

36 REAL ESTATE

FOR LEASE 4/1/96

65+ Acre Dairy Farm in Lancaster Co., PA. 50+ Cow Barn, Pipeline, 3 Silos/Unloaders. Equipment Shed/Shop. **(717) 687-0743**

Morrisons Cove, Blair County, 125 Acres Dairy Farm, 115 Ac. Tillable, Stanchion Barn, 2 Concrete Silos, Bulk Tank, Stream \$365,000 Century 21/Action Assoc. Call Wes 814-944-1873

We have dairy farms ranging from 100 acres to 244 acres in Blair and Bedford Counties, Morrisons Cove. • 40 acres tillable land, Morrisons Cove • 50 acres tillable land, Morrisons Cove • 305 acres mountain land in Blair Co., excellent hunting \$650/acre. Will subdivide once

Century 21/Action Assoc. Call Wes 814-944-1873

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 December 30th or January 6th issues for a complete farm and farmette inventory

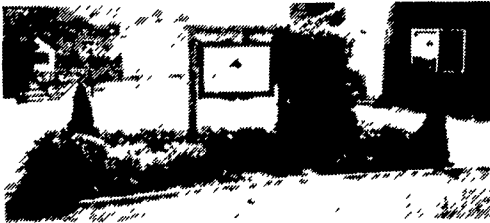
Farm and Land Division

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



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

HIDDEN BLUFF FARM



VERY PRIVATE WORKING HORSE FARM 23± acres with 2 story Farmhouse, new large barn with 21 stalls. Outbuildings all in good condition. 5 acres fenced, 7 acres in woods, and the balance in farm land. MLS 506048/506050

IF YOU LIKE PRIVACY, YOU WILL FALL IN LOVE WITH THIS FARM!

CALL NOW FOR APPOINTMENT TO SHOW!!

COLDWELL BANKER BOB YOST INC. DALLASTOWN, PA 17313 Agent: George V. Card, GRI Associate Broker (717) 757-7812 Ext. 435

FARMETTES - PRIME LOCATIONS

- (1) Farmette - 11 acres..... **\$149,900**
Great for small business! Horses! Roadside market! Historic Farm House! Barn and Outbuildings! Along Route 64! Porter Township! Unbelievable!!!
- (2) Farmette - 11 acres..... **\$79,900**
HISTORIC OLD LOG HOME - Fox Hollow Road Handyman Special! Very Secluded! Cedar Run frontage!! Open Fields! Great site for a pond and grazing horses!!

For more information on these properties and more contact: A

STERN REAL ESTATE
RD #1, Box 411A, Lock Haven, PA 17745 (717) 769-LAND

New Listings:

105 acre Goat, Heifer, and Horse Farm. 55 tillable 45 pasture balance woods 36x100 barn with 30 stanchions 4 box stalls 5 goat pens 3 yr old 15 x 30 shop with hen house brooder house Nice 3 bedroom 1 bath home with new Furnace electric, well pump, carpet 4 000 road frontage, nice year round stream TAXES ONLY \$1 400 00 Asking **\$69,900.00.**

Good Little Operating Dairy: 155 acres 110 tillable Barn milks 55 with 3 box stalls 7 calf stalls 650 gal bulk tank 2 silos with rebuilt unloaders 35 x 70 machinery and hay storage barn Several other sheds and outbuildings Good 4 pos 5 bed home 6 000 of road frontage Asking **\$87,500.00**

Nice 75 acre hobby farm sitting on a dead end road, bordering 1 1 000 acre wild life refuge Good 40 cow barn with free stall addition Nice 4 bedroom home with much remodeling done just move in and finish your own way Owner is anxious being transferred Asking **\$94,900.00.**

Jersey Farm way the heck back in the woods 2 miles long, 3/4 mi wide (or 360 acres) 125 tillable balance woods &

pasture Good 45 cow barn, pipeline with automatic take offs new bulk tank Decent 3 br, 1 bath home Several ponds and streams and the buildings sit in the middle of the property Did 1 Mention on a VERY QUIET BACK DIRT ROAD Asking **\$119,900.00.**

Operating Dairy: 465 acres 220 tillable, 150 pasture, very nice 66 stall barn with 2" pipeline 800 gal bulk tank 2-18x50 silos, outdoor feed bunk, Heifer barn for 27 head, 30x60 quonset for machinery Very nice 13 room, 7 bedroom, 1 1/2 bath home with huge eat-in kitchen Asking **\$199,000.00** bare. Or with a full line of cattle & machinery including 3 tractors, and 70 head of holsteins (50 milkers) Asking **\$299,000.00** Owner Financing with **\$75,000.00** down.

A Rare Find, 385 acres with over 9,000' of road frontage 200+ tillable acres of excellent well drained soils 75 acres pasture Small spring fed pond 100 acres of woods Very well kept 50 cow barn large pole barn nice 4 br, 1 1/2 bath home w/vinyl siding Thermo pane windows & new furnace **\$144,900**

20 other Dairy, Beef, and Hobby Farms from \$67,500 to \$149,000.

Finley Real Estate Rural Properties, Farms Residential, Business 207 Montgomery St • Ogdensburg, NY 13669 315-393-6325

MANSFIELD, PA (Tioga Co.)

98 acres, farm/businesses

(located. Rt. 15, center of business strip)

- * BBQ RESTAURANT/ICE CREAM-MARKET
- * CENTURY HOME
- * GIFT SHOP
- * CENTURY FARM

*** Originated as a jug-milk operation, and could easily be converted back; milk boiler still in tact (More Acreage Available)

(717) 662-2661 (717) 288-2195

PENNA FARMS

CUMBERLAND COUNTY South Middleton Township

4 BR, Stone House & Bank Barn on 115 Acre Gently Rolling Limestone Soil. Beautiful Setting Near Carlisle. 100 Acre Limestone Soil (no buildings) Gently Rolling with 1,495 ft of Road Frontage.

Monroe Township

46 Acres with Bank Barn, Limestone Soil, Development Possible.

Farms - Limestone Soil, Beautiful Setting

Charles Wenger, GRI 717-282-0015
Wilbert Diehl 717-466-6534

GEORGE L. EBENER & ASSOCIATES REALTORS
130 W. High St., Carlisle, PA 17015 (717) 282-0015

POTTER COUNTY, PA

ULTIMATE ADVENTURE - Can be yours on this 250+ wooded acres located just South of Galeton. Superb views and plenty of hideaway trails to see nature at its best Price Reduced to **\$72,500** (#AF-250)

THE GREAT OUTDOORS - 811 acres, secluded with recent survey and marked boundaries. Deeded access on private, gated road assures remoteness and very accessible Magnificent views and plenty of trails. Owner financing available **REDUCED TO \$162,200** (#AF-811)

CARTER CAMP AREA - 120 Acre farm Large 4 BR house, barn & outbuildings. Some woods, mostly open Twp. road frontage By appointment only - **\$145,000.** (#CC-120).

EXCLUSIVE LOG CABIN - Nestled in the pines on almost 3 acres with a great view 30 x 40' with 8 x 40' covered deck, 3 BR, 2 1/2 bath, oak kitchen High efficiency heating system and two wood stoves All wood interior, is furnished and ready to move in Truly top of the line! **\$145,000** By appointment only (#AT-29)

WOODED HIDEAWAY - 127 Outstanding acres with a view and many trails Could be private hunting or recreation area Located just North of Germania with private access **PRICED REDUCED TO \$36,830.** Hurry on this one! (#AF-127)

RED LODGE REAL ESTATE (814)435-2807

THE REAL ESTATERS OF MANSFIELD

1671 S. Main St., Mansfield, PA 16833 (717) 662-2138 • Evening (717) 662-2363

BORDERS STATE FOREST \$475 PER/ACRE!

Excellent opportunity for individual or hunting club looking for large hunting tract. 567.72 surveyed acres south of Wellsboro bordering state approved sewage sites Elec avail., partially strip mined, balance wooded. **Just \$269,900 #M-681**

SHOWPLACE DAIRY FARM

Approx 267 acre operating farm in Bradford County, PA 3 section barn w/64 tie stalls on pipeline, 62 comfort stalls & 48 young stock stalls. 20x60 and 20x80 Harvestores. 24x80 concrete silo. 4 bdrm., 2 bath, remodeled home. More acreage available. Priced at \$350,000 and includes feed. M-576

FARM PRICE REDUCED

Tioga County dairy farm. 60 tie stall barn w/54 cows on pipeline. Currently 4 rows + box stalls on 2 barn cleaners. 2 silos w/unloaders, 2 outbuildings, 2 bdrm. trailer for hired hand. 3 to 4 bdrm., 2 story farmhouse 82 acres w/additional 100+ leased for \$1,500 Reduced from **\$149,900 to \$139,900. M-416**

TIOGA COUNTY DAIRY FARM

Near Mansfield, PA, 70+ on pipeline in 3 rows & 4th row for young stock. 2 barn cleaners feed 1 yr. manure pond, 1,000 gallon tank, portion of snow damaged roof needs \$12,000 replacement 4 bdrm home, approx \$90,000 existing FmHA mortgage. **Just \$99,900 M-530**

MANSFIELD AREA DAIRY FARM

66 tie stall operation back to back, additional box stall & holding areas for heifers, etc. Pipeline, 1500 gal. tank, and 4 silos. Totally remodeled 3 bedroom 2 1/2 bath home Approx. 162 acres. **Just \$195,900 M-688**

"SUPER LINE OF EQUIPMENT" includes 3 large JD tractors, dozer, JD combine and a long, long list of everything else imaginable. 200 acres with 130 tillable and up to 520 available. VG 72 tie barn with 6 unit pipeline, 3 unloading silos, 90' self feeder and liquid manure system. Modern 3 bedroom ranch with inground pool. **\$244,000**

PICTUREBOOK HEIFER FARM: 100 acres in county's prettiest area 2,400' elevation Great land with super views Very good 3 bedroom home. Excellent red barn. Part of large, successful operation. Taxes \$1,003 JUST LISTED! **\$100,000**

Mort Wimple Associates

Real Estate Sales - Management

"ESTABLISHED 1953" U.S. ROUTE 20 SLOANVILLE N.Y. 12160 (518) 875-8355 Free Catalogues FAX: (518) 875-8749

FINGER LAKES AREA FARMS FOR SALE

Seneca County - 146 Acres, 32 stall dairy barn with pipeline. Other barns for 225 veal calves, completely remodeled four bedroom home with central air Completely tiled, level land

Seneca County - 91 acres with two year old steer barn Older four bedroom home, other barns 154 acres, 44 tie stall barn, two silos, four bedroom home

162 acres, 145 tillable, 48 tie stall barn, large four bed home

Cayuga County - Heart of Finger Lakes -185 acre Dairy or Cash Crop, 160 tillable, level, stone-free Honeoye Soils, 45 stalls, 36x90 barn w/gutter cleaner, 14x40 silo w/unloader, 500 gal. bulk tank, 32x40 heifer barn, corn crib, machinery storage Good four bedroom home w/modern kitchen \$175,000

500 acres, 200 free stalls, double seven parlor, 3000 gal tank, three houses.

LARGE EGG OPERATION - 325,000 layer, poultry facilities, feed mill, 1100 acres land, can easily be divided.

RETAIL-WHOLESALE MILK PROCESSING PLANT. LARGE ICE CREAM BUSINESS, located in small village, close to four large cities.

FOR MORE INFORMATION CONTACT:

William Botcher, Assoc. Broker
5634 Tellier Road
Newark, New York 14513

315-331-5868
HARRIS WILCOX, INC. BROKER

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. - 27A. DAIRY FARM - \$195,000

- 22 open, 3 wooded, 2 site
- 2 story stone house, 60 stall tie stall dairy barn
- 42'x64' pole building, 20'x70' Star sealed silo (bottom unloader)
- Nice, well cared for property, good second building site

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

INDIANA COUNTY - 1,475 +/- ACRE BEEF RANCH \$1,350,000

- 1050 Acres deeded, 425 leased
- 5 homes, 7 barns, working corral, trout pond, tennis court
- High tensile fenced pastures, all with cover & water
- Profitable antique & gift shop

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

MANY FARMETTES, VACANT LAND AND HUNTING LAND PARCELS AVAILABLE. FREE LIST.



UNIVERSITY REALTY
126 E. Foster Ave., State College, PA 16801
800-669-4925 Toll Free