GETAWAY!!! Clinton County!!!

55 Acres...... \$39,900 Adjacent SPROUL STATE FOREST! Close to 5 State Parks! Unbelievable Recreation!

10 Acres w/log Cabin.....\$54,900 3 Acres.....\$9,800 50 Acres Farm.....\$99,500

WANTED LARGE LAND TRACTS

SJERN Real Estate RR #1 Box 411 Lock Haven, PA 17745 (800)759-6411

* INDUSTRIAL * COMMERCIAL * Located along busy Rt. 220 in Picture Rocks, PA

Roan Auctioneers will offer this commercial/industrial complex consisting of 23.9± acres and buildings with a combined total of 42,000± sq. ft.

- * Highway frontage
- * Updated 400 to 1600 Amp electric service
- * 3 wells on property
- * Buildings suitable for many uses

Auction to be held on site Sat., Nov. 16, 1996 at 12 Noon

DIRECTIONS: From Interstate 180 take the Halls, Rt 220 exit Follow Rt 220 north to Picture Rocks Property on left just cross bridge - watch for signs

TERMS: Owners reserve the right to accept or reject any or all bids with immediate confirmation 20% down payment day of auction 10% Buyer's Premium charged to be paid by the purchaser as part of the purchase price Settlement 30 days or ooner from sale date upon delivery of clear deed

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 & Omica M 800-955-ROAN



CALL COLDWELL BANKER



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



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.

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

Roomy house in small village, just south of New York border. Recently remodeled, 4 bdrms., fam room, vinyl siding. Nice yard. Call for appt. \$62,500. E-573

Adorable Log Cabin secluded on 3.957 acres, partially wooded. Large garage with workshop, outbuilding & small barn. 3 bdrms. & full basement. \$134,000. E-576

13.102 acres, secluded, views, privy permit, trout stream nearby, close to Beechwood Lake & State Garnes lands. \$10,500 E-578

Unique Building former Grange Hall, currently used as Antique Shop. New roof & wiring. Plenty of possibilities. \$49,900. W-956

Private & secluded setting for this cute rancher on 10.56 acs. Acreage includes some woods and Ig pond. House has 3 bdrms., huge enclosed porch, plus garage. All for

Custom home with exceptional quality and unique design, tongue & groove pine throughout main floor open design, full basement w/rec room, 2 baths, 2 bdrms., Florida room. Huge garage w/workshop. Private & wooded 28.02 acres. \$300,000. E-571

CENTURY 21 Wilkinson-Dunn Co.

11 Central Avenue Wellsboro, PA 16901 717/724-5921

113 West Main Street Elkland, PA 16920 814/258-5127

PENNA FARMS CUMBERLAND COUNTY

South Middleton Township 4 BR, Stone House & Bank Barn on 115 Acre Gently Rolling Limestone Soil. Beautiful Setting Near Carlisle. 100 Acre Limestone Soil (no buildings) Gently Rolling with 1,495 ft. of Road Frontage.

WEST PENNSBORO TOWNSHIP

37 Ac. Beef Farm, Bank Barn, Several Outbuildings, Brick Ranch Dwelling, Limestone Soil.

36 Ac. Dairy Complex with parlor - 3 bedroom, 2 story brick, 1 1/2 baths, limestone soil.

DICKINSON TOWNSHIP

Upper Mifflin, 119 acred livestock farm from frontage, creek frontage, borders State Game land, shale soil, 3br dwelling, barn, A HUNTER'S PARADISE.

> FRANKLIN COUNTY Southampton, Township

Southampton Township

105 A. DAIRY - Bank, Barn, Pipeline 38 Comfort
Stalls, Stationary (Mirriniter) Feeder, Bilds, A Bdrid,
Brick Dweiling:

10 Acres of mietic Rain as Secretary Store Dweiling
Public Vegus 10 Burnship, Sebacres mostly ideared, some
wooded, genity rolling argue soil. No buildings, secluted

ACCEPTATE OF THE SECRETARY STATES

Cheries Wenger, The Common Secretary Seared Secretary Secretar

Bedford Co. 150 Ac. of woodland minutes from tumpike and other major arteries. Ex. hunting, great investment. Call Nancy or Wes

Bedford Co. 90 acre farm w/68 acres tillable, large barn, hog pens w/feeders, 2 1/2 story brick home w/3 bedrooms & 2 baths, other outbuildings priced to sell. Call Nancy or Wes.

Bedford Co. 22 acre farm with a 200 pen veal operation. (Feeder financing available for production). Remodeled 2 1/2 story 4 or 5 bedroom home w/2 baths. Call Nancy or Wes.

Centre Co. 77 acre & 97 acre parcels of woodland ideal for hunting & recreation. Close to State College. Call Nancy or Wes.

Bedford Co. 37 acre mountain tract of land with a mobile home & addition. Well, septic, TV dish. Excellent for year round or hunting & recreation. Call Nancy or Wes.

Blair Co. 125 acre dairy farm with 115 acres tillable, stanchion barn, loafing shed, bulk tank & stainless pipeline, 2 concrete silos 2 1/2 story house & mobile home, excellent soil. Call Nancy or Wes.

Blair Co. 108 acres secluded farm with 50 acres of woodland. 2 1/2 story home, barn, 3 springs, excellent hunting & fishing. Close to State College & Altoona.

Call Us About Our Other Farms, Land & Rural Properties.

Century 21/Action Assoc. Inc. 320 Frankstown Ave. Altoona, PA 16602

(814) 944-9418 Wes Appleyard 814-944-1873 Nancy Frantz 814-742-9158

PRIVATE - SECLUDED **237 ACRES** BEDFORD CO., PA.

Brick Colonial, 22 Years old with very large rms. 100 acres tillable rent in woods - 2 ponds - stream - large bank barn. You can not see a house from this location!!

Call JOHN WILDESON **GLEN FALLS REALTY** 410-876-2810

HOMESTEAD REALTY

Wellsboro: 800-257-5007 Mansfield: 800-257-5005

ONE OF A KIND. 2 Bedroom contemporary with loft in the center of 4 wooded acres. \$130,000. W-366

PRIVACY & VIEWS from this 3 Bdrm rancher on 13 acs. of mostly open land. Small barn for horses or steer. Convenient Location. \$85,000. W-317

DISTINCTIVE DAIRY FARM. 39 stall operating dairy farm with 154 acres of useable rolling, scenic land. 7 room home, orchard, stream and many outbuildings. \$185,000. M-918

OWNER ANXIOUS. No reasonable offer refused! 12+ acre farmette, 4 bdrm. home, 2 barns, pondsite, 2 wells, great views. Reduced to **\$90.500.** M-890

FARMS FOR SALE

1.) 28± ACRES FARMETTE -Restored Farmhouse with four fireplaces, exposed beams, wood floors, etc Property is mostly wooded with a stream and a cabin Close to Susquehannock Park, Muddy Run and the river Boating, fishing, water skiing, hiking, horseback riding, camping and hunting - you can have it all! Asking \$249,000.

2.) 100 ACRES GROUND - 80± Acres tillable, balance in pasture and some woods Owners will consider splitting into two parcels Must stay in Agriculture This is some of the best farming ground around. Oxford-Cochranville Area Asking \$450,000.

3.) 80+ ACRES FARM - Brick Farmhouse, bankbarn with 50 cow setup, 2 silos, 6 corn cribs, equipment shed, corn barn, and other outbuildings 57± Acres tillable, 19 acres pasture, 4 acres woods. Well maintained farm. Owner financing possible Oxford-Nottingham Area Asking

4.) 114 ACRE FARM - Farmhouse, large 50x118 bankbarn, 2 corn barn, equipment shed, and lots of other outbuildings Nice level tillable ground. Some woods with stream. Nice farm to split into two farms Oxford Area Asking \$540,000 May be sold in smaller parcels as follows:

58 Acres Ground - \$210,000 41 Acres Ground - \$165,000 99 Acres Ground - \$365.000

6.2 Acres, House, Barn & Outbuildings - \$160,000 13.3 Acres, Stone House, Barns & Outbuildings - \$199,000 7.1 Acres Ground - \$60,000

Call Christ Taylor BEILER - CAMPBELL REALTORS Home 717-529-2629 Office 610-932-1000

The Real Estaters

Toll Free 1-800-529-1118



144 Church St. Westfield, PA 16950 (814)367-2249

14 E. Main St. Galeton, PA 16922 (814)435-6575

Free brochure upon request!

WALK TO STATE LAND

1972, 14x70 mobile home on 8 ac. ±/. Some open, some wooded. Drilled well & privy on site Secluded setting offers excellent hunting & scenic view. Tioga Co.

ELEVEN ACRE COUNTRY CHALET

Spacious 3 bdrm, 2 bath design. Features tongue and groove cathedral living room, exits to lg private balcony. Full walkout basement. FHA heat, woodstove chimney. Trout brook meanders through mix open/woods. Peaceful setting. Tioga Co.

\$79,900...

NEAR STATE LAND

Level to gently sloping, wooded 5.685 ac. ± to build your new cabin or scenic retreat on. Easily accessible w/electric nearby. Pine Creek minutes away & State Land 1/2 mile±. Tioga Co.

\$9.950.....

WALK TO KETTLE CREEK

Cabin located on all wooded, leased state lot. Great recreation base for the family. Close to Ole Bull State Park. Potter Co.

SOUTHERN VIRGINIA **FARMS** FOR SALE AND LEASE

Freddie S. Smith 540/639-2262 540/382-0570 after 8 pm

FOR SALE BY OWNER

160A Perry Co., PA farm. 120 tillable, balance pasture & woods. Large house & barn,

outbuildings, pond, additional 100A woodland available. Call

717-536-3600 7 am or 9 pm

Snyder County 20 rural acres, wooded building sites overlooking lush pasture, trout stream, and distant mountains. Stream access, quier paved township road, perc approved. \$49,500 717/658-4641

Snyder County (45 Acre Farm In Rural Snyder county.
3 BR house w/bank barn and outbuildings, tillable w/million dollar views and subdivision potential, For Sale By owner.

\$175,000.

Additional acres and/or hog operation available

717/658-4641

100A Farm's Steuben Coff N boldering Potter Co. PAS Remodel distorte overlooking 1/2 A ports Drilled well, be Litifut/Jewa excellent junting: Must be seen o 8147367-2756

FARM/MOUNTAIN **GROUND**

Owner will subdivide 270 acre farm, 170 wooded acres, and 100 tillable/ pasture Productive Murrill and Newark soils Cape Cod Home, bank barn & loafing barn S Huntingdon Co, PA \$339,000

STRA-WOOD REALTY 717/597-0234, ask for 717/328-5629

●☆☆☆☆☆☆☆☆●

Union County 41 acre farm 400x44 poultry house 200 head hog capacity, remodeled home, partial financing for approved buyer 717-445-8256