

FOR SALE

A Central New York Farm With Large Fields, Level Land And A Never Ending Water Supply. A Very Productive Farm, The Best In New York State By Anyone's Standards. This Farm Will Be Sold In The Very Near Future In Parcels Or Its Entirety.

We Are Holding A Meeting November 3, 1995 At 7 P.M. At A&C Diffenbach's Auction Inc. on West Jackson Street, New Holland, PA. Representative From The Farm Including The Owner Will Be At This Meeting To Describe The Layout, Descriptions And Answer Any Questions You May Have, Also We Will Have Maps, Pictures, Etc. Explaining The General Lay Out And Facts Concerning The Farm.

A Possible All Expense Paid Bus Trip To The Farm Location For Those Interested, Will Be Announced At This Meeting.

FREE SNACKS AND REFRESHMENTS.

Anyone Interested Please Be At The Diffenbach's Location Or For More Information Call The Owner At 1-800-842-7256.

240 ACRES UNION COUNTY, PA



Beautiful, 240 acre crop and swine farm in picturesque location in central PA. offered for sale by owner.

210 acres of highly productive, tillable soil, 90,000 bu. complete grain storage and drying system. Large bank barn set up for swine finishing. 3 concrete silos with attached 50'x90' feeding shed. 80'x60' storage shed and 50'x112' machine shed with shop. Two houses including an historic two-story native stone house and a two-story wood frame house. In addition, there is total turnkey 300 sow farrow-to-finish enterprise included in this sale. The barns are 5 yr. old total confinement buildings with many updates, including over 2 million gallon capacity of NRCS-approved manure storage lined with 20 yr. guarantee land fill plastic. The complete herd and all hog equipment are being offered as part of the package for an immediate cash flow. Possibility of a marketing agreement to accompany this enterprise. Excellent location: good distance from other hog farms and much road frontage. Lots of possibilities exist with this farm. Truly must see to appreciate!

FOR MORE INFORMATION, PLEASE CALL (717) 966-1269

SECLUDED SITES CLINTON COUNTY

UNBELIEVABLE! Region's Best! Adjacent State Forest! State Forest Road!

ALL APPROVALS:
 20 Acres..... \$129,900
 40 Acres..... \$259,900
 60 Acres..... \$389,900
 80 Acres..... \$519,900
 100 Acres..... \$649,900
OPTIONAL CONTRACTS:
 10 Acres..... \$16,900
 20 Acres..... \$33,900
 30 Acres..... \$50,900
 40 Acres..... \$67,900
 50 Acres..... \$84,900
 60 Acres..... \$101,900
 70 Acres..... \$118,900
 80 Acres..... \$135,900
 90 Acres..... \$152,900
 100 Acres..... \$169,900

10 ACRES ADJACENT TO STATE FOREST! MUST SEE!
 State Game Lands #235
 59,532 Acres..... \$59,900
 Mountainous Hunting Property! Private Road!
 Just Off Fox Hollow Road! Adjacent State Forest!

HIDDEN HOLLOW
 9 Acres..... \$16,900
 27 Acres..... \$50,900
 Wooded! Views! Adjacent State Forest! Private Road!
 Private Road! 2 Miles from Exit 26 Off route 201

HEINEMAN HOLDINGS
 12 MILES SOUTH OF KEATING
 252 Acres..... \$89,900
 82 Acres..... \$28,900
 Secluded Hunting Property! Great for Camp! Locked Gate!
 Forest! Owner Financing! West Keating Township! Off of Keating Road!

LOCK HAVEN
 211 Acres..... \$119,900
 Mountainous Property! On Route 120! Allen Township! Private Road!
 Close to Town! Owner Financing!

FARMETTE - 11 ACRES
 Great for Investment! Perfect for Retirement!
 Beautiful! Outstanding Views! Perfect for Hunting!
 Unbelievable Price! \$16,900!

So. Northumberland Co. & Surrounding Counties

5 acres, home, garage, extra large barn, large machine shed or horse barn, private. Rent option possible.
 10 acres, large barn, extra large home, private & secluded, pond. Rent option possible.
 12 acres, home, barn, pond, secluded. Rent option possible.
 36 acres, home, barn, pond, secluded. Rent option possible.
 3 1/2 acres wooded, \$29,000.
 80 acres, 75 tillable in 1 large level field, no buildings. No down possible.
 1 acre lots for sale, wooded or open, \$15,000/acre. Owner financing possible.

PETER B. CORTELYOU
 Real Estate Herndon, PA 17830
 Peter B. Cortelyou, Broker 717-758-9177

WOODWORKING SHOP
8,380 sq. ft.
3 YEAR OLD HOUSE
 3,100 SQ. FT., FULL BASEMENT,
 WASH HOUSE, HORSE BARN, 5
 BOX STALLS, 24X32 WAGON
 SHED, 21 ACRE COMMERCIAL
 LAND,
 1,000 FT. RT. 15 ROAD
 FRONTAGE, EAST WHITE DEER
 LYCOMING COUNTY
 Christ & Sarah Beller
 RD #2, Box 567
 Montgomery, PA 17752

Lycoming Co.
 131 Acres total, 127 tillable level limestone soil, old brick house & barn. Located in Nippenose Valley, priced right.

Northumberland Co.
 309 Acres, 256 Tillable, 3 Tracts 117 Acres, 78 Acres, 113 Acres. 2 Sets of Farm Buildings, Silos, Grain Storage and Lots of Hi-Tensel Fencing. Located Southeast of Sunbury PA.

Northern Snyder County
 40 Acre Farm, 1 1/2 Story, 4 BR w/additional outbuildings. \$179,000

Harry Zimmerman
 717-299-4885; 1-800-472-2641

Town & Country REALTY
 1271 Littitz Pike
 Lancaster, PA 17601

GOD'S COUNTRY REAL ESTATE, INC.

FAX (814) 274-7642 116 NORTH MAIN ST. COUDERSPORT, PA 16815 (814) 274-7640

#575 - Use your creativity - six unit motel + 2 bedroom cabin + 4 bedroom cabin in Sweden Township. Lots of Potential. \$135,000.
 #608 - Great investment opportunity - 2 unit apartment house in Foulette. Boro water, has own septic system, gas heats. Can be easily changed back to a one unit. A lot of property for \$49,500.
 #545 - Owners need fast action now - fully equipped restaurant + Video business + 4 bedroom home + mobile home used as a rental unit. Prime location in Ulysses Boro. Excellent Mom & Pop business opportunity. Price has been drastically reduced.
 #616 - Ulysses Boro - one story 3 bedroom home, full bath, basement, gas heat. \$22,000.
 #617 - Ulysses Boro - 3 bedroom mobile home on 3.3 acres, boro water & sewage. \$20,000.
 #552 - Excellent investment opportunity - 2 unit apartment house + barn + shop, ideal for many uses, presently being used as a flower shop, prime Main St. location in Ulysses Boro, inventory not included. Was \$139,900 now \$95,000, be sure to call and ask to see this one.
 Let us show you one of these Potter County Listings

REAL ESTATE AT AUCTION

The McCarty House

(MUNCY'S OLDEST STRUCTURE)
 Roan, Inc. is offering this fine example of colonial architecture located in historic Muncy, PA. A three-story Restaurant/Bed and Breakfast with many amenities. Also a 2-story commercial building is located on the parcel. A unique selection of restaurant equipment is to be included in the sale

To be held on site at
 34 North Main St., Muncy, PA
Thurs. Nov. 16, 1995-1 PM

TERMS: Owner reserves the right to accept or reject any or all bids with immediate confirmation 20% down payment day of auction. Settlement made 30 days or sooner from sale date upon delivery of clear deed. 5% Buyer's premium charged, to be paid by the purchaser as part of the purchase price. Realtor participation welcomed.
 Owner: Citizen's & Northern Bank

For an appointment to see this property, call 717-494-0170

Bob, Chuck & Rich ROAN, INC.
 Auctioneers & Appraisers
 40-00774 RR 4, Box 118, Cogan Station 17728
 717-494-0170 • 800-955-ROAN (outside PA)
 Fax 717-494-1911

* **WAYNE COUNTY, IOWA** - 650 Ac. Sportsman's Farm. 251.1 in CRP. Annual payments total \$15,134. Balance pasture and timber. \$350/Acre Cash.

* **LUCAS COUNTY, IOWA** - 310 Ac. 189.2 Tillable. Great Base Unit with 2 Homes, Large Machine Shed, Hog, Cattle and Grain Facilities. Cheap at \$945/Acre.

* **LUCAS COUNTY, IOWA** - 960 Ac. Full set of buildings. 425.6 Ac. tillable. Excellent grain/cattle farm. nice value at \$595/Acre.

* **LUCAS COUNTY, IOWA** - 20 Ac. Large 2-story country home with character. Several good outbuildings. Owner must sell. \$73,900.

* **CLARKE COUNTY, IOWA** - 371 Ac. Investor's farm. 199 Ac. in CRP at \$65. Balance cash rented at \$8,096 annually. Owner will sacrifice at \$545/Acre.

KENT FARM MANAGEMENT & REAL ESTATE
 923 Braden, Charlton, IA 50049
 Dan Kent, Broker
 Days (515)774-8676
 Evenings (515)766-6160

FRITZ REAL ESTATE
 316 EAST STREET
 BLOOMSBURG, PA 17815
 717-784-1873

FOR SALE: LAND AND BUILDING LOTS COLUMBIA CO., PA NEW DEVELOPMENT:
 10.6 to 20.5 acres. Near or adjacent to State Game Lands. Wooded/open/ some with stream. Some with paved street & underground utilities. PERC APPROVED. \$42,000 to \$74,700.
 (call for additional details.)

NORTHERN COLUMBIA COUNTY:
 Two 1 acre lots; Reduced to \$12,000. PERC APPROVED.

HUNTING CABIN & 20 wooded acres nice location, \$86,000.

HORSE FARM, 3 br ranch, 2 bths, 2 car att. gar. 36x48 horse barn with 4 stalls & tac rm, 20 open acres, move in cond., \$148,500.

NORTHERN COLUMBIA CO:
 3 bed rm, 2 bth 14x70 mobile home, nice lot, excellent hunting and fishing area. Near State Game Lands. Reduced to \$49,000.

WOODLAND: 43.5 acres \$52,500

FARMS FOR SALE

NEW PROVIDENCE/BUCK AREA - 11.7 Acres with Double House, 40x55 Bankbarn, 32x200 Storage Bldg, 36x300 Bldg, 42x500 Bldg, 37x300 Bldg, 35x40 Shop, Office Area, Cooling Facilities and more! 6+/- Acres Tillable. Many possibilities such as fattening center for beef or hogs, veal operation, produce equipment dealer, sale barn, etc. Prior use was a 90,000 cage layer operation — \$198,500.

OXFORD AREA - 21.6 Acres w/Farmhouse, 34x74 3 Story Barn, 16x85 Storage and Shop Bldg. Stream and Pond. Good Level Tillable Ground - \$210,000.

OXFORD AREA - 25.4 Acres Bare Ground. Combination of tillable, pasture and some "overgrown" acreage. Stream on property - \$89,900.

NOTTINGHAM AREA - 73 Acres of Good Level Tillable Ground, Pasture and Woods. Stream on property. More Ground and Barn Available to Rent on Adjacent Property - \$255,500.

Call Christ Taylor
BEILER - CAMPBELL REALTORS
 Home 717-529-2629
 Office 610-932-1000
 Toll Free 1-800-529-1118