#### **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 October 29th or November 26th issues for a complete farm and farmette inventory

Farm and Land Division

Fred Strouse Mel Rockey Terry Gingher Jim Harpster

(814) 364-1705 (814) 466-6688 (814) 364-1169 (814) 238-2525



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

# INDIANA COUNTY

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





118 stalls, 3 silos, 2,000 gal. bulk tank, plus many

### 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)

#### 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 -

## 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

# yrly. 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

#### **524 E. LINCOLN HWY. COATESVILLE, PA** Apt. & Office Complex

An opportunity to buy at your price, one of Coatesville's most unusual income properties. unit, all under lease agmts. • In excellent maintenance • \$31,300 + yrly. 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 by, 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, & Agmt. 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

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#### CABIN-80 WOODED ACRES JUNIATA COUNTY-LACK TOWNSHIP 65 MILES WEST OF HARRISBURG PA

Furnished cabin, 4 acres cleared, small pond, 2 story cement block cabin w/ 1/2 basement, bath, 2 bed rooms, screened balcony porch, secluded, great deer & turkey area, trout streams & state land nearby, gently sloping ridge land, frontage on gravel Township road w/ no traffic, subdivision potential, immediate possession under terms.

FOR MORE INFORMATION OR BROCHURE CONTACT

LARRY LONG REAL ESTATE 717-527-4784

CALLANY HME

Looks like a Lancaster Dairy: A gorgeous 13 room 5 BR 2 Full Bath home with natural wood work and a wrap around porch is just one of the highlights of this property. Excellent 40 Tie Stall Amish style barn with Pipeline, Gutter Cleaner, 500 Gal. Bulk Tank, New 100 gal. Propane Hot Water Heater. All on 207 acres, with 130 till., 20 pasture, 55 acres of beautiful Hemlock & Beech woods. Asking \$149,000.00

Quiet Dead End Road; 200 acres, 125 tiliable, 50 cow barn built in 1977, with new gutter cleaner Delaval Pipeline, 425 gal bulk tank, 40x90 barn for horses or Hay storage. Federal style home with 4 br. 1 bath, Huge kitchen, and New furnace. Asking \$129,000.00 (owner financing with \$40,000.00 down)

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

Finley Real Estate

### **WISCONSIN DAIRY FARMS**

NEAR NEW 157+ 75 Free Stall barn + pens and double 8 parlor w/state of the art equipment, well designed, completely confined housing and feeding w/natural ventilation; exc. 2300 sq. ft. ranch home, NEW shop 40x100, solar calf facility, 670 a, 560 till 2 add. houses, barns and sheds. Stocked & equipped \$1,350,000

394 Acres, near all till, 3 pivot irrigation systems; excellent 3 bdrm ranch home; 120 free stall barn plus helfer & steer feeding facilities; 4 silos; 155' bunk; approx 30,000 bu. grain storage & dryer; large sheds; excellent heated shop, level land and top yields. \$895,000 R.E. complete w/exc. line of machinery & herd of Holstein cows & heifers \$1,130,000

Chippewa County- 78 cow tie stall barn, very nice home, large shed & shop, 3 silos & corn unit. \$170,000 Also available stocked & equipped.

Clark County 120 acres, 40 cow grade A dairy farm \$120,000

Eau Claire County 300+ acres w/older home, 73 stall barn, 3 silos \$120,000 or 40 acres & buildings

Dunn County 65 stall barn, 3 silos, 3 exc. steel bldgs, good older 4 bedroom home, 157 acres \$170,000 or 80 acres \$115,000

For more information or brochures, contact L.L. Stewart, Broker (715)834-6664,

RE/MAX Chippewa Valley, 2215 E. Clairemont Ave., Eau Claire, WI 54701



Northern Snyder County, PA 43 acre Dairy Farm, 30 tie stalls with pipeline and barn cleaner. 14x60 stave silo. 200 head. 4 year old yeal calf barn with contract. 5 BR frame farm house. Only \$225,000

#### Southern Northumberland Co.

88.5 acre tract of land with 60 tillable acres rented balance wooded bordering large stream. No buildings. Priced at \$132,500

## 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 Lititz Pike Lancaster, PA 17601

# **123 Acre** Berks County Pa. Farm On Both Sides of Road **House & Barn on Same Side**

#### RICH BRANDT FARM REAL ESTATE

2033 Penn Avenue, West Lawn Reading, PA 19609 (717) 274-3622 - Office - (610) 678-1122 FAX: 610-678-8158

**JUNIATA COUNTY FARMS & FARMETTES** 35 to 60 MILES WEST OF HARRISBURG, PA

100 ACRES, 60 tillable, level to gentle slopes, bal wood land, 2 1/2 story frame dwelling, bank barn, secluded w/ easy access, lot of township road frontage W/ NO TRAFFIC, subdivision potential, motivated seller, immediate possession under terms.

36 OR 50 ACRES, 35 tillable, level to gentle slopes, trout stream, secluded w/easy access, road frontage w/ practically no traffic, subdivision potential, 2 story 4 bed room frame dwelling, large bank barn, sheds, additional 64 tillable acres for long term lease, Frontage on hard surface road w/practically no traffic. School bus at front door.

10 ACRES, additional tillable land for sale or long term lease, 54x70 two story bank barn new 1987, 58x66 single story barn new 1978, 53x58 high clearance clear span machine shed new 1981, 2 1/2 story 4 bed room frame dwelling completely remodeled since 1971, stone spring house. All barns and shed have painted steel siding and roofs. Level mostly tillable land, very secluded w/frontage on Township road W/ NO TRAFFIC. School bus at end of drive. Presently used as 244 pen veal calf operations. Veal calf contract guaranteed. Calf pens and partitions are removable giving all barns a clear span completely open area. Lot of potential for horses, steers, replacement heifers, kennels etc. Lot of water from never failing spring, mountain stream and drilled well. Unique one of a kind property.

8 1/2 ACRES, 4 acres tillable & pasture, bal wooded, large 2 1/2 story 4 bed room dwelling remodeled over past 8 years, large bank barn, 2 story 4 room & bath guest house, near RT 22-322, 40 minutes to Harrisburg, school bus at front door, motivated seller, immediate possession under terms.

16 ACRES, 12 tillable, level to gentle slopes, 2 1/2 story older log dwelling, large bank barn, frontage on hard surface Township road W/ NO TRAFFIC, borders lot of Glaterfelter Pulpwood Co. Land which is open to public hunting, horse back riding and hiking, school bus at front door, motivated seller, immediate possession under terms.

> FOR MORE INFORMATION OR BROCHURES, CONTACT 7 JUNIATA COUNTYS FOREMOST FARM & LAND AGENCY

> > LARRY LONG REAL ESTATE 717-527-4784 CALL ANY TIME



**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.

CAI AUCTIONEERS REALTOR

#### **NEW LISTING**

HUNTINGDON CO. This Dairy Farm of DISTINCTION is ready for your inspection. There are 100 acres with this fine farm but there is plenty of long term leased land adjacent or very near at no rent to \$30.00 per acre. You can't beat the terms. Presently milking 100 Holsteins w/DeLaval on pipeline w/auto takeoff's. A MODERN 3 bedroom house w/2 car garage Fireplace, Oil, Wood or Coal h/w baseboard heat. 118 Free stalls in 2 yr old barn, 4 mo. manure pit, calf hutches, MORTON implement sheds, Himoisture silo and concrete trenches. A REAL SHOW PLACE. TERMS TO SUIT ANYONE. POSSESSION RIGHT AWAY OR IN THE SPRING.

BRADFORD CO. This fine Dairy farm is a must for you to see. 2 sets of buildings, and 430 acres, 2 Harvestore & 1 concrete silo, Free stall barn and lots of young stock facilities. Modem 2 1/2 story home w/new roof, lots of old Chestnut wood trim in restored condition. Rather level to gentle sloped fields and some rolling. Retirement is in the making for this farmer ho was born and reared on this farm. It's been in the Family for close to a century.

NIPPENOSE VALLEY. This is some of the most fertile farmland in the valley as stated by neighbors. You need to call me for all the particulars on this 148 acres. Owner wants to go west and is ready to have you make us a proposal. I'll work all the details for you. There is a possibility smaller parcels could be sold making the total acreage less if you don't need this

We specialize in Tax Deferred Exchanges. We will buy your 

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

SANFORD G. LEAMAN REALTOR. CAI AUCTIONEER, CFS,CMI,GRI

101 WHITE OAK DRIVE, LANCASTER, PA. 17601-4842 (717)569-4264 or Toll Free I-800-836-8113