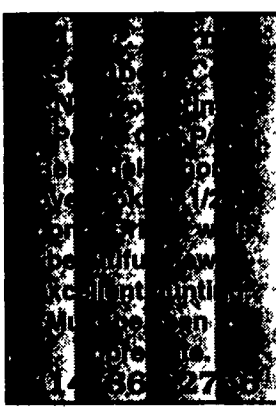


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**NEW LISTING - 23.4 ACRES**

Large (over 3,000 sq. ft.) well-maintained solid brick 3-story dwelling (circa 1758). Modern kitchen and bath making an excellent potential for Bed & Breakfast!! Two-car garage, large bank barn and new woodworking shop. Horses or Beef or Exotic animals. Southern Lancaster County along Rt. 222.

**LOCATION, LOCATION, LOCATION  
CUMBERLAND COUNTY**

3 mi. south of Carlisle in S. Middleton Twp. 60 Acre general farm - mostly all tillable, 1/2 acre wooded. Beautiful setting in 500 ft. lane, old log dwelling with 3BR & large eat-in kitchen. Good limestone soil, bank barn and silo for beef cattle. 2300 ft. road frontage.

OR

Try just the buildings and 35 acres for only \$200,000.

**DAUPHIN CO.**

132 Acres with 2 large beef barns, large equipment shed & frame dwelling. Along Rt. 209, 2 miles east of Millersburg.

OR

Try all buildings and 64.8 acres for only \$225,000.

**MAHLON OBERHOLTZER AGENCY**

Your Central PA Farm Broker  
Smoketown, PA 17576 (Lanc. Co.)  
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25 acres of land, would provide excellent habitat for wildlife and waterfowl. \$10,900 #1431.

Well and septic to be completed, over 3000 sq ft of living space to finish to your specifications, 3 miles to lake. \$45,000 #1428.

18 acre farmette with remodeled colonial home, 3 BR, bath, misc storage sheds, bank barn, stream running thru property. \$126,000 #1383.

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**SPRING MADNESS**



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- 1812 HISTORIC MOUNTAIN STONE FARM HOUSE w/ 20 ACRES.....\$159,900  
Three Corner fireplace!!! 4 Bedrooms!!! 8 Out buildings incl. renovated barn to accommodate milking parlor with new septic system!!! Clinton County's Historic Society! Horses! Bed and Breakfast! Won't Last!!
- 11 ACRE FARMETTE.....\$144,900  
Great for small business!!! Horses!!! Roadside 'market'! Out buildings! Along Route 64, Porter Township
- HISTORIC LOG HOME  
GREAT FOR "THIS OLD HOUSE".....\$69,900  
Fox Hollow Road, Clinton County!!! Handyman Special!!! 11 Acres very secluded!! Great site for pond and grazing horses! Make your dreams come true!

**STERN REAL ESTATE**

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**Farm For Sale**

15.99 ACRE FARMETTE LOCATED ON BASEHOAR ROTH ROAD, MT. JOY TOWNSHIP, ADAMS COUNTY, PA, IMPROVED WITH A 54'x98' MORTON BUILDING. THERE ARE APPROXIMATELY EIGHT TILLABLE ACRES WITH THE BALANCE IN WOODS AND PASTURE. GOOD DEVELOPMENT POTENTIAL! TRACT IS SUBDIVIDED INTO FOUR INDIVIDUAL LOTS. LOTS WERE PREVIOUSLY PERCED AND APPROVED FOR SEPTIC SYSTEMS. THIS IS THE PROPERTY FORMERLY OWNED BY WILBUR AND ALICE CROUSE.

Estimated market value is \$161,000.00 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. A beginner farmer is defined as follows:

- A. has operated a farm for at least three years and not more than ten 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 43 acres of real estate

A MORE DETAILED DEFINITION IS AVAILABLE IN ANY FSA OFFICE.

SALE WILL BE SUBJECT TO CONSERVATION EASEMENT DEED RESTRICTIONS FOR FLOODPLAIN AND WETLANDS ON APPROXIMATELY FIVE ACRES. THE PURCHASER WILL BE REQUIRED TO COMPLY WITH THE CONDITIONS OF A NATURAL RESOURCE CONSERVATION SERVICE (NRCS), SOIL CONSERVATION PLAN.

The sale will be subject to the following deed restrictions:

Grantee/purchaser acknowledges for themselves, their successors and assigns that the subject property is subject to the provisions of the National Historic Preservation Act of 1966, as amended, 16 U.S.C. 470 et seq. Grantee/purchaser further acknowledges for themselves, their successors and assigns that the Pennsylvania State Historic Preservation Office (SHPO) has made a determination that the property has a high probability that significant archeological sites may be located on it. Purchaser/grantee covenants and agrees for themselves and their successors and assigns that any future plans for land use changes, including but not necessarily limited to construction activity, must be reviewed by the Pennsylvania State Historic Preservation Officer. The purchaser/grantee further covenants and agrees for themselves and their successors and signs to implement and/or give due consideration to the recommendations of SHPO as would be required of a Federal agency under the regulation of the Advisory Council on Historic Preservation under 36 CFR 800.1 et seq. 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.

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 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 IS AN EQUAL OPPORTUNITY LENDER.

**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.



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**CHESTER COUNTY**



Sadsbury Twp., west of Parksburg, 82 acre Amish dairy farm, zoned industrial with existing industrial buildings, excellent rental income

**BERKS COUNTY**



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

**CHESTER COUNTY**



Compass area, 45 acre Amish equipped dairy farm. 38 acres tillable, 40 tie stall barn, 2 silos Very good house and other buildings.

**SUGAR VALLEY**

9.75 Acre Farmette, Large house and bank barn, Amish Equipped for Bake Shop, Chain Saw & Refrigeration Businesses, Owner Bought Farm.

**INDIANA COUNTY**

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

**OLEY VALLEY, BERKS COUNTY**

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

Call Hiram Hershey, Broker  
Thomas Hershey, Realtor Associate  
**HERSHEY FARM AGENCY, INC.**  
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