

BRADFORD COUNTY, PA.

300 acres, 20 acres woods, remainder pasture and hay fields, \$1,000 per acre, low taxes, beautiful views with privacy. One mile of road frontage, both sides. Barn will handle 110 head, 60 cow pipeline, Cable-Vey feeding system, manure lagoon, 20x60 silo, (3) machine sheds, (1) new with insulated shop, older barn, (3) ponds, spring, 4BR, 2 bath farmhouse. Trailer with add-on.

Ideal for intensive grazing.

717-247-2392

200 Acre Dairy Farm.
Presently milking 80 cows. Large farmhouse, outbuildings, Hagerstown loam soil.

109 Acre Grain/Livestock Farm.

1994 Crops—8 tons/acre alfalfa, 140 bushel/acre corn. Bank barn and house "as is."

**Bruce Clarke
Century 21
Breneman
717-258-0906**

Tioga County Dairy Farm Modern 60 Cow Dairy Barn, (2) 20x60 concrete silos, (1) HMC Harvestore silo and other outbuildings. 132 acres, 90 acres well cultivated, balance pasture & woods. Completely remodeled 4-bedroom ranch home. Ready for immediate possession. Must see to appreciate. For sale by owner

215/766-2092 after 7pm

LANCASTER CO., QUARRYVILLE, PA

46 m/l Acre farm, 32 m/l acres tillable, land is terraced and in high state of production. 3BR House, country block implement shed, operating sow operation but can be renovated for dairy.

Call for more information on buildings.

(717) 786-2815

What will become of your land?



LEARN ABOUT YOUR OPTIONS

- small and large acreages
- conservation easements
- farmland & open space preservation
- financial incentives for preservation

The Open Lands Project is a program of the Wildlands Conservancy, a member-supported non-profit organization dedicated to helping families voluntarily preserve their land.

For more information about The Open Lands Project and land trust programs in your area call or write:
Dennis Collins or Diane Matthews-Gehring

**The Open Lands Project
Wildlands Conservancy
3701 Orchid Place
Emmaus, PA 18049 (610) 965-4397**

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. ~~\$529,000~~ 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, ideal 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

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.

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.

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 **SOLD** lovely 3-bedroom ranch style home. Six miles from State College in the SCASD. Beautiful setting. \$325,000

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

**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
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

GOOD FARMS PRICED REASONABLY

#1320 - Jefferson County - 190 acres, 175 tillable, flat well drained soils, good alfalfa and corn ground. 80 stalls on pipeline plus area for 60 heifers and calves. 20x60, 16x50 silos plus 20x28 HMC silo. 36x100 machinery building. very good 3 bedroom home. Buildings same side of road. A good farm. Priced at **\$175,000.**

#1367 - Lewis County - 400 acres, 200 tillable, gently rolling land, 76 stanchions on pipeline plus area for 50 calves and heifers. 20x80 and 20x70 Harvestore silos. Good 2 family home. Located on quiet road. Asking **\$218,000.**

Just listed several good freestall 200 to 300 cows.
Free list available. Call for appointment

POSSON REALTY

RD#3 Box 272
Norwich, NY 13815
(607) 334-9727

THE REAL ESTATERS OF MANSFIELD

1871 S. Main St., Mansfield, PA 16933
(717) 662-2138 • Evening (717) 662-2363

TIOGA COUNTY DAIRY FARM

Located between Mansfield and Wellsboro, PA on Rt 6 100 head in tie stalls (70+ on pipeline) & young stock Survey in progress. Approx 30 acres w/ldgs used for New Zealand Intensive Grazing Program Needs \$10,000 barn roof repair Price reduced accordingly to \$99,900 Good 4 bdrm farm house included 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

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

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-1 BR home & much more. Just \$199,500 M-495

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

New Listing: Smoketown, PA 40 Acres
Amish dairy farm. Frontage on Rt. 340 and Mt. Sidney Rd. Also: Railroad frontage.

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.

Call About These Individual Tracts - No Buildings:

1. 65.6 Acres
2. 71.8 Acres
3. 78.5 Acre

All between Mount Joy and Elizabethtown

MAHLON OBERHOLTZER AGENCY
Your Central PA Farm Broker
Smoketown, PA 17576 (Lanc. Co.)
717-392-1177

DAIRY FARMS

FRANKLIN COUNTY- 186 acre limestone farm, (or 106 acres for \$100,000 less). Presently dairy, 20 cow milking stable, 60 cow freestall barn, 2 silos, w/comfortable 5BR 1 1/2 BA frame house. This is an exc. farm, seller is eager to sell. Price reduced! Call for details.
BEDFORD COUNTY- 246A 180 cow free stalls & stanchions, double 8 parlor, 6 silos & 2-story frame home.

John B Niesley Real Estate
4340 Crestview Road, Harrisburg, PA 17112
(717) 671-0655

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**



MALONE, FRANKLIN COUNTY, NEW YORK VEGETABLE/POTATO FARM OR DAIRY FARM

1200 Acres w/700 tillable acres, 500 wooded, 77'x177' pole barn w/ loading dock containing 45'x55' refrigeration cooler, repair shop, fertilizer storage w/4' concrete containment walls, tools, and equipment buildings, quonset building, dairy and calf barn w/attached 96 head free stall, 4 large forage silos, 3 steel grain silos

All tillable land in use, growing mostly spinach & cauliflower, and some field corn, 4 bedroom single family home with modern kitchen and inground pool, 2 bedroom mobile home. EXCELLENT MULTI-PURPOSE PROPERTY

Ideal for various vegetables. Property can be subdivided, ideal commercial campsite location bordering Trout River. Asking \$475,000.00, possible financing. VCR tape available.

For Details Call Century 21 Fleury Realty
Malone, New York 518-483-4000, or
Jerry Shulman Produce Shipper, Inc.
Port Jefferson Station, NY 1-800-845-7776 All States

Farming * Development * Hunting

Exceptional 309 acre farm in Northumberland County, six miles south of Sunbury, PA. Some of the most fertile soil in one parcel in central PA. Consistent high yielding vegetable production for local cannery and top corn and alfalfa yields are the standard on this level to gently rolling farm. Top quality high tensile fence encloses this property. Buildings on two sites include two large barns in super shape that hold in excess of 400 steers and two remodeled homes in beautiful settings, which have two large ponds - one stocked with trout enhances the beauty of the main home.

Outstanding deer and turkey hunting. Almost two miles of state and township road frontage makes this property a developer's dream.

Call owners for additional information or appointment to see this outstanding property.

Serious inquiries please! 717-286-2384

"STATE LAND" - "STATE LAND" - "STATE LAND"

HUNTING & RECREATIONAL ACREAGE BORDERS STATE LAND MIFFLIN COUNTY PA

23 ACRES W/ MOBILE HOME, furnished 2 bed room 10x55, drilled well, septic system, mostly wooded, small overgrown field, level to gentle slopes, short walkway to STATE FOREST LAND, \$49,900.

31 ACRES, wooded BORDERS STATE FOREST LAND, very gentle slopes, elec available, permit for either septic system or privy furnished, \$49,900.

THESE TRACTS are adjoining, offered either separate or as one unit, near the Juniata River and stocked trout streams, approximately 15 miles from Raystown Lake. Very secluded w/easy access. Nice open woods, one of the better deer and turkey hunting areas, only minutes from bear hunting, possibly bear in the immediate area. Existing woods roads for snowmobiling, ATV, horse back riding or hiking. One of the larger tracts of STATE LAND in Mifflin County extending into Juniata County w/numerous trails for horseback riding or hiking. Once in a life time opportunity, don't miss it. This land must be inspected to appreciate.

THE AGENCY THAT HANDLES ALL DETAILS

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