

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 October 25th or September 27th issues for a complete farm and farmette inventory

Farm and Land Division

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



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

South Central PA Farms

Serving Franklin, Fulton and Adams Counties



PAUL GUNDER
Selling Farms for over 18 years

- 55 ACRES - Development potential Located along Route 997 in Quincy Township. (LF47098-6)
- 32 ACRE GENTLEMAN'S FARM - Near Mason Dixon Line 2 story home, barn, cattle shelter, silo corn crib 3 bay garage with heated workshop (LF70107-6)
- 146+ ACRE DAIRY FARM - 120 Acres tillable, large house, double parlor, free stall barn, bank barn Good location near Chambersburg. (LF70040-3)
- 52+ ACRE GENERAL FARM - 44 Acres tillable, modern house, barn Great views (LF48522-3)
- 144 ACRE FARM - 2 story home and a pond, large 2 story home, bank barn, corn supplement shed, heifer barn, 4 bay pole barn & storage. (LF70103-3)
- 111 ACRE DAIRY FARM - 100+ Acres tillable, much road frontage, bank barn, beautiful setting, limestone soils Near Waynesboro. (LF47972-6)
- 96 ACRE GENERAL FARM - 75+ Acres tillable, limestone soils, house, 3 unit dwelling, barn, sheds Good views, near Waynesboro (LF47950-6)

PLEASE NOTE: 111 ACRE DAIRY & 96 ACRE GENERAL FARMS are adjacent and can be purchased together

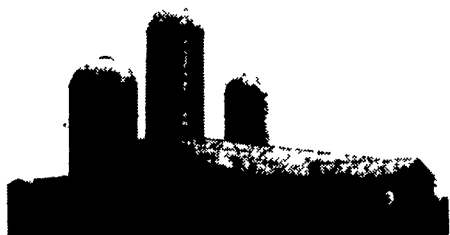
Paul Gunder
Penn 1st Realty
1814 E. Main Street, Waynesboro, PA
717-762-7114, ext. 116

For Rent
8700 sq. ft. bldg. on 1.2 A, prime business location, access to PA Rts. 15 and 6, ample parking, college town.
(717) 662-7619 days M-F.



Mt. Cabin For Rent
McClure, PA.

Mifflin County On 315 Acres, Utilities. One Hr. To Penn State. Hiking, Swimming, Biking, Hunting, Fishing, Skiing;
OPEN ALL YEAR-WEEKLY & WEEKEND RATES 717-658-9555



Ideal family farm VG 52 cow tie stall barn with all equipment Separate feeding barn with automatic bunk feeding system Large enclosed equipment shed VG 4 BR home with 2 baths New siding and windows Large 3 car attached garage 90 ac with 2 ponds Ex views Ideal for rotational grazing Additional land available Asking \$168,700

Valley View Realty
Sharon Springs, NY
518/234-7676
E-mail valleyv@telnet.net



Epting Realty
401 South Fourth Street
Hamburg, PA 19526
Telephone (610) 562-2227

PEACE & QUIET!

This custom log home offers privacy of 13 acres, hardwood flrs., cathedral ceiling, 2 sty. stone fireplace, 2-1/2 bath. Exceptional quality construction plus 3 bay, 1-1/2 sty. garage w/workshop. Beautifully landscaped setting. Truly a find!
\$349,000

FARM! FARM! FARM!

Located in scenic Upper Tulpehocken Twp. is 174 acres of choice land with modern custom home and 2 farmhouses plus various barns and implement sheds, 2 ponds and stream. The very spacious, new ranch style home has all the amenities and features desired by today's discriminating homebuyers **\$659,900**
PLENTY OF LAND comes with this 2 1/2 story frame home on approx. 9 acres in Tilden Twp. Highlights incl. open stairway, hdwd. flrs. 3BR, knotty pine study, beautiful bath. Call for details

THE REAL ESTATERS OF MANSFIELD

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

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. 82 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**

EASY ACCESS TO STATE FOREST

159.35 acres close to state lands south of Wellsboro. Mix of open & wooded. Land partially strip-mined & replanted to pine trees. Approved perc site. Electric available. Just **\$525 per acre. \$83,600 M-843**

WOODS, FIELDS & FUN

149.88 surveyed acres in Covington Twp. bordering paved road. Approx 90 acres of fields & 60 acres of woods. Deer, bear turkey & small game everywhere Old trailer w/well & septic. Small stream. Asking **\$144,900 M-1007**

TURKEY HUNTING HEAVEN

From this 7.27 acre surveyed wooded tract at the top of Johnson Hollow Road (W-629 twp. maintained at bottom - private on top). Electric 2/10 of mile away. Pressure dose sand mound septic included **JUST \$19,900 M-972**

OPERATING VEAL FARM

Near Mansfield, PA 370 head operation designed for 4 animal groups at any time Excellent growth & survival rate history from this facility Building on 22.7 acres w/2 bordering farms using all manure **Priced at \$140,000 M-979**

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**

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**

Western Chester County

88 lots, approved sub-division; public water and sewer. Asking \$1,980,000

Clearfield County

204 acres, house and barn great vacation-retirement area prime deer country. Asking \$250,000

Jim Wagner
Remax Action Associates
(610) 363-4867

CENTRAL VIRGINIA: Farms and land available from 5 to 500 acres, reasonable prices, very low taxes, farmer friendly communities, agricultural economy, free catalog.

State Wide Realty Co.
Farmville, Virginia
804-392-6163

Farms & Rural Properties
Low Prices, Low Taxes, Free Catalog



HOMESTEAD REALTY

Wellsboro 717-724-7161
Mansfield 717-662-3287

TIOGA COUNTY

NICE 2 STORY COUNTRY HOME on large shaded lot in small village. Easy access from hard road. Just minutes from Wellsboro. **\$89,000. W-416.**

LOTS FOR SALE 2 lots in Delmar Ridge subdivision. Nice views, underground utilities. **Reduced prices. Call today - \$16,000-\$18,000 W390-A, W390-B**

LIVE OR FARM on 100+ acres w/ barn, pond and stream. Approved perc site. **Chatham \$80,000 N403.**

INVESTMENT 8 rental units - 5 individual units and one 3 apartment house Current rental income is \$2,400 monthly **\$96,900. S-9361**

LAKE FRONT PROPERTY. One of the best building lots on the lake. Approx. 250' road and lake frontage **\$25,000. N928**

QUALITY & STYLE w/ views Country property. Finest quality construction, maintenance free. 1 1/2 story w/ 2 bdrms. 18 acs. **\$93,900. N-916**



AND ITS GRAIN CROP



MALONE, FRANKLIN COUNTY, NEW YORK VEGETABLE/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, trailer storage 2' concrete containers, walls, tools, and equipment building, dairy and calf barn, attached 125' high free stall, 4 large round silos, 3 steel silos. All the land in use, growing mostly field corn, small grains, potatoes & mixed veg, 4 bedroom single story 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

36 REAL ESTATE

Steuben County 78 acres mostly wooded with wetland and access to 25 acre lake. Excellent deer and small game hunting. **\$50,000. Call (607) 359-2810 or (607) 359-4124.**

Union Co. Cabin for rent. Beautiful 3BR, kitchen, bath, on 10 acres between State Forest land and State Game Lands. **717/966-0882.**

WANTED: Acreage north of Harrisburg. Must be secluded, tillable & wooded. **717/938-3517.**

WANTED: Land to rent for corn, wheat & soybeans for 1998 season. Lancaster & York Counties. **717/872-9152 days, 717/392-6854 evenings.**

Wanted to rent or lease purchase 20 to 100 tillable acreage within 20 miles of Sunbury, willing to pay top rate for good soil please reply with location, phone number and price **(717) 286-0650**

West Virginia 76 Acre farm, Calhoun Co., 2BR house, **\$96,500. 304/655-8133.**

York County, 11.6 acre farmette, 200+ year old log home with stone addition, nice small barn. Land borders Conowago Creek in Dover Twp. **\$185,000. 717-292-6292**

SOUTHERN VIRGINIA FARMS

FOR SALE AND LEASE

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

20 ACRES FOR SALE

Excellent for Building Site or Hunting, Wooded Located 7 Miles NW of Mifflinburg, PA Union County **\$60,000**
717-966-1658



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NEED A MORTGAGE?
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COMMERCIAL LISTINGS

SNYDER CO.



NEIGHBORHOOD TAVERN
Turn-Key operation Good income Lots of potential **\$144,900.**

OWNER ANXIOUS!! Call Renate for more information



RENOWNED RESTAURANT
95 seat renowned restaurant, plus banquet room for 12 Game room, Thriving sandwich truck delivery service, Separate house for rental income Lots of parking **\$250,000**

GREAT ROUTES 11 & 15 EXPOSURE
Efficiency apartments could be razed Land value only! 3+ AC Owner willing to subdivide Build to suit! **\$450,000**

NORTHUMBERLAND CO.



SUNBURY TAVERN WITH APARTMENT
Market Street location for tavern with great income potential. Some rental income helps with mortgage Owner tired and wants out! Some owner financing available under certain terms **MAKE AN OFFER!!** Call Renate at 374-7777 **\$125,000 ASKING PRICE.**



INVESTMENT PROPERTY 18-20 APT. UNIT
Gross income generated is almost \$84,000 per yr Room to add 2 more units would generate much more Most units have been completely renovated Good cash flow Call Renate at 374-7777 for figures **\$524,900.**



BALL PARK RECREATIONAL COMPLEX
55 AC Ballpark and sports complex Many possibilities for year-round operation Located in Turbotville Close to I-80 and I-180 **\$280,000.**

WAREHOUSE SPACES FOR LEASE
20,000 - 30,000 sq ft in Mifflinburg, PA Easy access to Routes 45, 15 and I-80 \$2.50 to 3.75 per sq ft 12' to 18' ceilings Loading docks Sprinkler sys Will alter to suit tenant Please call Renate at (717) 374-7777

10,000 sq ft in Sunbury, PA 12 ceilings, sprinkler system New roof \$2.00 per sq ft Loading docks Please call Renate at (717) 374-7777



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