

36 REAL ESTATE

SOUTHERN YORK COUNTY, PENNSYLVANIA

FARMETTE: 22.28 acre Farmette located near Shrewsbury, 5 minutes to Exit #1 of I-83, featuring a 2 1/2 story farm house w/lg. country kitchen, 4 bedrooms & more, out buildings include a lg. frame bank barn, plus other outbuildings. Also a spring-fed stream, pasture & woods. IDEAL for the HORSE LOVERS!

\$249,900 (601125)

Call: Vern Raffensberger

COUNTRY LIVING AT ITS BEST! 103 acre farm just minutes from Exit 2 of I-83. Ideal for horses, cattle or general farming. Features an 8 year old colonial style farm house with all the amenities. Also includes a bank barn close to spring and small stream. Clean & Green. A must see!

\$375,000 (601593)

Call Ed Rohrbaugh.

WHITE ROSE REALTY, Inc. Realtors

8000 Susquehanna Trail South, Glen Rock, PA
(717)235-6911

DEMERE REALTY

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

#43 - 208 A. dairy farm w/155 tillable - 110 cow free stall barn in good cond. w/double-5 parlor w/automatic take-offs, two automatic feeders, TMR system, 1000 gal. B.T., lg. mach. shed & 3 lg. silos w/unloaders - also well cared for 14x70 ft. mobile home - **\$250,000 - PRICE REDUCED TO \$170,000** - cows & mach. avail.

#52 - 500 A. Dairy farm w/280 tillable - 76x100 ft. 2-story barn w/130 ties on 2 in. pipeline - 2 bulk tanks & 8 units - also 52x120 ft. heifer barn for 117 head - 40x80 ft. mach. shed, lg. insulated shop, 4 lg. silos w/unloaders & V.G. 14 rm. colonial home - 12 yrs. old - also 12x70 ft. mobile home - **\$275,000** - possible owner financing.

#88 - 179 A. hobby farm w/70 tillable - lg. 2 story barn w/cleaner, silo w/unloader, lots of water, 6 rm. home - also lg. assortment of quartz crystal formations on property - **\$120,000 - PRICE REDUCED TO \$98,000**

#211 - 310 A. dairy farm w/210 tillable - 140x36 ft. barn w/pipeline & addition for heifers, nice pond, 2 silos, 2 lg. mach. sheds, shop & V.G. 10 rm. home w/3 stall garage & paved driveway - **\$298,000 - PRICE REDUCED TO \$150,000.**

#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 - PRICED REDUCED TO \$128,000**

#333 - 36 A. hobby farm w/34 tillable - well-kept, 3 B.R. home w/new kitchen, new deck & 20x40 ft. in-ground pool w/fence - also lg. barn & garage w/work-shop - creek on property - asking **\$98,500**

FREE - FARM LISTS AVAILABLE



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.

NEED LARGE TRACTS UP TO 600 ACRES FOR NEW FARMING OPERATIONS. PREFER NO BUILDINGS, SOUTH CENTRAL PA, MD, OR VA

2 NEW LISTINGS

WAYNE CO - Just southeast of Binghamton, NY nestled in the mountains I have this 200 acre horse farm with loads of potential. The farm backs up to 6,000 acres of State Game Lands, has Pennsylvania Blue Stone which has an estimated quarry value of \$1 M or more. There is a 4 bedroom White Cedar Log home 16 yrs. old, 4 stall horse barn & oversized 2 car garage & workshop In the heart of tourism with lakes for the summer and skiing for the winter & game for the fall. There was a flock of over 100 wild turkey's observed the day I listed this fine property for only \$325,000 and can be owned by you ASAP.

Today I am planning to list 2 more great farm opportunities so call me for all your farm needs. I have lots of great opportunities for you from Bedford Co. to New York State.

Get action on your farm if you want to sell it by calling toll free: **1-800-836-8113**

Need a Dairy farm to rent this spring southern Lancaster County to Chester County.

TIOGA CO.: Don't fly by **FLY OVER** this nice turnkey dairy operation w/122 stanchion barn, all the silos you need plus Harvestore slurry, 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 \$215,200.

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.



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

GREAT DEALS ON DELMARVA

Half million dollar hog breeding operation for only \$119,000!!!

That's right. Situated on over 50 acres of land northwest of Seaford, DE, this fully operational facility comes with two mobile homes, swine nursery, guilt barn, gestation building, breeding barn, farrowing building, two gestation barns and a breeding building. Nursery includes office, utility and two shower areas. 750 sow operating capacity, yielding a yearly breeding output history of 15,000 farrows.

*1987 Certified Appraisal on file.

Prime corn ground for under \$1,500 per acre. Over 100 acres is available for '96 growing season in the heart of Delmarva.

CALL LAUREL REALTY 1-800-887-3001

PRICE REDUCED - OWNER MOTIVATED, 16.5 acres, two year old modular. 3/4 bdrms, close to Wellsboro. Now only \$144,900 #1394

Build the home you have always wanted on this very attractive 23 acres located in the boro, gorgeous views of countryside, only \$49,900 #1351

Nice home with great location, 5 bdrms, 2-1/2 baths, LR, Kit, Lg 2 car garage, 2 wells, central air, near state game lands, allon 6 acres, 3 of which are fenced pasture. **\$135,000 #1387**



120 East Avenue
Wellsboro, PA 16901
717-724-3500
REAL ESTATE AND INSURANCE

Culpeper County, Virginia - Possibilities limited only by your imagination. 165 acre PICK-YOUR-OWN FARM. 45 acre young orchard, bottom land. 3 BR home with apartment, large check-out building, barn, sound stage for concerts, auctions etc. Attractive financing. Bargain priced at **\$450,000.**

Orange County, Virginia - The Accord Farm is a private & serene 40 acre country property in Somerset area of Orange Co. A 3 br log home overlooks a beautiful pond & pastureland beyond. Other dependencies include a 2 car garage, 5 stall stable, machine shed w/attached 2 br apartment. Property could be used as a year-round home, weekend retreat or small horse farm. **\$378,000**

Madison County, Virginia - Cattle farm of 125 acres. Well fenced, mostly open land with stream, pond, good road frontage. 3 br home, garage apartment, barns and Morton metal building. **\$445,000.**

Call Jack Samuels Realty Orange, VA (540) 672-3233 or (800) 287-2977

Call Coldwell Banker SKS REALTY

Kenneth Stover William Krzner 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 **814-623-7009**

Country Homes/Farms/Land

Rolling hilltop views for horse or beef farmer with this approx. 289 acre farm. Large open fields, lots of pasture, three bedroom ranch, 1/2 mile from paved road in northern Tioga county. **Asking \$180,000.**

A great choice in country homes w/ enough land to meet your needs on this NYS farmette. Newly remodeled inside & out, 81 ac. includes woods and pasture. **\$85,000.**

96'x160' free stall barn w/ attached 52'x54' double five parlor, two 20x80 Harvestors and two 30x70 concrete stave silos are just the basics of the 200+ area dairy farm. Spacious shop barn, dry cow barn, and farmhouse make a complete dairy operation for the serious farmer. **Call for a look!**

A true country estate nestled in the Tioga County woods offers choice accomodations: all appliances, satellite system, 2 fireplaces, loft, 2 full baths, 2 car g garage, gazebo, and so much more! Built on twenty acres of woods for the privacy you crave.

78 Acres of rolling Tioga County land that's been surveyed, perked, and ready to build! Road frontage on two roads, nice country views with mostly open land providing a truly scenic spot for your new home. **\$51,900**



BEARD REAL ESTATE
403 East Main Street, Elkland, PA 16920
(814) 258-7117

THE REAL ESTATERS OF MANSFIELD

1671 S. Main St., Mansfield, PA 16933
(717) 662-2138 • Evening (717) 662-2363

APPROX. 100 HEAD DAIRY FARM

Near Mansfield in Tioga County, PA. 66 tie stalls back-to-back + box stalls & holding area for heifers. Pipeline, 1,500 gal. tank, & 4 silos. 222.48 surveyed acres. (Approx. 150 tillable). Totally remodeled 3-bdrm, 2 1/2 bath home. Just \$251,400. M-688

DAIRY FARM - OWNER TERMS

Near Jackson Summit, PA 104 head capacity in 3 rows. 68 back to back on pipeline. New easy working barn. 3 conc. stave silos w/unloaders. Approx. 180 acres w/150+ tillable. More bldgs, etc. + ranch home over full bsmt w/attached garage. \$269,900 w/\$79,900 down. \$190,000 at 9% int. 20 yrs, \$1,710 p/m. 5 yr. balloon. M-783.

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 \$139,900 to \$129,000. M-583

MUST SEE DAIRY FARM!

Spectacular country setting on paved road in Bradford County. Approx. 267 acres. 64 ties on pipeline + 62 comfort stalls w/center auto feeder & 48 young stock ties. 20x60, 20x80, & 24x80 silos. Beautiful 4 bdrm, 2-bath remodeled home. Some feed included. Just \$334,900. M-576.

PRIDE OF OWNERSHIP DAIRY FARM

Bradford County set up w/95+ tie stalls st. run back to back + 13 heifer and 5 box stalls. 2,000 gal. 2" S.S. pipeline. 20x40, 20x70 & 20x80 stave silo. 120x60x14 pole barn/shop/storage shed. Approx. 280 acres - 140 tillable. Beautiful 2 story, 4 bdrm, 1-1/2 bath home w/detached garage/shop/rec room. Extremely well priced at \$350,000. Second home available. M-605.



PHONE: 717-662-1164 or 717-662-9047
FAX 717-662-6666
Mon., Tues., Wed., Fri. 9 AM to 5 PM; Thurs. 7 AM to 5 PM