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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.

TIOGA CO. Relisted reduced 241 acres of plateau farmland in high state of production. This was a potato farm with 3 large storage barns that could be used for many other uses. There is no residence but a nearby residence could be purchased. There is a large pond and the price is right for a quick sale.

YORK CO. This 653 acre pork operation can be purchased several ways. Buy the buildings and 20 acres or 281 acres. We have interested parties in the raw land so if you want a customized purchase call me and I'll work out the details. There are 2 large buildings. 1 is 105' by 500' and the other is 105' by 600' plus the generator room, office and misc. Accessory facilities. Priced at \$2,500,000 but as stated above we'll work the purchase around your needs and desires.

PERRY CO. 2 new listings The first is an 80 comfort stall dairy barn w/3 silo's young stock facilities and implement sheds. This is an excellent farm in high state of cultivation and ready for a fall settlement. The Brick farmhouse is exceptional, and the in-law or hired help living quarters are real nice too.

The second farm is approx. 125 acres with room for approx. 100 head of beef or put in a parlor and have a free stall or loose housing area dairy. This brick farmhouse is exceptional also. Be ready to see either one any time after the 31st when I'll be back in my office.

PERRY CO. 44 acre Amish farmhouse w/5 bedrooms horse barn and woodworking shop 36' by 52' the buildings are only 5 years old and in very nice shape. Electric could be added very easily. 7 ac. Amish farmhouse adjacent to the other one. This is a father & son owned property but has a 50' right of way to the properties that sit off of the road approx. 400' to 500'.

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



MLS#37573 ZOOK

READ THE NEWS - 4.5 ACRE OF COMMERCIAL PROPERTY!
Includes a 40x196 foot metal building and a 3,264 square foot home. The possibilities are endless. Located between Watsonstown and Turbotville. Also includes a \$10,000 finishing allowance.



MLS#36989 WELLS

CALLING ALL HORSE LOVERS If horses are your business or would like them to be, let me show you how to make your dreams come true. This property boasts a Penn State approved indoor riding arena (60x72), a bank barn with 9 stalls for boarding plus an annex connecting the two buildings, and outdoor riding area on 10 acres in the Watsonstown Area. Oh, yea - -, space is running out so call the office for information on the 2 story home.



MLS #37624 HAGENBUCH

COUNTRY ROAD TAKE ME HOME... Sound inviting? Then call today to personally view this 35 acre farm on Mexico Road, Montour County. The 2 story home features 3 BRs, a large living room and kitchen, 1.5 baths and a beautiful family room with fireplace. A large barn and Morton building make this property complete.

ERA® COUP AGENCY

49 BROADWAY • MILTON, PA 17847 •

717-742-8736

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Each office independently owned and operated



Sullivan County Dairy Farm — remodeled farmhouse w/oversized decks, pool, landscaped, and vista views. Dairy barn, heifer barn, extra outbldgs. 150 or 205 acres! Hurry — an opportunity like this doesn't happen often!

—Immaculate 4 BR, 3 Bath home w/gourmet kitchen, living room w/fireplace + wet bar on 200 secluded acres bordering state lands. 40x56' detached workshop/garage bordering Plunkett's Creek, Montoursville School District.

—State game land #66 — Mobile home on 10 wooded acres.....\$49,000

—Hunting cabin — two story, 11 acres - mostly wooded.....Only \$32,500

—Farmland — 80 acres w/house, two barns, great view — good hunting too.....\$169,000

Sullivan County Real Estate, Inc.

Eagles Mere, PA 17731

800/820-4315

IOWA FARMS FOR SALE

320 ACRES (275 Till.): Abandoned building site w/well, Howard Co.
280 ACRES (171 Till.): Floyd Co. (Ulster), some bldgs., pasture & timber.

160 ACRES BARE (105 Till.): Lots of tile, Howard Co., Only \$925/A

140 ACRES (110 Till.): Butler Co. (Pittsford Twp.) building site, grain storage.

214 ACRES (173 Till.): Chickasaw & Deerfield twps., between C.C. & New Hampton.

151 ACRES (143 Till.): Chickasaw Co., pattern tilled, possible contract.

142 ACRES (137 Till.): Floyd Co. Ranch home, lot **SOLD**

80 ACRES (77 Till.): East St. Charles, some grain storage, \$75,000

76 ACRES (57 Till.): Near Colwell, additional land could be broke up.

80 ACRES (68 Till.): NEW LISTING, N. of C.C., versatile bldgs.

80 ACRES (76.1 Till.): Full set of bldgs. w/in 4 BR 2 st. **SOLD**

55 ACRES BARE (55 Till.): Good investment w/possible terms, \$96/A rent.

40 ACRES (37.3 Till.): NEW LISTING: S. of C. C., well kept, full bldg. site w/home, w/family room, 1st floor laundry.

160 ACRES (126.6 + 34.3 CRP Till. A.): With full set of buildings. Howard Co. Owner wants offer.

209 ACRES (156.7 Till.): with dairy, 57 Stanchion Barn with Newer Addn. 3 br. house & calf shed & garage. NICE BARN!!

HINZ REAL ESTATE



715 Gilbert St.
Charles City, IA 50616
515-228-7764



BERKS COUNTY



170 acre dairy farm, home of champion Holsteins. Next to Industrial Park. Excellent investment opportunity.

CENTRE COUNTY, PENNS VALLEY



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

CLINTON COUNTY, SUGAR VALLEY



131 acre dairy farm with 44 stalls. Excellent buildings, good stream.

MONTOUR COUNTY



90 acre Amish equipped dairy farm with 50 stanchions. 50 more acres available. Double house, 3 silos, many other buildings.

BRUSH VALLEY, MADISONBURG

12.9 acre Amish equipped farm, 3 greenhouses, excellent house & barn. Good working or retirement farm.

MONTOUR COUNTY

Danville area, 142 acre hog farm. Very good buildings. Call for information

LANCASTER COUNTY

2 miles west of New Holland, 35 acre Amish equipped produce farm, 6 bedroom house, 10,000 SF greenhouse

Call

Hiram Hershey, Broker

Thomas Hershey, Realtor associate

HERSHEY FARM AGENCY, INC.

REALTORS

1-800-880-3831

BROILER FARM VA'S EASTERN SHORE



93 acres (60 till) with 5 modernized broiler houses - 68,000+ bird capacity. Acreage double cropped. Nice family farm in ideal climate with good cash flow. Excellent 4 bedroom, 3 bath brick rancher w/LR, FR/w FP, DR & deck. Asking \$325,000

Call (804) 665-5769

Pennsylvania and New York State Farms

Long private drive provides the entrance to this secluded dairy farm. Older style 40-cow confinement barn, woods, fields, nicely remodeled farmhouse with large-family capacity, all within short ride to town. Nice retirement/hobby farm. \$160,000

Classic dairy/beef/horse farm with high quality soils, huge barn, two-story farmhouse, tenant house, scenic rolling acreage. Currently operated as a potato farm. Low traffic paved road location in northern Potter county. \$205,000

Distinctive country gentleman's farm with 184 rolling acres sits back from road on gravel lane. Neatly tended grounds, classic five BR farmhouse, older dairy barns, equipment storage, woods, pond, view. Ideal spot 25 miles north of Williamsport. \$250,000

96'x160' free stall barn w/attached 52'x54' double five parlor, two 20x80 Harvestores and two 30x70 concrete stave silos are just the basics of this 200+ acre dairy farm. Spacious shop barn, dry cow barn, & farmhouse completes the operation for the serious farmer. \$350,000

Versatile and immaculately maintained country spot in southern NYS. Thriving kennel operation, replacement heifer business. Rolling fields, lots of pasture and woods. Low traffic country road. Neatly landscaped, barns spotless! \$189,000

BEARD REAL ESTATE

403 East Main Street, Elkland, PA 16920

(814) 258-7117

Eric L. Beard, Broker

Mary C. Heltzner, Sales Assoc. - Kitty C. Brockway, Sales Assoc.

CALL COLDWELL BANKER

CENTRAL PENNSYLVANIA FARMS/FARMETTES BEDFORD CO. - 200A. OPERATING DAIRY FARM - \$475,000

- * 156 tillable, 28 pasture, 1 woodland, 5 site and misc.
- * Sound 2 story home; bank barn with free stall additions (106 stalls)
- * Double 4 milking parlor, 4 silos, liquid manure system
- * Large pole type implement shed-shop
- * Trailer with a bedroom addition
- * Good soils, nice setting along secondary road, large well stocked pond.

CENTRE CO. - 31A. DAIRY FARM - \$195,000

- * 25 open, 2 wooded, 2 acres site.
- * 2 story stone house, 60 stall tie stall dairy barn
- * 42'x64' pole building, 20'x70' Star sealed silo (bottom unloader).

CLEARFIELD CO. - 208 ACRE BEEF FARM - \$335,000

- * 120 tillable, 26 pasture, 53 woodland, 9 acres site & misc
- * 2 story 3 bedroom brick home, 2 bedroom tenant house
- * Large bank barn, 3 bay garage, 20'x30' Harvestore silo
- * Second 2 story barn, implement shed
- * Nice topography, small pond
- * Attractive, well maintained property, excellent for beef

MIFFLIN CO. - 140 ACRE GENERAL/LIVESTOCK FARM - \$260,000

- * 115 tillable, 3 pasture, 15 acres site & misc.
- * Steel quonset building, pole shed, 2 silos, feed bunk
- * Large paved barnyard
- * Nice laying, productive land, spring water
- * Level area suitable for use as a runway

CALL TOLL FREE FOR DETAILED BROCHURES WITH PICTURES

BUYING OR SELLING? BE SURE TO VISIT OUR AG PROGRESS DAYS DISPLAY AT THE CORNER OF MAIN AND WEST 5TH STREETS



UNIVERSITY REALTY

126 E. Foster Ave. State College, PA 16801

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