

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

WEICHERT

Looking for that special old home? Weichert, Realtors presents two fully restored charming historic homes.



Church Road, Atglen

Pa stone farmhouse on 72 acres, bank barn, guest house, office with workshop, C/A, all in mint condition.
\$795,000

Ridge Ave, Atglen
Charming Victorian, totally updated, C/A, 4 BD, 2.5 BA, additional carriage house,
\$195,000



Call Judy Harle at Weichert, Realtors
610-647-5600

FRANKLIN COUNTY, PA

2 Adjoining farms, combined acreage of both farms, 217 acres, 195 tillable. Each farm has a stream on it with a good flow of water. There are 3 barns and 2 houses, 1 barn equipped for dairying. Will stable 68 cattle, has pipeline milkers and stable cleaners.

Farms located in Pennsylvania and border Maryland line. Between Waynesboro and Rouzerville on the Midvale Road.

FOR MORE INFORMATION

CALL (717) 762-6386
or
(301) 791-0091

Dear Mt. Land Customers:

Seldom have we had the extraordinary opportunity to sell land at these low prices. 3000 ACRES, \$600/AC. ON SELECTED LOCATIONS, OWNER FINANCING, GRUGAN TOWNSHIP, CLINTON COUNTY, NEAR HYNTER. EZ access, panoramic river view, very good hunting and adjacent to state forest & state gamelands. So give me a call, I'll send you a map and pictures & set up a time when you can come see this land.

Bob McGuire

Big Woods Land Co.
McElhattan, PA 17748
(717) 769-6445

P.S. Other fine rural properties available.

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:
- has operated a farm for at least three years and not more than 10 years
 - will operate the farm
 - agrees to participate in any loan assessment borrower/training, and financial management programs required by FSA regulations.
 - 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 et 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.

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:
- has operated a farm for at least three years and not more than ten years.
 - will operate the farm. And
 - 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
 - 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

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 Brick 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.**

LIICKING 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
SKS REALTY

Call For More Information
814-623-7009

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 beginner farmer is an individual or entity who:
- has operated a farm for at least three years and not more than ten years.
 - will operate the farm
 - agrees to participate in any loan assessment, borrower training, and financial management programs required by FSA regulations.
 - 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 consents 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.