

36 REAL ESTATE

111A southwest New York, 70A wooded, 1/2 mile road frontage, year-a-round stream, 2-wells, all GOM's, 4-5 BR home, good shape, barn is poor, \$85,000. Will hold mortgage w/\$30,000 down. 607-478-8972

11 Commercial Warehouses with over 41,500 sq ft of warehouse space for rental income on 32+ acres. Approx. 10A w/ warehouses, grain silos, game bird and poultry pens 22+ acres of farmland for grain production and nursery stock trees (White Pine, Spruce, Dogwood) Located in Dennis Township, Cape May County, NJ., just 10 minutes from seashore/beaches, 40 minutes from Atlantic City, 1-hour from Philadelphia or Wilmington. Contact Nick Germano 609-861-2345 8am-6pm

14A Lycoming Co, borders State Game land, great hunting, \$25,000 717-442-4279

18.6 Acres of heavy industrial land Has been a construction yard for 25 years. Has dealt in demolition & salvage Big shop Eastern shore, MD Owner retiring 410/758-1626, 410/778-4188

FOR RENT
near Strasburg, PA
150 ac. Dairy Farm
125 tillable, 51 stalls, new manure.
Available April 1, 1998
Reply w/name and phone number to
PO Box 83
Lampeter, PA 17537

75 Acre Dairy Farm
56 Tie Stall Barn And Shed, 2 Silos, 2 Wells, Ground Available to Rent and Possibly Buy.
Dairy Herd Also Available
Bedford County
5/6 Miles Northeast of Bedford
(814) 623-6557

Southwest Wisconsin,
180 Acres, 45 stanchions, 2" pipeline system, 4 silos, open housing, 8-room home Very clean
\$325,000
608-988-4213

WANTED
Dairy Farm
Young motivated family looking to purchase.
215/529-4531

NEW HORIZONS REAL ESTATE CO
TIME TO SELL?
Q Is our 3.9% LISTING suited for all owners?
A NO It is for owners who can show their real estate to our prospects
SELL SAVE 3.9% LISTING
OFFICES CALL
Bellefonte - 814-355-8500
State College - 814-231-8540
Phillipsburg - 814-342-4810
Clearfield - 814-768-8500
Lock Haven - 717-748-4500
Lewisburg - 717-524-2248
Advertising throughout

Unique opportunity in the heart of unspoiled Lancaster County, PA.

Easy access to Interstate 283 and minutes from PA turnpike, Lancaster/Lebanon Exit 20. 30 acres of wooded high ground land with beautiful vista in a secluded, but not isolated area. Site is suitable for retreat or year-round living horse training and boarding facilities, and farms adjoin.

\$8000/acre.

Owner financing available.

717-665-3505 for additional information

WANTED: Farm to farm, Southwestern PA.

My family has been in farming for 150 years. After my grandparents died, my family sold the farm. I was only a teenager and could not purchase it myself. My lifetime dream is to own a farm, have my riding horses there and grow hay and straw. I plan to always keep the land a farm and leave it to my niece who will only have the option of farming the land or giving it to the PA Conservation. I would be willing to buy the entire farm yet allow you to stay in the home for the remainder of your life, if I could have a small home and a place for my horses. If you are planning to retire from farming or minimize your work we can work out a compromise. I am 45 years old, retired teacher who cares for my horses and cats on my mini-farm.

Please call **609/965-9083.**

AUCTION

Wednesday, June 11 at 7 PM

69.37 Acres with subdivision plans
in Moore Township, Northampton Co PA

This land offers all the best in location and possibilities. Check out the million dollar view from the highest point and you will not want to leave. All the scenic farmland is still here to enjoy yet just minutes from the main routes. Situated along Rt 946 just east of Rt 512 this property has easy access to Lehigh Valley. In addition, there is an engineered seven lot proposed subdivision. The subdivision plans will be given to the buyer. Visit the site during inspection on Wednesday, June 4 from 4-6 pm and see all of this for yourself. Terms and Conditions: 10% Buyer's Premium 15% of the final price is due on auction day in cash, certified check or acceptable check. Final settlement on or before August 11, 1997. Broker Participation: 2% Broker coop fee paid to Broker representing buyer. Register client with Alderfer's before June 10, 1997. Both Broker and client sign registration letter.

Call 1-800-272-1171 for details.

ALDERFER AUCTION CO.

501 Fairgrounds Rd, Hatfield, PA (215)393-3000

BUSINESS OPPORTUNITY

Trout hatchery near Carlisle, PA producing 1 million fish/year. Being offered as turnkey operation including residence, office building, four-bay garage, trucks, operating equipment, fish inventory, 9+ acres of land, very large spring, customer list step right in and continue business. In continuous operation for 30 years. **\$650,000**

Trout grow-out facility near Somerset, PA, beautiful setting on 29+ acres of land, residence, office building, 3-bay garage, trucks, operating equipment, fish inventory, customer list owner willing to train if needed. Over 25 years of operation with loyal customer base. **\$450,000**

ASK FOR DAWN RUSSO

COLDWELL BANKER

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

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.
McEhattan, PA 17748
(717) 769-6445

P.S. Other fine rural properties available.

POTTER COUNTY, PA

ON THE WILD SIDE - 5.49 forested acres on twp. road with plenty of trails. A great location for that get-away place. Privacy & seclusion a real plus. **\$13,900.** (#WH-10)

NOW IS THE TIME to enjoy what Potter County has to offer on this 32.99 acres with a far-away view. Rolling fields and meadows. A great property for all seasons. **\$39,900.** (#ZB-9)

RED LODGE REAL ESTATE
1-814-435-2807

FARM MUST BE SOLD!

#1512 - Owners have moved out of state. 90 tie stall barn, 2" pipeline, 1250 gal. tank Patz barn cleaner, 24x60 & 24x65 silos. Large home with new windows, hot water heat. 160 acres of flat land. A good farm for intensive grazing. A good area for purchasing feed if desired. The price has been reduced to \$85,000. This is a great buy! Call for appt. Ask for free farm list. See us on The Internet <http://www.norwich.net/psrealty>.

POSSON REALTY and Auction Service
787 Bates Wilson Road
Norwich, NY 13815
(607) 334-9727

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 May 31st or April 26th issues for a complete farm and farmette inventory

Farm and Land Division

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

KISSINGER BIGATEL & BROWER
Realtors

2300 South Atherton
State College, PA 16801
(814) 234-4000
1-800-876-3395

Nice set-up "Dairy of Distinction," 162 acres, barn, several outside sheds, extraordinary 4 BR, 2 bath home, good location. **\$325,000 #1446**

Secluded dairy (or general farm) on dead-end township road, 99± acres, 75+ capacity barn, several outbuildings, 3 BR ranch style home. **\$144,500 #1473**

Pride of ownership - 100± acre dairy farm - highly productive, modern outbuildings, 2 silos, everything right there, nice remodeled two-story home. **\$189,900 #1484**

Have it all on this nice 180 acre parcel - woods, pasture, views, newer home. Excellent turkey and deer hunting, call for full details. **\$199,900 #1486**

Older small farmette close to town, but private, trout stream through property. Excellent hunting area. **\$43,900 #1498**

Koch 120 East Avenue
Wellsville, PA 16901
717-724-3500
REAL ESTATE AND INSURANCE



MALONE, FRANKLIN COUNTY, NY W YORK
VIGILANT/POTATO FARM OR DAIRY FARM
1060 Acres w/680 tillable acres 380 wooded 77 x 177 pole barn w/loading dock containing 451 x 55 refrigeration cooler repair shop 2000 sq ft concrete containing walls tools and equipment building dairy and calf barn attached 125 head tie stall 4 large storage silos 3 steel beam silos All the land in use growing mostly corn small grains potatoes & mixed veg 4 bedroom single family home with modern kitchen and inground pool, 2 bedroom mobile home EXCELLENT MULTI PURPOSE PROPERTY BUILDINGS TOTAL 34,000 SQ. FT
Ideal for various vegetables. Property can be subdivided, ideal commercial campsite location bordering Trout River. Asking \$475,000.00, possible financing, VCR tape available. Refrig. cooler for rent for immediate or emergency use.
Century 21 Fleury Realty Jerry Shulman
Malone, New York Produce Shipper, Inc.
518/483-4000 Box 41
Port Jefferson Sta., NY 11776
1-800-645-7776

HANDY FOR HEIFERS: 40 acres of good pasture near the Pennsylvania border. Frontage on 3 roads. Stream. Good 34 stall barn with 14x45 silo, 400 gallon tank and mow elevator. 40x40 tool barn. Attractive 4 bedroom home in nice shape with attached 2 car garage. **JUST LISTED! \$76,500**

Mort Wimple Associates

Real Estate Sales - Management

FREE FARM CATALOGUES U.S. ROUTE 20 SLOANSVILLE N.Y. 12160
Internet Page: (518) 875-6355
<http://www.albany.net/~wimple/> FAX: (518) 875-6749

FARM REAL ESTATE APPRAISALS

Performed by James A. Grosh
PA Certified General Real Estate Appraiser
Certificate #GA-000635-L
For Buying, Selling and Estate Planning.
Prefer Lancaster or Lebanon Counties.
CALL (717) 838-2622
or write: **JAMES A. GROSH**
62 Sycamora Lane, Palmyra PA 17078

Immediate income!! 15+ acres of Christmas trees..Franklin County..over 5000 trees planted from 1987 to 1996..many ready to harvest.. mobile home for shelter..new septic system.. great hunting ground..deer, turkey & rabbits galore..**\$45,900**

Here is the perfect horse farm..262± acres..60 tillable..100 pasture..100 wooded acres for great trail riding..borders Licking Creek in Franklin County near Maryland border..2 solid barns..3 bedroom frame farmhouse..**\$295,000**

Cabins in the woods...we have several cabins near Cowan's Gap State Park..2 bedroom..1 bath..fully furnished cabin within walking distance of Cowans Gap Lake..2 fireplaces..central heat..well & septic..**\$59,900**

2 bedroom 1 bath cabin on a wooded acre..top of Tuscarora Mountain..all appliances including washer & dryer..central heat..one car garage.. large cistern & septic. **\$49,900**

For more information on these or any of our other rural listings call:

SMITH & ASSOCIATES
REAL ESTATE BH&G

MERCERSBURG OFFICE (717) 328-3133
CHAMBERSBURG OFFICE (717) 264-4300
GREENCASTLE OFFICE (717) 597-8161

THE REAL ESTATERS OF MANSFIELD

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

A HOME OF DISTINCTION

Tioga County PA location in Mansfield School District. The utmost in quality & tasteful design thru-out. 11 rooms, 4 bdrms. & 3 1/2 baths. Attached 3-car garage. Detached 40x60 heated shop/utility bldg. 72.24 acres of fields & woods. Complete package mailed upon request. Was \$325,000. **Reduced \$26,000 to \$299,000.** M-903B

TIOGA COUNTY FARM PRICED RIGHT!

60 tie-stall dairy facility w/54 cows on pipeline. Currently 4 rows + box stalls on 2 barn cleaners. 2 silos w/unloaders, 2 outbuildings, 2 BR trailer for hired man. 3-4 BR, 2 story farmhouse. 8 acres w/addtl. 100+ leased for \$1,500. Would convert to horses or beef easily. **"MUST LOOK AT FARM" FOR JUST \$129,000!** M-583

GENERAL PURPOSE FARM

102.75 surveyed acres in Middlebury Twp, Tioga County, PA. Old 2-story home, needing much work. 2-story barn which could easily be used for beef, horses, sheep, heifers, etc. Seasonal stream. Excellent hunting w/good mix of fields & woods **Just \$85,900.** M 875B

TIOGA COUNTY DAIRY FARM

104 head capacity in 3 rows 68 back to back on pipeline. New easy working barn 3 conc stave silos w/unloaders. Approx 200 acres w/approx 150 tillable. More bldgs, etc + ranch home over full basement w/attached garage **\$290,000** M-783

REMODELED HOME, BARN & 39 ACRES

Must sell situation for out of area seller 4 bdrms, 2 bath home, just minutes to Wellsboro. Mansfield ad Blossburg Bank barn & lrg metal barn for animals & equipmt. Owner extremely anxious! Immediate possession. Asking **\$124,000.** #M-835B

"STATE OF THE ART" MILKING PARLOR

Tioga Co Dairy farm w/double 6 DeLaval Maestro computerized milking system. 2000 g. bulk tank 101 free stall barn. (All new last 2 yrs.) 240 acre farm w/pond Heifer & storage barns. Good 8 rm. house. Motivated seller desires 1997 spring sale. Asking **\$390,000.** M-946B