

SOUTHERN BERKS CO., PA.

Farms and woodland tracts to be sold in 1996.
 - TEN (10) parcels totalling over 450 acres in Robeson, Brecknock and Cumru Townships.
 - Zoned commercial, industrial and residential with thousands of feet of road frontage.
 - Contain streams, ponds and four sets of farm buildings.
 - Parcels consist of 3, 5, 7, 21, 27, 32, 52, 72, 88 and 132 acres: available as a whole or in parts or combinations.

Contact Mark Herr at
Horning Farm Agency, Inc.
 P.O. Box 251, Morgantown, Pa. 19543
(610) 285-5183

FARMS AND OPEN LAND

- So. Northumberland Co.
 - 11 ac Farmette - home barn, private setting
 - 85 ac w/buildings **SOLD**
 - 256 ac w/building - close to 85 ac. tract
 - other lands available in Rebuck area
- Lancaster Co.
 - 95 ac. Willow Street area
 - 35 ac. w/large farm house - Willow St. area
 - Working dairy farm - 68 stalls - E-town
 - other lands available in area. Call for details

Call Ken Rutt - a life long farmer and real estate investor who can assist you in any sale or purchase of real estate. Creative tax and financial arrangements, low farm mortgage rates. Serving Southeast PA



Office 717-786-1300 Home 717-786-3591
 Pager 290-6496

COLDWELL BANKER SLAUGH WAGNER & CO., INC.
 P.O. Box 306, Quarryville, PA 17566

CALL COLDWELL BANKER



INDIANA COUNTY - 1475± ACRE BEEF RANCH
 5 homes, 7 barns, fenced rotational pasture, profitable gift/antique shop. One of the most efficient mother/cow farms in PA.



HUNTINGDON CO. 13±- ACRE APPLE ORCHARD
 Approx. 950 trees, some pasture, block storage/sales building, 24' x 40' processing building. Mapleton Depot area.



CENTRE COUNTY 57.3 ACRE GENERAL FARM
 43 acres of highly productive tillable land, substantial road frontage and Bald Eagle Creek frontage, bank barn, several outbuildings. Unionville area.



CLINTON COUNTY New Listing
 45 Acre Farm features a Cape Cod home, 3 solid outbuildings, corn crib & more. Mountain spring water. Approx. 17 acres tillable, 5 acres pasture, remainder woodland. Located in Sugar Valley. Scenic setting, very accessible.

CALL TOLL FREE FOR DETAILED BROCHURES WITH PICTURES

ADDITIONAL FARMS, FARMETTES, VACANT LAND AND HUNTING LAND PARCELS AVAILABLE. FREE LISTS.

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

York County Paradise

76 acres zoned Residential—can be subdivided
 Continuous use for livestock allowed
 Deep soil—standard septic
 3 springs, 30gal/min well, year-round creek
 3 right-of-ways off paved roads
 35 acres farm land
 41 acres mixed hardwood forest
 15 minutes to York, 35 minutes to Lancaster,
 50 minutes to Baltimore or Harrisburg
 New House—underground electric and phone
(717)246-8479
\$289,000

Whippletree Farm
 COLUMBIA COUNTY, PA.

Roan Auctioneers Inc. will offer this fine Columbia County property in two parcels. Parcel #1 features a lovely 1800's two-story, 3-bedroom home with Bankbarn and Stable on 6± acres. Parcel #2 30± acres of mature evergreens with development potential

Auction to be held on site
Wed., July 24, 1996 at 1:00 PM



DIRECTIONS: From Bloomsburg Fair Ground take Rt 11 south 3 miles to Groviana Rd. turn left go 3 miles to property located on corner of Groviana Rd and Hollow Rd. Signs posted.
TERMS: Executors reserve the right to accept or reject any or all bids with immediate confirmation. 20% down payment day of auction. 6% Buyer's Premium charged to be paid by the purchaser as part of the purchase price.
 Executives: John Baird and Carolyn Sprogl
PLEASE NOTE: In addition to the property, we will also be selling the antiques.
 For an appointment to see this prime property and more information, call 717-494-0170

Bob, Chuck & Rich ROAN, INC.

Auctioneers & Appraisers AU 000777 L
 RR 4 Box 118, Cogan Station 17728
 717-494-0170 • Office PA 800-955-ROAN
 Fax 717-494-1911

Call Coldwell Banker SKS REALTY

Kenneth Stover William Krizner Gerald Slick **MLS**

COLERAIN TWP. - 542 Acre Working Dairy Farm which provides beautiful, high yield crops located in Friends Cove. 3 Bedroom Brck home and 3 Bedroom Authentic Log house recently remodeled. Wooden Barn, Milking Barn, Machinery Shed, Free-Stall Shed for 100 Cows and Outbuildings. **CALL FOR COMPLETE DETAILS.**

NAPIER TWP. AREA - Two-Story 4-6 Bedroom house on 180± Acres. House has spacious Living Room, Dining Room, Kitchen and Family Room. Barn (40'x70'); Equipment building (30'x30') and Tack building (12'x5'). **PRICED TO SELL \$185,000.00.**

BREEZY POINT ROAD - DUBLIN AND LICKING CREEK TWP. - 3 Bedroom Farmhouse built in 1908 situate on 202 Acres. Complete set of dairy farm buildings. Six cow milking parlors; Barn and Silo. Suited for dairy farm or large beef operation. **\$375,000.00.**

BREEZY POINT ROAD - DUBLIN AND LICKING CREEK TWP. - 3 Bedroom farmhouse with 1 full bath featuring living room, dining room, kitchen and laundry room. New Vinyl siding and new interlock shingle roof. Beautiful 21 Acre field of grass. **\$100,000.00.**

EVERETT AREA - Charming Two-Story farmette on 6.097 acres with spring fed pond. Two large barns and other outbuildings. Well maintained 3 Bedroom home. Picnic Area under the pine trees. Framed by nice white fence. **\$85,000.00.**

SNAKE SPRING TWP - Working dairy farm with new buildings, milkhouse, maternity for calves, 1500 gallon stainless steel Mueller milk tank, 2 grain bins, 106 free-standing full size stalls for Holsteins, 145 Acres (110 tillable), 1971 Foremost home with 4 Bedrooms and full basement. **\$375,000.00.**

LICKING CREEK TWP. - FULTON COUNTY - 2 1/2 Story Farmhouse with 4 Bedroom, 1 Full Bath, Living Room, Dining Room and Kitchen situate on 9.81 Acres. Barn (32'x36') and two outbuildings currently used for cattle and horse. Stream on property. **\$92,900.00.**

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. Island kitchen with planning desk, separate walk-in pantry and 4 burner Jenn Aire. Formal dining room, a screened porch and a window-walled family room. **REDUCED \$289,000.00.**

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. 3 Bedroom House on property. **\$255,000.00.**

BEDFORD COUNTY - Approximately 2 miles from New Enterprise 46 Acres - Prime Farming Ground - Hagerstown Soil **\$145,900.00.**

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

COLDWELL BANKER Call For More Information
SKS REALTY 814-623-7009.

CLINTON CO.
 • 210 AC., \$69,000
 • 155 AC., \$49,000
 Borders state forest.
 Other Acreage Available
Call (717)649-6223

CLINTON CO., PA
 Brand new log home with 41-1/2 acres, water, beautiful views. Excellent hunting. Buy all or will separate.
717-748-4412

MODERN DAIRY BARN

40 x 150 Steel Framed Barn with Equipment. Located Troupsburg, NY (Near Corning & PA line) on 5 Acres (more land available)
Approved - Ready to use.

- Includes:
- Milking Parlor
 - Bulk Tank
 - Harvestore Silos
 - Liquid Manure system, etc.
- Full Price \$39,000.**

OWNER WILL FINANCE \$4000. down - \$442.50 per mo. - 12.5% int. 180 mos.

Evergreen Forest Properties, Inc.
717-784-4021

Must Be Sold
 737 acres, 450 till, balance wooded and yes there is Timber, pine, oak, maple & Beech. 15 yr old 45 x 190 barn with 80 stalls, 2 box stalls, Patz gutter cleaner used 3 yrs. Storage for over 20,000 bales in the hay mow with mow conveyor the full length. 35 x 120 quonset barn in decent shape that would be perfect for beef. 2 smaller heifer barns, 3 hay heated and insulated shop. There are also 2 homes 1 is a very nice 4br 1 bath home sitting well off a quiet road. The other is a 5 br 1 bath home in decent shape. Also included in the package are 2 mobile homes in good condition. Wrong price listed last week **Asking \$189,900.**

"EXCELLENT OWNER TERMS"
 Saw Mill and Lumber Yard close to both U.S & Canadian timber supplies. With 9 buildings on 10 acres this is a large operation capable of finishing over 12,000 ft. per day. It is also set up for building pallets

List of Equipment
 13 LF Live Deck, HMC 48" Debarker, 12 LF Mellot Live Deck, Mellot Stop & Loader, Mellot #5 Log turner, #2 1/2 Live Husk, 3-52" Saw Blades, 40" Top Saw, Cornell 42" Edger, Morbark Chip Pack, 40 Lf Mellot Conveyor, 2 Baxter Whitney Dual Surface Planers, Newman K-1 Notcher, SA Woods 4 sided Planer, Newman 500 Planer (never set up), 2 Dewalt 16" Radial

Saws Plus Much More Asking A Negotiable \$209,900. Owner Financing with \$75,000 balance @ "7%" for 15 yrs
Send for colored brochures on this and other fine properties.

105 acre Goat, Heifer, and Horse Farm, 75 tillable, balance pasture 30 stall barn, with 5 large Goat pens, and 4 box stalls. Nice little 3 bedroom house, with new furnace, and new electric entrance 3 springs, and a nice year round stream flow through the property. Asking only \$69,900

579 acres with almost 13,000' of road frontage. Parcel is approximately half open, half wooded. There is power to all the frontage, and it is all on blacktop roads. Asking \$89,900. Some owner financing possible

*** New Listing ***
 Complete Welding, Fabricating, Spring & Radiator business 35 yrs in business. complete line of Welders, Torches, Lathes, Mills, Lifts. Anywhere from 5 to 60 acres available. All prime commercial land bordering International Airport. Just the State and Town contracts alone support the business. Owners Helath forces Sale
Asking a Negotiable \$179,900

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
 24 Hour Phone # **315-393-6325**



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. 218 acre hunter's paradise. This farm w/barn, house, garage, and other necessary buildings is ready for you or a hunting club. This is a must see property. Hurry because locals want to piece it out and it may spoil your chances for your wildlife paradise. Has great sub-division potential for mobile home park or single family residences. Priced right @ \$229,500.

BEDFORD CO. A going dairy where the owner will sell cattle, equipment and 142 acre dairy farm for only \$295,000.00 for everything. You can't go wrong on this one for the price. Just move in soon.

DAUPHIN CO. 120 acre Dairy or beef farm with some pasture in Lancaster Co. This farm has loads of potential. There is a large bank barn, completely renovated and modernized 5 bedroom house w/2 car attached garage. There is a silo, free stalls, young stock area and an excellent stream running through the property. Hurry!! It won't last long @ \$450,000.00.

UNION CO. Excellent dairy farms 89 and 136 cow dairys very close to each other. 1 is a free stall w/dbl 6 parlor and modern house. 1 has owner financing and could be leased to the right party.

SAME AREA I have a 300 farrow to fattening pork operation w/all stock included. This farm has 240 acres and 2 houses, grain storage and scales. You must take a serious look at all three of these farms. **A GREAT FAMILY FARMING OPERATION IS IN STORE FOR YOU.**

NEED
 Large tract of land with no buildings or run down buildings. UP TO \$500,000.00.
 Farmette close to Mechanicsburg
 Modern dairy setups for large herds 150 to 500 cow operations.

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