

Consultation Services

Need an appraisal?
How can you increase your net income?
Should you sell, rent or exchange?
How you can 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

LARGE DAIRY FARM OPERATION

Almost 200 acres of prime land in Montgomery County, PA. Stanchions for 140 heads of cows. Numerous outbuildings, silos, milk tanks, pipelines, mixer, feeder and office building which is being leased. Farmhouse has 5 BR, 1.5 BA well maintained home, 2-car garage. 77 acres of woodland, the rest farmland. Over 1000' road frontage. Sewer lines to be installed in the near future.

\$750,000 ASKING PRICE

WILL DO SOME OWNER FINANCING.

RE/MAX REAL ESTATE TEAM, INC.

CALL Renate Ammann at (717) 374-7777
8 N. Routes 11 & 15
Selinsgrove, PA 17870

NEW YORK FARMS

#1258 - Lake Country - Seneca County 125 acres of prime farm land, lays nice, no buildings. \$112,000 ***
240 acres, prime farm land, no buildings. \$200,000. ***
208 acres with large house (needs remodeling), large hay barn, large farrow to finish hog barn, price reduced to \$205,000. Barn alone costs more than this.
#1341 - Cayuga County - 320 acre dairy farm, land lays nice, very productive. 80 stall barn plus heifer barn. Four bedroom brick home, large road frontage. Asking \$285,000. Make an offer, farm must be sold!

Call for appointment. Dick Posson, Broker

POSSON REALTY

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

SOUTHERN VIRGINIA FARMS FOR SALE AND LEASE

Freddie S. Smith
703/639-2262
703/382-0570
after 8 pm

FRANKLIN COUNTY, PA

104 acre dairy farm

Limestone soils, large home w/2 kitchens, spacious, 4 BR. Barn w/Bou-matic milkers, 32 Comfort E-Z tie stalls, loafing barn. Road frontage, near Shippensburg and Scotland, just off I-81. Reduced. \$360,000. Being offered by
RE/MAX Realty Agency, Inc.
(717) 267-0011 or (717) 261-8264
Voice mail, ask for Phyllis Bender

DEMERE REALTY

Rte. 3 Box 91H
Little Falls, NY 13365
Phone & Fax **(315) 823-0288**
George Demere, Broker



#54 - BEAUTIFUL 12 RM. COLONIAL HOME in V.G. cond. - 5 B.R., 1 1/2 baths, formal D.R., fam. rm., L.R., Entr. hall & office - also barn & out bldgs. on 50 A. parcel of land w/woods, meadow & cheek - \$148,000 - more land avail.

#338 - NEAT, ATTRACTIVE, 2-STORY, 3 B.R. HOME w/ Ex. location 1/2 mi. from village of St. Johnsville - new kitchen, new wiring, garage/shop combination & barn - \$62,500.

#320 - DAIRY FARM w/100 A. of pasture & woods - 52 cows on pipeline, mach. shed w/shop, 4 silos - V.G. 3 B.R. colonial home - \$138,500.

#625 - 136 A. DAIRY FARM w/62 tillable - features very impressive 2 story barn w/72 ties, 2" pipeline w/6 units, 1500 gal. B.T., & rm. for 25 calves - also 1 story heifer barn w/37 free stalls, shop, 3 lg. silos w/unloaders & V.G. 3 B.R. ranch home - \$149,000 - 2nd farm avail.

#704 - 190 A. DAIRY FARM w/105 tillable - 40x227 ft. free stall w/double six M.P., 3 lg. silos w/unloaders, 1 bunk silo, lg. mach. shed, V.G. 8 rm. home w/lg. fireplace & finished basement - Ex. value at - \$165,000.

#63 - 40 A. HOBBY FARM w/ Ex. views of Mohawk Valley - good 6 rm. home w/attached 3 stall garage, mobile home, lg. 2 story barn, silo & 3 storage bldgs. - \$159,000.

FREE - FARM LISTS AVAILABLE

NEW LISTING

Purchase Feed; 53 Acres all tillable, Barn has 58 Tie Stalls on the Surge 2" pipeline, plus an addition for 35 Heifers. 20x80 ribstone silo w/unloader Very nice 4 br 1 bath Stone home with new base board hot water heating systems Asking \$89,500.00.

183 acres 130 tillable, balance woods (good hunting!) about half is fenced Nice 45 cow barn, 20x30 shop Nice remodeled 4 br 1 bath home May be bought with a nice 20 cow herd of Angus and Black Baldies

26 acres on famous Black Lake: 850' of Lake frontage, 950' of road frontage. The property slopes gradually to the lake, so it is perfect for a dream home, or subdivision The road and power are already in So yank your boat up here and start Fishing! Asking \$94,500.00 owner financing with \$30,000.00 down.

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

Finley Real Estate

24 Hour Phone # **315-393-6325**

207 Montgomery St. - Ogdensburg, NY 13669

Felton, PA - \$259,900

11+ acres for your Thoroughbreds... already set up - indoor ring, stalls, stream & small pond at rear. Plus L shaped brick Rancher. Call Andy for your preview.

Shrewsbury/Md. Line PA - \$229,900

48+ acres to create your "personal" farm! A 5 year young "modest" rancher. A fabulous view of all of Southern York Country - perfect rolling countryside ...woods & tillable ground. Bob Murphy will help you with your plans.

CALL:

Century 21 Colton & Associates
1-800-762-3896

NEW LISTING - LEBANON CO.

22 Acre General farm, nearly all tillable. North of Lebanon on Rt. 72 near Heisey's Diner. 2 story 3 BR frame dwelling in good condition. One story barn plus wagon shed. Good for produce or horses, etc.

Call today for immediate possession.

LANCASTER CO.

1. 40 Acre Dairy Farm fronting on Rt. 340 and Witmer Rd. Large frame house and bank barn.
2. 114 Acres (No Buildings) near Hopeland. 24 acres tillable, balance wooded. Adjacent to state game lands. 3 very strong drilled wells. Immediate possession.

MAHLON OBERHOLTZER AGENCY

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

Southern Bedford Co., PA

- Just off I-70 at Town Hill, 2BR ranch home w/view on 15 acres next to 6,000 acres of State Game Lands, \$81,500.
- 65 open and wooded acres, w/older 2-story house, good barn and stream, \$89,500.
- 135 acre wooded and open farmland, 2-story house, barn and outbuildings w/pond and great views, \$168,500.
- 54+ open and wooded acres, w/great view and mobile home, \$74,900.
- 2 story, 3BR, 2BA, vinyl-sided home in small country village on 1.2 acres, \$41,900

Paul Plovish Real Estate

66 West 5th Avenue, Everett, PA 15537
(814) 652-5226

Western, PA Indiana Co.



160 acres of nice level land - Clymer Loam soil. Includes bank barn, machine shed, hay shed, large 2-story chicken house and remodeled 2-story farmhouse and mobile home. Spring water, timberland. More acreage available.

This is truly a very high producing farm. Raises excellent corn and alfalfa, even in drought years.

Deal with owner. **(814)749-0879**

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 April 29th or March 25th issues for a complete farm and farmette inventory

Farm and Land Division

Fred Strouse (814) 364-1705
Mel Rockey (814) 466-6688
Terry Gingham (814) 364-1169
Jim Harpster (814) 238-2525



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

Central Virginia



CIRCA 1900 Renovated 2800 sq. ft. home, 52 acres, fenced, beautiful pond and many outbuildings. Walk to 18,000 acre state forest to hunt, hike, fish, or ride. Reduced from \$175,000 to \$150,000.

Bill Benhoff (H) (804)574-9945

State Wide Realty Co.

Farmville, Virginia
804-392-6163
Farms & Rural Properties
Low Prices, Low Taxes, Free Catalog

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



CAI AUCTIONEERS REALTOR APPRAISER



AUCTION or 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.

BEDFORD COUNTY. 145 ac. dairy w/31 stanchions, 39 free stalls, milkhouse and much more a good frame, 4 bedroom house, Creek through farm, quiet setting, would make a great horse farm. Asking \$274,900 but make a reasonable offer. Owners ready to move.

PERRY CO. 2 - 5 yr. old, 5 bedroom homes on acreage, one is 44 acres & 7 acres. There is a 36' x 52' woodworking shop, horse barns and both are priced right for a quick sale. Electricity could be added easily. 44 acres \$174,900.00 - 7 acres \$117,900.00. A great setting with woods.

BEDFORD CO. A great opportunity for a young aggressive farmer. This present farmer was on this farm for 70+ yrs. and wants to retire. There is room to milk over 100 cows, beautiful home and 3 silos. Priced for your pocketbook @ \$350,000.00

N. UMBERLAND CO. 278 acres w/old barn w/not much value but excellent soils. Build your own buildings and have a modern operation to your liking. Priced @ \$375,000.00

GET READY FOR FALL HUNTING AND AWAY FROM THE HEAT. THIS 250 ACRES OF WOODLAND IN LYCOMING CO. IS READY FOR YOUR OWNERSHIP. IT HAS SPRING WATER AND LOGGING ROADS FOR YOUR CONVENIENCE. PRICED @ \$150,00.00

Call me for all your farm needs We only deal in farms, farmettes and mountain land Auction or Brokerage

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

101 WHITE OAK DRIVE, LANCASTER, PA. 17601-4842
(717)569-4264 or Toll Free 1-800-836-8113