

# HUNTERS!!! CLINTON COUNTY

**400 ACRES..... \$159,900**  
UNBELIEVABLE VIEWS! 2 sides Bald Eagle State Forest!

**252 ACRES..... \$89,900**  
WILD AND SCENIC! Great for CAMP! Locked Gate Access! Won't Last Long! Possible Owner Financing!

**27.571 ACRES..... \$24,900**  
Adj. State Forest! Excellent Hunting! Possible Owner Financing! Locked gate access from township road!

**12 ACRES..... \$9,800**  
Western Clinton County! Very remote! Locked Gate Access!

## CLEARFIELD COUNTY

**29 ACRES..... \$19,900**  
**188 ACRES..... \$89,900**  
Ashland area! Paved township roads! Possible Owner Financing! Country Setting! Call for Apt.!

### STERN REAL ESTATE

RR #1, Box 411  
Lock Haven, PA 17745  
800/759-6411

## 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. ~~\$329,000~~ 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

**PORT MATILDA** - New 24x30 barn with 4 stalls, paddock, electric, and water. 3 bedroom brick ranch with fenced yard, garden plot, and lots of perennials and fruit trees. On 2.87 acres. \$93,900.

**HALFMOON TOWNSHIP** - 10.7 acres, approved for horses. Call today! \$96,300  
**POTTER TOWNSHIP** - 11.5 acres. Excellent home site, deal for horses. 360 degree view of the countryside. \$79,900.

**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 \$58,000.

**PURDUE MOUNTAIN** - lots Wooded. Approved for conventional septic system. **SOLD**

**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. \$129,500.

**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! \$100,000.

**COUNTRY LIVING** - 1800' 2 bedroom log farmhouse with an updated country kitchen, remodeled bath, pl... **SOLD** ... to go along with the barn all on 19.5 acres only 10 mi... land available. Reduced to \$239,500.

**POTTER TWP.** - lot with ideal setting with view of Mt. Nittany and Penns Valley. All tillable and paved road frontage. Lot size 5.51 acres \$59,000.

**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.

**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 street, community sewage, well needed, restrictive covenants, horses permitted on select lots. Priced \$67,900 to \$141,100.

**52 ACRES** of wooded and open land with a lovely 3-bedroom ranch style home. Six miles from State College in the SCASD. **SALE PENDING**

**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** - 2 minutes from State College, horses permitted, on some **SOLD** or a southern.

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 Ganther (814) 466-2118  
James Harpster (814) 238-2525



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

The Professionals in Farm Real Estate Service

### Exclusive Listing

#### Franklin County PA

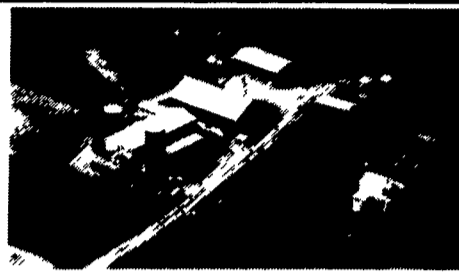
Dairy operation built in 1991, 209 acres and 176 free stalls. Very labor efficient, stone & log home, plus outbuildings, large stream, Hagerstown loam soil, excellent milk to man hour ratio. Additional lease land available. Need strong Buyer.

Harry Zimmerman

717-299-4885; 1-800-472-2641



1271 Litz Pike  
Lancaster, PA 17601



**Dairy of Distinction For Sale or Lease**  
Modern 188 acre Dairy Farm Located in Amish/Mennonite Community Perry County. (Ickesburg Area) High producing rolling limestone soil with 57 tie stall barn. Nice five bedroom house with beautiful view of the Tuscarora Mountains.

• Spring possession available • More land available  
• Cattle and equipment available. We will take best offer.

Call - 717-438-3873



### UPSTATE NEW YORK

#### BEAUTIFUL FINGER LAKES AREA

**145 acres** - Main barn has 52 ties - cleaner - 20x22 milk house - 22x65 concrete silo - 20x50 harvester - 145 ton dry feed bin - 6 ton and 12 ton feed bins - hay barn 40x72 - pole barns 54x120 and 40x112 - 60 acres of early gravelly soil - 30 acres of hay - 40 acres of pasture - easy working level land - 3 bedroom ranch - 2 baths - home fully insulated - baseboard hot water heat - new oil fired furnace - 2 zone - about \$600.00 a year for heat - second home 7 room 2 story home - insulated - new well - lots of water - new septic - low taxes - about 1 mile to Central School

**144 acres** - 50 ties - 600 gal. tank - cleaner/harvester - 8 room home with bath and new oil furnace.

**150 acres** - mostly level easy working land - real good alfalfa and corn crops - shop - corn crib - 9 room home with bath and furnace.

**50 acres** - 60 free stalls - 21 stanchions with pipeline - bulk tank - silo - very good alfalfa crop - 35 rental acres or possible purchase.

**111 acres** - 36x80 2 story barn - 40x40 holding pen - older Surge Parlor - 4 on a side - 40x100 steel barn - 41x96 steel building - 20x60 concrete silo - 12x30 steel silo - 30x100 concrete bunk silage storage - 2 drilled wells - house not much - 99 acres more available.

**200 acres** Honeoye soil - level land - 160 free stalls - double 4 Herringbone Parlor - automatic take offs - 3 harvesters - 1 concrete silo - 28 ton grain bin - 8 bedroom home with bath - furnace - fireplace - 3 bedroom ranch with attached garage. Some financing available.

Call 607-292-3180 ANYTIME

J.R. Allen BROKER  
4665 Hallock Rd.  
Dundee, N.Y. 14837



717-957-3866  
717-582-8104

### PERRY COUNTY

**Liverpool** - Brand new Premier Bi-level home nestled on 4.57 acres. 3 bedroom, 1.5 baths, LR, DR & kitchen w/merillat oak cabinets. dining area has sliding glass doors, decorative cultured stone on front of home. Horses permitted. **\$99,900**

**Landsburg** - Well built 2-story home with a view of the mountains from the deck, 4 bdrms, 2.5 baths, LR, FR, Den & Kitchen. Hardwood floor in foyer. Lot is partially wooded w/nice homes in the area. Additional adjoining 2 or 3 acres available. 1 lot w/2 stall horse barn & fenced pasture. **\$139,900**

**Millerstown** - If peace and tranquility are what you are after look no further. This property has been converted to a lovely Ranch home w/great exterior on 9.9 acres. 3 bedrooms, 2 baths, LR, DR & eat-in kitchen. Deck allows you plenty of room for relaxation. Also picnic pavilion. **\$83,900**

**Blain** - Just right for hunting or second home mobile w/addition. Nice size room new in 93 rubber room, 92 septic tank & furnace. Country kitchen, walk-in closet & sitting room. Satellite dish & receiver. 2 outbuildings. Good hunting and fishing near by. **\$35,500**

**Millerstown** - Immaculate 4 bedroom Farmhouse on 2 acres within easy commuting distance to Harrisburg. Extra's include: stone fireplace in LR, new kitchen & dining carpet, stenciled walls, a charming old bake oven in back yard and several outbuildings. Pasture area could be fenced. Great for country living. **\$89,900**

## INDIANA COUNTY



420 acres, 225 acres tillable. Three houses, large barn and chicken house Many other buildings, call for details.

### CENTRE COUNTY, PENNS VALLEY



313 acres, 250 acres tillable, 3 houses, dairy barn w/ 118 stalls, 3 silos, 2,000 gal. bulk tank, plus many other buildings.

### CENTRE COUNTY, BRUSH VALLEY



83 acres, good crop ground, No Buildings.

Call Hiram Hershey, Broker  
Thomas Hershey, Realtor Associate  
HERSHEY FARM AGENCY, INC. REALTORS  
1-800-880-3831 (new number)

### LANCASTER COUNTY

Take a look at this beautiful farm in Rapho Twp. priced below the average farm price. 148 acres of sandy loam 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 car 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 Gravelly 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 heifer 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  
or  
TOLL FREE  
1-800-850-1069

### New Listing: Shippensburg, PA

**Cumberland Co.** - 84 Acres limestone soil with stream. Just northeast of town (water & sewer nearby). 1/2 mile road frontage. Presently zoned agricultural. Bank barn set up for beef cattle. Frame 2 1/2 story dwelling with 3 Br. (2 apartments with separate utilities). Taxes based on clean & green. Prime for development.

### New Listing: Berks Co., Bethel Twp.

27 1/2 Acres with stream and 4 BR home in poor condition. Reasonably Priced. Many Possibilities.  
Call Listing Agent Daryl Bollinger  
717-626-9512

### Northern Lancaster Co.-Approx. 114

Acres - 25 tillable w/balance wooded. Joins State Game Lands. Several wells w/very high capacities and stream. Zoned rural. Possible owner financing.

### Rural Home: Tulpehocken Twp., Berks Co.

Very nice setting on 1 acre. 2664 sq. ft. brick rancher with fabulous view of Blue Mountain. Detached 4 car garage with storage on 2nd floor. Call for details.

Note: Several new farm listings coming up.  
Call for Details

### MAHLON OBERHOLTZER AGENCY

Your Central PA Farm Broker  
Smoketown, PA 17576 (Lanc Co.)

717-392-1177