December **15,1994.** A legal description of the property, a timber survey by consulting forester, Dennis R. Meiser, and copies of a survey of the property will be made available to qualified bidders.

To receive a bid packet, or request other information, please contact: Jody D. Graybill,

Assistant Vice President and Trust Officer of the First National Bank of Mifflintown, P.O. Box 96, Mifflintown, Pennsylvania 17059, (717) 436-2144.

FOR SALE APPROX. 10 ACRE FARMETTE R.D. #1 LOYSVILLE, PA **REMODELED 3 BEDROOM 2-STORY**

FARM STYLE HOUSE White with yellow trim, oil heat, private well and septic. Front and side porches, full basement with laundry hook-up

First Floor Consists of: Living Room 12'x21' Dining Room 17'x15' Galley Kitchen 6'x15'

Second Floor Consists of: Master Bedroom 12'3"x14'11' Bedroom #2 11'7"x 11'10" Bedroom #3 11'8"x9'8"

Bath 5'6"x9' Enclosed Porch/Room 5'6"x14'8"

2-Story Bank Barn 23'x40' Work Shop with electric and kerosene heat 13'x21' Garage and Other Outbuildings

10 Acres mostly open with small wooded section Approximately 4 acres in high tensile wire fencing and small area in woven livestock fencina

4 Varieties of Grapes, Keifer Pear tree, Chestnut and Cherry trees

A quiet pastoral setting amidst Amish neighbors

Selling Price \$137,000

Adjacent approx. 5 acres wooded parcel available \$23,000 Will sell both together for cash price of

\$153,000

Call (717) 789-3087 or (717) 789-4013

REAL ESTATE

at Auction

Barbours Area

Lycoming County, Pennsylvania Approximately 213 acres of woodlands with

an abundance of game, bordering PA State Game Lands and Plunkett's Creek, including a nice 3 bedroom house and garages. To be sold on site

Saturday, November 26, 1994 at 11 AM. ----- OPEN HOUSE

To be held on site 12-4 PM Sunday, November 6, 1994

---- DIRECTIONS:

From Interstate 180 - go north on Route 87, turn eft to Barbours. Cross Loyalsock Creek at Barbours, go right on road to Proctor-

approximately 1 mile - watch for signs on left.

---- INDIRIVISE

Power of Attorney reserves the right to accept or reject any or all bids, with immediate confirmation. \$30,000 cash or certified check required down day of sale.

Settlement made 30 days from sale date upon delivery of clear deed.

1% Realtòr participation fee offered.

---- NOTIO We will be selling some contents the same day. Call for listing!

Roger Miller-Power of Attorney; Craig Harris-Attorney; George Douglas-Owner.



Bob Chuck & Rich ROAN, INC