

MOVE TO PENNSYLVANIA

39 Ac. **HUNTER'S DELIGHT** - 17 ac. of woods. 1-1/2 ac. stocked pond for fishing and a hugh cape cod completely finished on all floors Morton Bldg. Close to Rt. 15 but private. Gettysburg. HA17325RID. **\$254,999**

22 ac. **HORSE LOVER'S DELIGHT** - Complete with outdoor training ring - 6 ac. fenced pasture. 40x100 pole bldg., half stalls and half for another hobby. Bi-level home has 4 bdrms. and is almost NEW. Gettysburg. HA17325YOR **\$229,997**

O'CONOR, PIPER & FLYNN REALTORS
1108 Baltimore St., Hanover, PA 17331
Ask for Peggy A. Gist, CRS GRI LTG
1-800-222-6177 ext. 5819 voice mail
or (717) 632-7676 or (717) 637-8552

CENTRAL PENNSYLVANIA FARMS, FARMETTES, LAND AND CABINS

Our Farm and Land Division currently has many farms, farmettes, land parcels, and cabins available in central Pennsylvania. We would be happy to send you a free farm and farmette list and/or rural land and cabin list.

See the February 22nd or January 25th issues for a complete farm and farmette inventory

Farm and Land Division

Fred Strouse (814) 364-1705
Mel Rocky (814) 466-6688
Terry Gingher (814) 364-1169
Jim Harpster (814) 238-2525



245 S. Allen St.,
State College, PA 16801
(814) 234-4000
1-800-876-3395

Farmette for sale

Rt 36, Woodbury, PA
Morisson Cove

Accepting sealed bids until March 31st. For house, barn, 3 acres. Additional 12 acres available. We reserve the right to accept any or all bids.

Donald Kensinger
Box 104
Woodbury, PA 16695
814-766-3288

Robeson Twp. Berks County:

1 of a kind, 1802 stone farmhouse, 3 BR, 2 BA, w/11.9 acres, pasture, barn, spring house, outbuildings. All excellent condition. Serious inquiries only! **\$325,000 negotiable**

610/796-9621

Juniata County:

Low taxes, 78 acre farm, 4 BR house.

Farmette 4 BR ranch, horse barn, two rentals, help pay mortgage.

Bashore Real Estate
(717) 436-2151

Clearfield County Close to "Glendale Year Round" 100 Acre to 10 Acre Parcels. Excellent Hunting, Fishing & Recreation. Call Wes for Details.

Centre County 97 Acre and 77 Acre Wooded Parcels. Excellent Hunting & Fishing. Ask for Wes.

Bedford County 150 acre parcel of Mountain Land, Close to Turnpike, Good Hunting & Fishing. Call Wes.

Bedford County 141 Acre Parcels Off Interstate. 99 Wooded In Process of Subdivision. Call Wes.

Centre County 35 Acre Wooded Parcel With House. Well-Septic, Central Heat, Adjoining State Game Lands. Excellent Hunting, Fishing. Close to State College. Call Wes.

Wanted: Farm, Land, Rural Properties in Central Penna. Including Dairy Farms. We Have Qualified Buyers. Call Wes.

Century 21/Action Assoc. Inc.

320 Frankstown Ave. Altoona, PA 16602

(814) 944-9418

Wes Appleyard 814-944-1873

Country Charmer - Eastern York Co., PA

Home on 2 partially wooded acres with stream, wildlife abounds. Large LR w/natural stone fireplace & new carpet. Oversized master bedroom, beautiful country side porch, detached 2-car garage.

Ed Senet

Century 21 - Heritage
717-757-9487

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 HYNER. 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.

NEW HORIZONS REAL ESTATE CO.

31 ACRE FARMETTE - 8 yr old, 5 bedroom house Has large eat-in kitchen, spacious LR, big family room with woodburner, 2 baths & garage Several barns & implement bldgs 9 acres wooded, small orchard, slightly rolling land in pasture Attractive property 13 miles from Millintown **\$174,000**
CLINTON COUNTY - 2 story, 4 bedroom Amish house 2 baths Almost new 2 story 30 x48 barn Has horse stable, workshop & storage area Garage & wood shed On 1 acre in Eastville 5 miles from Loganton **\$89,000**

OFFICES
Bellefonte Office - 814-355-8500
State College Office - 814-231-8540
Lock Haven Office - 717-748-4500
Clearfield Office - 814-768-8500
Lewisburg Office - 717-524-2248
Phillipsburg 814-342-4810

FARMS IN SOMERSET CO., PA



LD 4493-F FULLY EQUIPPED DAIRY FARM! Located in Somerset Township just minutes east of Somerset is this 298 acre fully equipped dairy farm. 220 acres of tillable land with two houses, two barns and numerous outbuildings. **\$379,000**



LF 4319-F 245 acre farm with both tillable and wooded land. Includes a spacious five-bedroom farmhouse and barn. Located just minutes east of Somerset and OWNER FINANCING AVAILABLE! **\$246,000**

ASK FOR KEN 1-800-638-6693 or 814-443-4858

TROUT OPERATIONS FOR SALE

HATCHERY - Central Pennsylvania
Turnkey operation... 9+ acres, hatchery, trucks, garages, office buildings, operating equipment and trout inventory. Production over 1-million fish/year. Ranch home included. Excellent customer base...30 years in operation. **\$750,000**

GROW-OUT FARM - Southwestern PA
Turnkey operation...29+ acres, flow through system, 19 raceways, 3 ponds, trucks, garage, office building, operating equipment, trout inventory. Beautiful setting with ranch home included. Excellent customer base...25 years in operation. **\$450,000**
Business can be purchased as a package or separately. Owner willing to train if needed. Financials available. Great opportunity for two-family operation. This is your chance to become a vital part of the exciting industry of aquaculture.

ASK FOR DAWN, 1-800-638-6693 or 814-443-4858

COLDWELL BANKER

RITA HALVERSON, REALTOR®
555 E. Main St., Somerset, PA
814-443-4858 or 1-800-638-6693



For Sale by Owner, Northumberland County, PA., 60 Acres ± Farmette, relatively low taxes, currently income generating - 19 miles south Interstate 80 - Consisting of 2 story, 5 bedroom well maintained and insulated house with two family potential which has a recently installed high efficiency hot water oil furnace - Plus 8 buildings. (ie: Approx 40'x90' remodeled 4 story barn with elevator, plus attached "45'x32' straw shed" - 2 story 20 ft. x 100 ft. building that can be driven into on the bottom floor which as an excellent smooth & level concrete floor w/water drains This building has the potential for many uses. Also another 2 story "33'x37' multi-vehicle/equipment garage - thick stone former "16-1/2'x16-1/2' milk house", etc). Other significant features and amenities include; a never failed gravity spring water source, small trout pond, creek through property, excellent hunting & fishing in surrounding area. Also 3 major prestigious universities within 25 mi. radius (Penn State Univ. main campus approx 80 mi. away). Buildings and setting aesthetically pleasing - location offers viable investment potential including possible land development. Would consider dividing into 23± acres north public highway w/no building and 37± acres south public highway with all buildings.

Owner being forced to sell due to death in family & personal circumstances. Has been in this family since 1941.

This is a great opportunity for anyone seeking the described.
"I Would consider financing and all serious reasonable offers." Make an appointment for inspection. Willing to negotiate to expedite sale.

717-743-7538

Before 8:30 AM or evenings, weekend

New Listing
100 Yards past the Dead End sits this nice little 115 acre farm with about 50 tillable, pasture, balance woods and a barn. Good 36 cow barn, with automatic pipeline, 650 gal bulk tank. Nice 3 poss. 4 br home. Asking **\$79,900.00**. Owner financing with **\$17,500 down.**

"PRICE REDUCED"
138 Acre Farm Tillable, 1/2 woods (Awsome hunting), 3 poss. 4 bedroom. Amish built home built in 1960. Remodeled by present owner in 1992. Pole Barn, several other sheds and outbuildings. Taxes under **\$1,200.00**. Asking **\$58,900.00**. Transferred Owner needs an offer.

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

20 other Dairy, Beef, and Hobby Farms from **\$67,500 to \$149,000.**

RUSSEL J. FINLEY
BROKER • OWNER

Finley Real Estate

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

Rural Properties, Farms Residential, Business
207 Montgomery St. • Ogdensburg, NY 13669

FARMS FOR SALE: LANCASTER & CHESTER COUNTIES

- 1.) 100± ACRE FARM - Farmhouse, 40x280 broiler house, 30x80 equipment shed, 40x80 Free Stall Barn, 40x50 Bank barn w/40x80 addition, silo, and manure pit. Good level ground, mostly tillable Additional ground available. Little Britain Area - Asking **\$550,000**
- 2.) 11.7± ACRES GROUND - Level to gently rolling. Stream and pond on property. Oxford Area - Asking **\$89,000**
- 3.) 50± ACRES GROUND - Level to gently rolling, mostly tillable. Tree lined Nottingham Area - Asking **\$275,000**
- 4.) 302± ACRE FARM - Large stone house with all the antiques of yesteryear, 65x62 bank barn, 18x26 three car garage, 18x24 two story shop and studio, 10x22 two story Spring house, 11x17 storage building, silo, corncrib, scout cabin, 8x20 greenhouse and more. Surrounded on three sides by water and accessed by private bridge. Established riding trails throughout property. Under conservation easements, and deed restrictions. 120± acres tillable, 20± acres pasture, 160± acres woodland. Too much to list here! Can be purchased in several different tracts as follows:

- A) Entirety of 302± Acres with Buildings **\$1,060,000**
- B) 252± Acres with Buildings **\$785,000**
- C) 188± Acres with Buildings **\$675,000**
- D) 113± Acres Ground **\$410,000**

(Other farms available in the area)

5.) 76± Acre Amish Equipped Farm. Large brick farmhouse, bank barn w/42 cow setup, silo, manure pit and other shed buildings. Ready to go. Oxford area. Asking **\$485,000.**

Call **Christ Taylor**
BEILER - CAMPBELL REALTORS
717-529-2629 Home • 610-932-1000 Office
Toll Free 1-800-529-1118