

REAL ESTATE AT AUCTION

**107± Acre Farm
TIOGA COUNTY, PA.**

Roan, Inc. is offering this fine farm to begin the 1996 real estate season. 107± acres including a large 3 bedroom home with many amenities, a 48' x 72' barn, a 25' x 36' 3-bay garage, 2 other outbuildings, plus a small lake and a pond.

**To be held on site
Sat., January 27, 1996
1:00 P.M.**

Blizzard Date: Sat., February 3, 1:00 P.M.

DIRECTIONS: From U.S. Route 15 take Rt. 414 east at the Liberty exit. Go 7 miles, turn right at Roan, Inc. sign, go 1.2 miles farm on right.
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. 6% Buyer's premium charged, to be paid by the purchaser as part of the purchase price.

Owner: Wanda K. Shanley

PLEASE NOTE: Announcements made at time of sale take precedence over all printed and oral information.

For an appointment to view the property, call 717-494-0170



**Bob, Chuck & Rich
ROAN, INC.**
Auctioneers & Appraisers
RR 4 Box 178 Cogan Station 17728
717-494-0170 • 800-955-ROAN
Fax 717-494-1911

**New Listing
PENNS VALLEY**

Centre County, Spring Mills area 132 acres, 90 tillable, 40 stall cow barn, 4 BDR house, 16x60 silo.

PERRY COUNTY



Andersonberg/Blain Area, 105 Acres, all tillable, 4 BDR house, bank barn. Additional land available.

LITTLE NITTANY VALLEY



Centre Co./Bellefonte/Jacksonville area, 248 acres, 185 tillable Amish equipped dairy farm, 50 stanchions, double house, many other buildings.

BERKS COUNTY



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

INDIANA COUNTY



565 acres, 350 acres tillable, 4 houses, good outbuildings, nearly level land in high state of cultivation, \$1,600 per acre

CHESTER COUNTY

Compass area, 45 acre Amish equipped dairy farm 36 acres tillable, 40 tie stall barn, 2 silos. Very good house and other buildings.

INDIANA COUNTY

1,100 acres, 550 tillable, 550 wooded. One good house, several other buildings.

LANCASTER COUNTY

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

OLEY VALLEY, BERKS COUNTY

158 acres along Rt. 662, Wonderful land, buildings in poor condition

NITTANY VALLEY

Price reduced - Owner bought farm 13 ac Amish farm, 10 ac pasture, 40x80 store w/storage, 6 bedroom house. Horse barn & silo.

Call
Hiram Hershey, Broker
Thomas Hershey, Realtor associate
HERSHEY FARM AGENCY, INC.
REALTORS
1-800-880-3831

400 acres, 1/2 mile off Expressway, River frontage, creek, level tillable land in Valley, wooded hill side, hill top with 7 acre pond, 20 tillable by pond. Roads on all sides, property has many uses, large barns, 4 bedroom, 2 bath house, fireplace, 2 car garage, LOW COST ELECTRIC. Property has 90 acres gravel could be mined, 210 acre wooded hillside could be used for development. Buildings in good condition. Owner retiring. Would hold some of mortgage. Call for details.

235 acres, open and wooded, dairy farm now in operation 2 ponds, 200 acres is on both sides of seasonal road (secluded) 3300 sq. ft. house, 3 baths, 1 yr. old large bank barn, owner would hold some of mortgage. Asking \$260,000

LEW REAL ESTATE, INC.
141 Chestnut St. • Corning, N.Y. 14830
607-937-5637

**NEW YORK STATE FARMS FOR SALE
YATES AND ONTARIO COUNTIES**

- 420 acres, 320 tillable, 9 barns, beautiful 10 room home well maintained, greenhouse, enclosed porch, deck, city water, handicap accessible. Will divide.
- Dairy Farm - 160 acres, 150 tillable, 125'x38' dairy barn, tie stalls, 45'x90' pole barn, silo, honeoye soil, 4 bedroom home.
- Dairy Farm - 155 acres, 100 tillable, 150'x40' dairy barn, tie stalls, heifer barn with 20 free stalls, barn 75'x50' with 36 free stalls, 4 cement silos with unloaders, large 4 bedroom home.
- 150 acres, 107 tillable, 2 houses.
- 70 acres, 51 tillable, 2 barns, village water available.
- 75 acres, several good barns, village water available.
- 80 acres with large insulated pole barn, 4 bedroom home.
- 100-150 acres, 100+ tillable, good soil.

Marjorie E. Galens

Licensed Real Estate Broker

5075 Twitchell Road • Rushville, New York 14544

Phone - 716-554-6959 or

Barbara Troutman - 716-554-6943

**Call Coldwell Banker
SKS REALTY**

Kenneth Stover William Krizner Gerald Slick MLS

EVERETT, PA - BEDFORD COUNTY - 189 Acre Dairy Farm with Surge Milking Equipment, 28 Stanchions - 57 Free Stalls Barn 50' x 70' with 80' x 70' extension, machine shed, pole equipment shed, 3 silos, corn shed and feed bin. Two-story 4 bedroom brick house with two car garage. Stream runs through property. \$325,000.00

E. PROVIDENCE TWP. - BEDFORD COUNTY - 3 bedroom farmette situate on 12.71 Acres - Greeting area with unique ship's mantel credenza welcomes you warmly to this intriguing retreat. The island kitchen with planning desk, separate walk-in pantry and 4 burner Jenn Aire will delight the chef. Formal dining room, a screened porch and window-walled family room. **REDUCED \$289,000.00.**

SNAKE SPRING TWP. - BEDFORD COUNTY - 145 Acre (110 tillable) working Dairy Farm with new buildings Milk House - maternity for calves - 1,500 Gallon Stainless Steel Mueller Milk Tank - 2 Grain Bins - 106 Free Standing Full Size Stalls for Holsteins. 1971 Foremost Homes with 4 Bedrooms and full basement. **\$365,000.00.**

MANN'S CHOICE - BEDFORD COUNTY - EXCELLENT horse or beef farm (Former Dairy Farm) Some woods on the property Stream at rear 4 Bedroom farm house 2 Car Garage Nice Barn and Outbuildings. **GOOD FARM GROUND. REDUCED \$135,900.00.**

ARTEMAS - BEDFORD COUNTY - 2 Story farm house with 3 Bedrooms, 1 Car Garage, Pond, Barn, Tack Room/Garage Training Pen/Riding Ring. Property borders stream Beautiful views of surrounding mountains. Bountiful hunting **\$104,900.00.**

COLERAIN TWP. - BEDFORD COUNTY - 130 +/- Acres (to be surveyed). Approximately 85 Acres tillable 18'x18' milkhouse 20'x40' Shed 60'x66' Barn 22'x32' Cattle Shed Four Types of Soil **CALL FOR COMPLETE DETAILS. \$255,000.00**

LICKING CREEK TWP - FULTON COUNTY - HARRISONVILLE, PA - DAIRY FARM - Large 40'x60' free stall barn with milking parlor, 20'x40' machine shed, older hay barn and concrete block shop. Several other buildings and a large pond on 148 Acres 4 Bedroom Farmhouse **\$200,000.00 CALL FOR COMPLETE DETAILS**

CALL FOR MORE INFORMATION ON ANY OF THESE PROPERTIES. We also have numerous commercial, residential and vacation properties



Call For More Information

102 Acre Working Dairy



Get away from the Urban Pressure and Move to Madison County, Virginia \$596,000

This beautiful farm, situated in South Eastern Madison County, Virginia is presently being used as a dairy

Modern buildings and equipment are in use here, with plenty of feed storage in the 20'x70' and 22'x72' concrete silos, with a 20'x80' Harvestore as well.

Grain can be stored in the 20'x50' Harvestore or the two 6000 bu. grain bins.

No need to worry about the EPA, since this farm comes equipped with a 12'x96' concrete manure tank. The free stall barn is equipped with 120 stall, with room for 46 more.

The double six Herringbone Milking Parlor comes with a 1600 gallon milk tank. Machine storage & repair shop are in one building, 180' long

This picturesque farm includes the 4 bedroom home, and a one bedroom tenant house

** Additional 115 acres of land and brick home are available.

Contact: David P. Eddins 1-800-295-2564

BARBARA POTTER & ASSOCIATES 804-985-2564

REALTORS INC. 804-985-3367 (Home)



UNBELIEVABLE! Eagleton Road! Adjacent SPROUL STATE FOREST! State Forest Road! Ferns! White Oak Trees! Fantastic views! 6 Miles from Lock Haven!

ALL APPROVALS:

30 Acres.....	Adj. State forest	\$39,900
40 Acres.....	Spring	\$29,900
50 Acres.....	Spring	\$34,900
55 Acres.....	Adj. State Forest	\$39,900

OPTIONS CONTRACTS AVAILABLE

8.078 Acres.....	2 Sides State Forest	\$24,900
14.548 Acres.....	Adj. State Forest	\$19,900
19.804 Acres.....	Holland's Run	\$24,900
20.008 Acres.....	Very Secluded	\$24,900

HUNTING PROPERTIES

STATE GAME LANDS #255
59.533 Acres..... \$39,900 42.543 Acres..... \$29,900
Mountainous Hunting Property! Porter Township! Wooded! Beautiful! Secluded! Just Off Fox Hollow Road! Adjacent State Game Lands

HIDDEN HOLLOW
9 Acres..... \$24,900
Wooded! Views! Adjacent to State Forest! Owner Financing! Locked Gate Access! Private Road! 2 Miles from Lock Haven!

HEINEMAN HOLDINGS 12 MILES SOUTH OF KEATING
252 Acres..... \$89,900 32 Acres..... \$24,900
Secluded Hunting Property! Great for Camp! Locked Gate Access! Close to State Forest! Owner Financing! West Keating Township! Off of Keating Pottersdale Road!

LOCK HAVEN
211 Acres..... \$89,900
Mountainous Property! On Route 120! Allison Township! Possible Subdivision! Close to Town! Owner Financing!

STERN REAL ESTATE

RD #1, Box 411, Lock Haven, PA 17745
(800) 759-6411 • (717) 769-LAND



CAI AUCTIONEERS REALTOR APPRAISER



AUCTION or BROKERAGE CALL FOR THE ADVANTAGES OF EACH. WITH 26 YEARS OF EXPERIENCE AS A CAI AUCTIONEER & REALTOR

I CAN HELP YOU MAKE THE PROPER DECISION A VISIT TO EXPLAIN WILL COST YOU NOTHING.

TIOGA CO.: Don't fly by FLY OVER this nice turnkey dairy operation w/122 stanchion barn, all the silos you need plus Harvestore sturry, 3 homes and much, much more 430 total acres for grain or potatoes You'll love the area

PERRY CO. I have 5 nice dairy farms from \$369,000 to \$600,000, give me a call I'll give you a private tour Call for details

FRANKLIN CO. 16.5A executive farm type house, less than 10 years old, pond, in the heart of farmland Business potential with extra garages A must see property! Reduced to \$2,500,000

BRADFORD CO. Dairy of Distinction!! New barn several years ago with 44 Comfort Stalls 3 Silos, Young Stock Facilities, 1 Ac Pond, In-Ground Pool, Lg 2-Car Garage Attached to a Lovely 4 Bedroom 2-Story Home w/Modern Kitchen 1504 for \$359,400 but can be subdivided and sold as a horse farm or building lots - no zoning

NEEDED NOW

Farmettes in Lancaster, Lebanon or Berks Co's.
Dairy farm with virgin timberland — Dairy farms of Distinction
Turkey contract operations — Large produce land
Call me NOW FREE for all your farm needs — 1-800-836-8113

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