

CENTRAL VIRGINIA PRODUCTION FARM

Poultry, fruits, vegetables, and greenhouses. Two ponds, three 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**

CENTRAL VIRGINIA FARMS: Farms available from 5 to 500 acres, reasonable prices, very low taxes, farmer friendly communities, agricultural economy, free catalog.

**State Wide Realty Co.
Farmville, Virginia
804-392-6163
Farms & Rural Properties
Low Prices, Low Taxes, Free Catalog**

27 acres with 900' lake frontage on famous Black Lake, 900' Road frontage makes the deal even better. Asking \$149,900. Owner financing with 1/3 down.

292 acres for Farming or Development. Parcel has been surveyed and Sub-Divided into (25) 5+ acre lots, with (2) 80 acre Executive lots. Road and Power are in. 1 mile from local High School. Asking \$99,900.00 Owner financing with \$20,000.00 down.

Stately Brick Federal. St. Lawrence River View and some frontage, 3,000 sq. ft. home was Custom built around 1900 With 5 to 6 Bedrooms, 2 full baths, hardwood floors, natural Southern pine wood work, pocket doors, and 2 good barns, all sitting on 100 acres of fine Loam soil. Asking 179,000.00

TO ALL OF YOU WHO ARE WONDERING
NO, IT HASN'T SNOWED YET!!!!

RUSSEL J. FINLEY
BROKER • OWNER
Rural Properties, Farms
Residential, Business

Finley Real Estate

24 Hour Phone # 315-393-6325



FARM IN THE DELL

A peaceful setting at the base of a mountain is where you will find this farmette. Traditional farm house with a brood size kitchen, living room with fireplace and a first floor laundry. There is also a pole shed, a pump house, two ponds and an apple orchard on this property located in Hartley Township, Union County, Pennsylvania. Call today for more details.



**COUP
AGENCY**

49 Broadway, Milton, PA
742-8736 800-ERA-COUP
(372-2687)



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**Absolute -
ABSOLUTE AUCTION**

The highest and best bidder gets the property for their bid, free and clear of encumbrances and the second high bidder receives the "2nd Bidder's Bounty™" of \$2000.00, which is subject to and paid at and upon settlement.

"OWNERS RELOCATING TO ARIZONA - #1

23-25 Pine St. - Oxford, Pa
Duplex

w/ Dr's annex on 0.383 +/- ac.

A grand opportunity to buy at your price, one of Oxford's most historic and unusual properties. • In excellent maintenance • \$10,200 +/- gross yrlly. income potential • Four car parking pad with 2 car carport. • Nicely landscaped.

SALE DATE: SAT., DEC. 10 @ 10:AM
(Insp.: 1 hr. prior to sale time.)

"OPEN HOUSES"

All inspection times are from 1: to 4: PM
Nov. 12, 13, 19, 20, 25, 26, Dec. 3 & 4

#2

524 E. LINCOLN HWY. COATESVILLE, PA

Apt. & Office Complex

An opportunity to buy at your price, one of Coatesville's most unusual income properties. • Seven fully occupied units incl. lge. brick garage unit, all under lease agmts. • In excellent maintenance • \$31,300 + yrlly. income/more possible • 0.312 +/- Ac. lot

SALE DATE: SAT., DEC. 10 @ 1:PM
(Insp.: 1 hr prior to sale time)

"OPEN HOUSES"

All inspection times are from 1: to 4: PM
Nov. 12, 17, 19, 25, & 26. Dec. 1, 3, & 8

"TERMS & CONDITIONS OF SALE"

Same for both properties

• \$30,000 non-refundable deposit in the form of a bank treasurer's or cashier's check. • 60 day settlement. • Title search, radon & termite certs., taxes, misc. costs, & Agrmt. of Sale available at "Open Houses"

COME ONE. COME ALL... WIN \$500.00

-Successful Bid Guesstimate Prize-

See -prize conditions- posted at sale site.

J.M. BOSWELL AGY, INC.

R.E. AUCTIONEER/SALE STRATEGIST
Pa. Lic. #U-085-L (610)692-2226

"Please clip and save"

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**THE REAL ESTATERS
OF MANSFIELD**

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

TIOGA COUNTY DAIRY OPERATION

110 stalls in stanchions & ties in 2 barn sections 5 silos Surge parlor but could convert to pipeline. Approx 100 acres including some river flats Machine shed, hay barn, 2 story-3 BR home & much more Just \$199,500 M-495

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 1 1/2 story farm house needing some repairs Asking \$89,900 Wells Township, Bradford County, Troy Schools M-410

BORDERS STATE FOREST - OWNER TERMS!

1.3 surveyed acres bordering State Forest in southern Tioga County 1,000 gal. privy tank & top in place Private joint use & maintained road to property Just \$2,900 down \$8,500 balance over 5 years 9% interest just \$176 45 p/m

PAINTER RUN LOCATION

Approx. 164 wooded acres w/long frontage on T-790 Electric on site approved sewage site for year round home or camp Excellent deer & turkey hunting Stream thru property Just \$699 per acre M-369

ONLY \$499 PER ACRE

59.96 open and wooded acres in Hamilton Township near Morris Run Excellent deer, bear & turkey hunting along with small game. Approved sewage site. Electric nearby Bank owns property and has priced to sell at just \$499 p/acre: \$29,900 M-394

MULTI-PURPOSE FARM

Approx 112 acres (survey in progress) located near Elkland, PA 5 barns in good condition. Would convert to many uses. Older 8 rm. 4 bdrm, home Just \$129,900 Second home and additional 130 acres available M-224

AFFORDABLE DAIRY FARM

Approx 25 to 30 acre farm currently using New Zealand Intensive Grazing Program 50 tie stalls on pipeline plus 25 available on pipeline w/roof repair. 1,000 gal bulk tank. Good 4 BR farmhouse, 20x60 silo Just \$99,900 M-530

WELL FENCED BEEF FARM

Over \$15,000 of high tensile and barb wire fence recently installed Approx 150 acres mixed pasture, tillable and woods 2 ponds, large bank & silo 6 bdrm, 2 story home near Beechwood Lake in northwest Tioga County, PA Just \$145,900 M-488

**46 Acre Equestrian Estate
Located in magnificent Bucks County**



A long private paved driveway leads to a stately centerpiece courtyard. The large 19th century farmhouse features living room with fireplace, formal dining room, ultra modern kitchen, 4 bedrooms, and 2 1/2 baths. House amenities include a 4 car garage and in-ground pool with bath house.

Dependencies include modern horse stable and renovated bank barn with a total of 19 box and foaling stalls, automatic fly control, automatic heated waters, and large tack room. Other barns include a large equipment building, a farm shop, and strategically located run-in barns.

The farm is almost entirely fenced with pastures and paddocks. This exceptional farm is meticulously maintained and reminds one of a Virginia Estate. \$1,345,000.

**new pennsylvania
realty, inc.**
Farms, Country Estates,
And Historic Properties

For additional information on this property and other fine PA farms and estates contact:

Perry Long at 717-386-5000
or 215-264-3025
227 Mush Daul Road
New Ringgold, PA 17960



OTHER FARMS AVAILABLE

Please Call and Tell Us Your Preference

**PAUL M. LONGACRE
REAL ESTATE BROKER**

Rt. 100 Hereford, PA 18056

215-679-5919 Or Leave Message

MONTGOMERY COUNTY

• **55 M/L Acres.** Alfalfa & Corn Ground, Steer & Horse Farm, 2 1/2 Story Dwelling, Stone/Block Concrete House, 2 Dwelling, 1/2 Rented, Oil/Hot Water Heat, 6/10 Mile Of Road Frontage. Zoned Rural Agricultural. Can Be Divided For Lots. Large Barn With Attached Additions, 2 Car Garage Double Corn Crib, Attached Shed, \$825,000. Reduced to \$750,000.

BEDFORD COUNTY

• **145 M/L Acres. Dairy Farm.** 65 Free Stalls, Milking Barn Attached, 30 Milking Stalls, Feed Bin, Large Corn Crib, Hog Stable, 2 Large Sheds, 2 Silos With Unloaders, River Frontage, 6 Spots For Campers Or Trailers. \$265,000.

• **152 Acres M/L.** 102 Tillable, 15 Acres Pastureland, 35 Acres Woodland, Gently Rolling Ground. 2 Houses, #1- 2-Story 4 Bedroom, Modern Eat-In Kitchen, Living Room, Dining Room, Full Basement; #2- 1-Story, Full Basement, Patwell House, 3 Bedrooms, Modern Kitchen, Dining Room, Living Room, Breezeway. 80 Cow Free Stall Barn, 120' Long x 45' Wide, 50x60 Barn w/28 Stanchion, Universal Pipeline w/6 Milkers, Automatic Washer, 1000 Gal. Mojonnier Bulk Tank. 3 Silos: 20x68 Poured Concrete w/Jamesway Unloader, 16x50 Stave Silo w/Acorn Unloader, 12x40 Concrete Stave Silo. 14x20 Garage And Workshop, Grain Storage & Double Corn Crib, 2 Car Garage Below. Add'l. Oversize 2 Car Garage. \$220,000.

• **Downtown Everett** modern restaurant with 90 seat capacity, salad bar and all up-to-date kitchen appliances. 2nd floor, 9 apartments. 10 motel rooms. 1st floor, 4 efficiency apartments with 2 motel rooms. Also, large living quarters, LR, 2BR, 1 1/2 baths. Hot water heat. 250 x 255 lot. Large parking lot adjacent. \$295,000

BRADFORD COUNTY

• **127 Acres Dairy Farm.** 45 cow tie stalls, milker line, (4) silos, (3) with unloaders, outbuildings, (2) corn crib, large 4 BR house, 2 car garage, 1 1/2 story home. Extra sheds with Maple syrup set-up, 20 acres of woodland, 100 acres tillable ground. \$250,000.

• **448 Acre Dairy Farm.** 425 Tillable, 176 Free Stalls, 6 Computerized Feeding Stalls For High Protein, 125 Stall Heifer Barn, Double 8 Milking Parlor With Automatic Take-Off, (2) 1000 Gal. Bulk Tank, (2) 100' Bunk Feeders, (2) 24x60 Silos (1) 20x60 Concrete Silo With Unloaders, Grain System For Extra Feed, Computerized Feeding System Mixing Wagon With Scales, 4BR House, Modernized Kitchen, LR, Den, Office, Laundry, 1 1/2 Baths, 2nd Home. 3BR, Bath, Eat-In Kitchen, 1 Car Garage Attached. H/W/O Heating System In Both Houses. Spring Feed Pond, Gravity Flow Slurry System For Large Slurry Pit With Agitator & Loader, Heated Repair Shop, Calf Barn, 3 Car Garage, Generator Back Up System For The Whole Farm. \$797,500.

Cattle & Equipment Extra Cost 168 Milking Cows, Include 350 Head Of Reg. Cattle, Herd Avg 19,750 Lbs. Extra Costs To Be Agreed Upon.

• **204 Acres m/l,** 2 houses, very large bank barn w/1 story block addition, 54 comfort stalls w/Surge pipeline, Surge milkers, 1000 gal. bulk tank, Cable-Vey feeder, 25 ton metal storage bin, with mixer chains, 3 silos, (2) 20x60, (1) 14x45 used for storing corn, 2 car garage, 40x280 single story storage area. 2-frame houses consisting of 4BR's, eat-in kitchens, modern living rooms, laundry area, 1 full bath downstairs. \$250,000 Real Estate with dairy equipment.

BERKS COUNTY

Bally, Commercial Property. 4 Apartments, Paved Lot, 12,000 Sq. Ft. Parking Space, 2 Story Block, Stucco And Frame Building, Video Store On 1st Floor. 1st Floor, 2BR, LR, Modern Kitchen Apartment. 2nd Floor, 2 Apartments, 1BR, LR, Modern Kitchen. Basement Houses Commercial Washer/Dryer, Plenty Of Storage Space. Very Good Income Producing Property For Only.....\$225,000 Or \$190,000 Without Video Equipment.

UPPER MONTGOMERY COUNTY

• **House For Sale:** Lot Size 1 1/2 Acre, Ranch, Frame Construction, Electric Control Heat, Water & Sewer On Site, Residential Zoning, Upper Perkionen Schools, LR 12x18, DR, 10x9 Eat-In Kitchen, Full Basement, w/Wood Stove, Master Bedroom 12x13, 3BR's, Full Bath, 24x4 1/2' Above Ground Pool w/Deck, 2 Car Oversized Garage, Horse Barn, 3 Stalls, \$152,900.