

For Sale by Owner

Raised Cape Cod

w/3 BR, dining room, family room and cathedral kitchen over 2,200 sq. ft. of living space. Treated decks and walkways around house, unique well-built home w/room to grow. Seated on 5-10 Ac. w/barn and additional acreage avail.

**Call for appointment
717/694-3204**

FULTON COUNTY PROPERTIES

- Amaranth, Pa. - \$159,900
- 109 Acres - Mostly Wooded, Joins 6310 Acres Game Lands - 3BR House - Hunter's Paradise
Needmore, Pa. - \$79,900
- 52 1/2 Acres - Wooded & Open, Very Private with View - Well & Septic - Good Hunting
Warfordsburg, Pa. - \$79,900
- 3 Acre Commercial Property with Mobile & Extra Lot - Off I-70 Many Possible Businesses
McConnellsburg, Pa. - \$19,900
- Wooded 3+ Acres - A Most Beautiful Property, Near Lake & Game Lands

HUNTINGDON COUNTY PROPERTIES

- Three Springs, Pa. - \$25,000
- 10 Acres - All Wooded with Septic - Mobiles Permitted
Dublin Mills, Pa. - \$13,900
- 2 Acres - Open & Wooded
Real Nice Tract
Shade Gap, Pa. - \$75,900
- 2 Acres with Very Nice 2 Story Farmhouse & Barn
Shade Gap, Pa. - \$49,900
- 3 BR, 1 1/2 Story Home with Stable, Good Fishing Area

MIFFLIN COUNTY

Newton Hamilton, Pa. - \$89,600

112 Acres of Hunting Land

BEDFORD COUNTY

- Breezewood, Pa. - \$45,000
- Cabin on 27 Acres
Graceville, Pa. - \$94,900
- 120 Acres Hunting Land
Artemas, Pa. - \$44,900
- 34 Acres - Open & Wooded Panoramic Views - Good Hunting, Very Private
Artemas, Pa. - \$45,900
- 33 Acres - Wooded & Open with Pond - Private with View
Artemas, Pa. - \$69,900
- 65 Acres Joining Game Lands Owners Financing
27 Acres Wooded - \$29,900
Owner Financing
Artemas, Pa. - \$25,900
- 10 Acres - Open Land with Excel View
Maddensville, Pa. - \$44,900
- Anderson Hollow Road, 27 5 Acres, Open w/View
Maddensville, Pa. - \$29,750
- 17 Acres, Open and Wooded

RE/MAX COUNTRY REALTY, INC.

Each Office is Independently Owned

(717) 485-5911

203 LWE McConnellsburg, PA 17233
Call Ronald L. Richards, CRS-GRI
717-485-4103



**THE REAL ESTATERS
OF MANSFIELD**

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

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.

SOUTHERN TIOGA ACREAGE

63± surveyed acres in Union Twp. between Liberty and Ogdensburg. High elevation fields w/views for miles in 3 directions. Passive solar S.W. exposure. Paved road & elec. Perc site to be included. \$63,000. M-830

BEEF OR HORSE FARM

Country setting near Copp Hollow in Covington Twp., 4 bdrm., 2 bath remodeled home w/fireplace. Detached garage, large bank barn & 40'x80' drive-thru metal barn. 39.32± acres w/high tensile fenced pasture, small pond. \$127,000 M-835

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 man. 3-4 bdrm., 2-story farmhouse. 82 acres w/additional 100+ leased for \$1,500. Reduced from \$139,900 to \$129,000. M-583

LARGE HOME NEAR GOLF COURSE

2,360 sq. ft. 5 bdrm. home near Tyoga Country Club on paved road. Several large outbltgs on 40+ acres of fields & woods w/stream thru property. Home needs some T.L.C. but priced accordingly at \$94,900. Seller extremely motivated. M-765

FARM FOR SALE

Productive 91.6+ acre dairy and crop located on Spring Hollow Road in Lower Windsor Township, York County, PA, improved with a modern ranch house, an older two story dwelling, 74 cow tie stall barn with eight box stalls 3 concrete stave silos, and machine shed. Farm has approximately 72 acres of cropland - mostly Chester silt loam soils. This is the property formerly owned by Richard and Luella Staner.

Estimated market value is \$365,000

Offers will be accepted on the farm property from interested purchasers who are beginning farmers as defined by the Farm Service Agency (FSA) regulations. A beginner farmer is defined as follows:

- A beginner farmer is an individual or entity who:
 - a. has operated a farm for at least three years and not more than 10 years
 - b. will operate the farm
 - c. agrees to participate in any loan assessment borrower/training, and financial management programs required by FSA regulations.
 - d. does not presently own 35.5 acres of real estate

A MORE DETAILED DEFINITION IS AVAILABLE IN ANY FSA OFFICE. SALE MAY BE SUBJECT TO DEED RESTRICTION AS OUTLINED BELOW.

Grantee/purchaser acknowledges for themselves, their successors and assigns that this property is subject to the provisions of the National Historic Preservation Act of 1966, as amended. 16 U.S.C. 470 at seq. The purchaser/grantee covenants and agrees for themselves and their successors and assigns that prior to the start of any work on any building located on the property that they will notify in writing and seek the advice of the Pennsylvania State Historic Preservation Officer. The Pennsylvania State Historic Preservation Officer can be contacted by writing to the Pennsylvania Historic and Museum Commission, Bureau of Historic Preservation, P.O. Box 1026, Harrisburg, Pennsylvania 17108-1026 or by calling (717) 783-8946. The State Historical Preservation Officer will be given ample time, 30 days minimum, to comment on whether the proposed work conforms to the recommended treatments in "The Secretary of the Interior's Standards of Rehabilitation and Guidelines for Rehabilitating Historic Buildings."

FINANCING AVAILABLE - The need for FSA financing with a direct and/or-guaranteed loan is a beginning farmer eligibility requirement. The maximum amount for Direct Funding for farm purchase is \$200,000, and for Guaranteed Funding \$300,000. Other conventional financing may be required for purchase.

OFFERS must be in writing on Form FmHA 1955-45, "Standard Sales Contract - Sale of Real Property by the United States," and be received by August 2, 1996. The Government reserves the right to cancel the sale at any time and the right to reject any or all applications.

FOR ADDITIONAL INFORMATION regarding the property, beginning farmers requirements, and credit terms, contact FSA at 57 North Fifth Street, Gettysburg, PA 17325, 717-334-6022.

THE FARM SERVICE AGENCY IS AN EQUAL OPPORTUNITY LENDER.

SOUTHERN VIRGINIA FARMS FOR SALE AND LEASE
Freddie S. Smith
540/639-2262
540/382-0570
after 8 p.m

SHENANDOAH VALLEY FARM:
Meticulously remodeled 2 story farm house situated on 67 acres. Lots of original woodwork. Spring-fed stream runs through property. Deer grazes at your door. Close proximity to Shenandoah Valley Regional Airport and I-81. Call Gerald Faulkner
540/234-9758
SHOMO REALTY

General Farm for Sale

- 103 Acres +/-
- 2-Story Remodeled School House in Very Good Condition
- Bunkbarn w/loose housing attachment
- Limestone Township in Montour County
- 1 mile north of Route 254 and 4 miles West of Washingtonville

**All Inquiries Call:
(800) 326-9507**

CAI AUCTIONEERS REALTOR APPRAISER

LANCASTER CO. Modern dairy operation w/2 family stone house. Be the first to see this one! Back active. 95 Comfort stall barn, 2 Harvestore Silo's plus a Harvestore slurry. Manor Township.

BRADFORD CO. 278 acre dairy farm that owner says sell. He has been very successful but wants to retire. Setup to milk 125-140 cows. \$324,000.00 but make an offer.

72 acre dair with 142 acres across the road can be added to it to make a nice dairy operation call for price.

431 acre 122 comfort stall dairy farm. Ideal for father & sons w/3 houses. Excellent land and very fertile. You'll love it.

PERRY CO. 200 acre -80 comfort stall barn with an additional farm for young stock. Nice location and facilities.

WAYNE CO. This gentleman's Paradise has 200 acres, horse barn. Log home and wild life to enjoy all year. Priced under appraisal.

SNYDER CO. 100 acres w/old log house needing complete restoration. Good farm for Beef or nursery stock. Make a reasonable offer.

46 acre farm w/3 bedroom house, implement shed & workshop, stream, pool and privacy you'll enjoy.

NEW LISTING:

"Those who labor in the earth are the chosen people of God, if ever He had a chosen people, whose breasts He has made His peculiar deposit for substantial & genuine virtue"

Thomas Jefferson 1784

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

FARM FOR SALE

APPROXIMATELY 322 TOTAL ACRES WITH APPROXIMATELY 178 TILLABLE ACRES, OLIVER TOWNSHIP, MIFFLIN COUNTY, PA #64 TIE STALLS WITH 30 ADDITIONAL FREE STALLS. HEIFER FACILITIES. 2 HOUSES.

ESTIMATED MARKET VALUE IS \$390,000 BUT MAY BE REVISED SUBJECT TO ANY EASEMENTS.

OFFERS will be accepted on the farm property from interested purchasers who are beginning farmers as defined by the Farm Service Agency (FSA) regulations. A beginner farmer is defined as follows: A beginner farmer is an individual or entity who:

- A. has operated a farm for at least three years and not more than ten years. This requirement applies to all members of an entity.
- B. will operate the farm.
- C. agrees to participate in any loan assessment, borrower training, and financial management programs required by FSA regulations.
- D. does not presently own 31.75 acres of real estate. A more detailed definition is available in any FSA office.

SALE MAY BE SUBJECT TO CONSERVATION EASEMENT AND/OR HISTORICAL SIGNIFICANCE DEED RESTRICTIONS. IF APPLICABLE, THEY WILL RESTRICT THE PURCHASER'S USE OF ANY OF THE WETLANDS, FLOOD PLAINS, AND OTHER SPECIAL AREAS OF THE PROPERTY. ALSO, THE PURCHASER WILL BE REQUIRED TO COMPLY WITH THE CONDITION OF A NATURAL RESOURCE CONSERVATION SERVICE (NRCS) SOIL CONSERVATION PLAN. THE SALE MAY ALSO BE SUBJECT TO RESTRICTION ON LAND USE, SHOULD THE U.S. FISH AND WILDLIFE SERVICE INDICATE THE PRESENCE OF ANY ENDANGERED OR NAY THREATENED SPECIES ON THE PROPERTY.

Financing Available - The need for FSA financing with a direct and/or guaranteed loan is a Beginning Farmer eligibility requirement. The maximum amount for direct funding for farm purchase is \$200,000.00 and for Guaranteed \$300,000.00. Other conventional financing may be required for purchase.

OFFERS must be in writing on Form FmHA 1955-45, "Standard Sales Contract - Sale of Real Property by the United States," and be received by August 2, 1996. The Government reserves the right to cancel the sale at any time, and the right to reject any or all applications.

FOR ADDITIONAL INFORMATION regarding the property, beginning farmers requirements and credit terms, contact FSA at Willowbank Building, 414 Holmes Ave., Suite 1, Bellefonte, PA 16823, telephone number 814-355-2447.

FSA IS AN EQUAL OPPORTUNITY LENDER

FARM FOR SALE

85+/- tillable acre, approximately 100 acre farm, Spruce Hill Township Juniata County; Pennsylvania. Poultry House and Egg Room. NO DWELLING. The Estimated market value is \$2000,000.00, but may be revised subject to easement issues currently being examined.

Offers will be accepted on the farm property from interested purchasers who are beginning farmers as defined by the Farm Service Agency (FSA) regulations. The definition of a beginning farmer is as follows:

A beginning farmer is an individual or entity who:

- A. has operated a farm for at least three years and not more than ten years.
- B. will operate the farm And
- C. agrees to participate in any loan assessment, borrower training, and financial management programs required by FSA regulations. A more detailed definition is available in any FSA Office.
- D. does not presently own 37 75 acres of Real Estate

Sale may be subject to conservation easement deed restrictions. If applicable, they will restrict the purchaser's use of any woodlands, and other special areas of the property. Also, the purchaser will be required to comply with the condition of a Natural Resource Conservation Service (NRCS) conservation plan. The sale may also be subject to restrictions on land use, should the U.S. Fish and Wildlife Service indicate the presence of any endangered or threatened species on the property.

FINANCING AVAILABLE - The need for FSA financing with a direct and/or guaranteed loan is a beginning farmer eligibility requirement. The maximum amount for direct funding for farm purchase is \$200,000.00 and for guaranteed \$300,000.00. Other conventional financing may be required for purchase.

OFFERS MUST BE IN WRITING on Form FmHA 1955-45, "Standard Sales Contract-Sale of Real Property by the United States" and be received by August 2, 1996. The Government reserves the right to cancel the sale at any time, and the right to reject any and or all applications

FOR ADDITIONAL INFORMATION regarding the property, beginning farmer requirements and credit terms, contact FSA by calling (814) 355-2447 or writing to Farm Service Agency, 414 Holms Ave., Suite 1, Bellefonte, Pennsylvania 16823

PSA IS AN EQUAL OPPORTUNITY LENDER