

Thinking of selling your farm or business??

Save or Eliminate Capital Gain Tax

1. Do an I.R.C. #1031 exchange!
2. A new strategy within the Internal Revenue code -- No need to reinvest in other real estate!

Give me a call!

(717) 671-0655

John B Niesley, REB

4340 Crestview Road, Harrisburg, PA 17112

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

Dairy Farm for Sale: 98 free stall, flat parlor operation with 157 acres and 2 houses; land available for rent; 3 silos and TMR feeding system; Fulton County, PA; asking \$385K • (814) 685-3836



Maryland's Eastern Shore - 208+/- acre farm w/Add'l Farm and Land Available. Convenient to Salisbury, Dover, Baltimore, and Washington.

Call for Additional Information.

410-822-3371 or Write

Stanley Collier, 29046 Collier Ln, Easton, MD 21601

Juniata Co., near Waterloo. 68A, into 7-lots. Selling as total acreage. Great hunting & fishing and investment, \$100,000. 717-438-3115.

Luzerne Farm: a new 400 cow dairy in Hunt. Co is accepting applications for two full-time career positions. (1) Assistant Herdperson: responsibilities will include assistance w/herd health, grouping, record keeping, milking and heifer management. (2) Crop Technician: responsibilities will include operating field equipment, servicing and maintenance, record keeping and crop planning. Experience and references required. (814)684-4475.

Meat Mkt/Fairgrounds: Turnkey 3 day a week operation. Grossing \$300,000 now; owner in poss. \$79,000. #1-01972-97 Real Estate A M E R I C A 1-800-865-7776.

Newark, NY, Wayne Co. 260 acre dairy farm, 255 tillable, loam soil, large fields all tilled, 75-cow stanchion barn w/pipeline & 1500 gal. bulk tank, gravity flow manure pit, 96-cow free stall- 4 years old, 2 small heifer barns, small tool shop. Large farm family home, 4 extra large bedrooms, sleeps 10 comfortably, 1 full bath, 1 lav. w/ laundry room combo, large playroom, LR, DR, large country kitchen. Close to church & Christian school. 315/331-4817 after 7:30pm. No Sunday calls.

New Holland, PA 5 1/2 acre farmette. Stone house, barn w/attached garage. For sale by owner. 717/763-7100.

Nice Perry Co. 60 Acre Farmette for horses, steers, heifers, chickens, etc. A well kept 4BR farmhouse. In the Blaine area. All for \$175,000. Contact Dale Landis 717/581-8361 or RED ROSE REALTY 717/656-2261.

NORTHUMBERLAND CO. Broker Owned Farmettes. 10-47 acres. Wooded parcels 3-1/2 acres to 87 acres, open farmland 8 to 80 acres. Some owner finance. Cortelyou Real Estate 717-758-9177

Privacy luxurious 60 acre spacious log home, stables, pasture, woods. Chansysville, PA, near Rocky Gap State Park, MD. Pebble Creek RE, (814)767-9449.

Rupp Road, Perry Co., PA., near Ickesburg. 11 building lots, w/restrictions, 5.8A to 23.6A. No mobiles. Starting \$32,000. 717-438-3115

SELL/TRADE... 6 approved building lots. Eagles Mere, PA. Appraised value \$215,000. Will trade for farm or land, WV to NY. 610-589-4683

WANT crop land to rent for 1998 in North Central Lancaster Co. (717)859-3405.

FAST FOOD-RIVER RECREATION BUSINESS
JUNIATA COUNTY, PA
50 MILES WEST OF HARRISBURG

FAST FOOD, ICE-CREAM, CANOE AND FISHING GEAR RENTALS & SALES, borders State Access area along Juniata River Offered w/ or w/out canoe and fishing gear business Lot of growth potential to the extent of your situation, excellent for retirement business Agency will help in acquiring financing, call for details

LONG REAL ESTATE

OFFICE - 717-527-4784

RAY LONG AGENT

717-527-2405

Pager- 1-888-812-4327

Call office or agent 24 hrs

Stone house & barn with stream. Approximately 44 acres of land adaptable to horses or cattle feeding. Call for more information.

HORNING FARM AGENCY, INC.

610-286-5183

FARM FOR SALE BY OWNER

344 Acre Dairy Farm in Morrison's Cove, Bedford Co.

200 Acres Tillable with 144 acres in timber

50'x200' Freestall Barn with 20'x90' Hospital Area Attached

33'x50' Two Story, 8 Stall Rotary Milking Parlor, Milkhouse and Office

1000 Gal. Milk Tank

55'x150' Freestall Heifer Barn

30'x70' Calf Barn with 25 Individual Pens Liquid Manure Storage

3 Harvesters and 3 Stave Silos

60'x120' Implement Shed and 30'x70' Block Workshop Attached

2 Bedroom Apartment Above Shop

2 Car Garage

25'x30' Two Story Storage Building

36'x72' Bank Barn

5 Bedroom Ranch House w/Large Dining Room and Large Living Room

Unlimited Gravity Feed Soft Water Supply

(814) 766-3309 6:30 to 8:30 Evenings

(No Sunday Calls)

PENNA FARMS CUMBERLAND COUNTY

South Middleton Township

164 acre general farms, limestone soil, 2 1/2 story stone farmhouse, circa 1700's, 4 bedrooms, new pole barn, farm borders 3 roads, 12,950' of road frontage

Upper Frankford Township

80 acre livestock farm, 4 BR's, 2 baths, barn, 40'x110' pole barns, 4 bay garage, pond, gently rolling shale soil

FRANKLIN COUNTY

Greene Township, 100 +/- Acre dairy farm, 4 BR, 2 1/2 baths, brick dwelling, double 6 parlor, free stall barn, silos, bunks, lagoon, limestone soil. Must see to appreciate

Lurgan Township, 58 acre mostly cleared, some wooded, gently rolling, shale soil, NO buildings, secluded.

Farms - Land - Farm Appraisals Give us a call!

Charles Wenger, GRI 717-263-0945
Wilbert Diehl 717-486-8534

GEORGE L. EBENER & ASSOCIATES REALTORS

139 W. High St., Carlisle, Pa. 717-243-6195

WE NEED
Large limestone soil farm in Lancaster/Lebanon Counties.

NEW LISTING

FRANKLIN COUNTY

100 Ac. Limestone Dairy Farm Rt. 75 just north of Dry Run. Multi-family farmhouse. Dairy barn w/comfort stalls & loafing pens. Sawmill optional. Best soil in the valley.

ALSO FOR SALE

1. 223 Ac. Dairy Farm, near Pa. T. P. -New 1600 gal. bulk tank & parlor
2. 243 Ac. General Farm near Mercersberg (Showplace)
3. 9.7 Ac. Horse Farm - Lanc. Co. - 70'x160' indoor arena, Price Slashed!

MAHLON OBERHOLTZER AGENCY

Your Central PA Farm Broker
Smoketown, PA 17576 (Lanc Co.)

717-392-1177

★ ★ WANTED ★ ★

Good Farms At Market Value
Lanc and Surrounding Counties
I have many qualified buyers.
Turn your farm into cash
Call me for details - No obligation
All calls confidential.

NEW LISTING - WORKING AMISH FARMS

- 51 Ac. Amish Dairy with 37 stalls, manure storage, priced to sell.
- Southern Lanc. Co. 95 Acre Dairy farm, 60A tillable, balance pasture, woods & stream
- Southern Northumberland Co. 86 Ac. general farm w/level river bottom ground, Amish community

FARMS AND OPEN LAND

Lancaster Co.

- Pasture, fruit trees, complete privacy on this 50 acre horse farm. Spacious, luxurious country living.
 - 46 acre in S. Lancaster Co. Stream, house, barn, mostly TA Possible add, 25 TA available.
 - Numerous other farms and tracts of land available.
- Northumberland Co., Amish Neighbors**
- 128 ac - Rebeck area - barn, can subdivide
 - 48 ac. - great farmland, could be nice homesite
 - 80 ac. - large barn, stream, 55 ac. tillable.
 - 11.5 ac with buildings

Other Lands and Farms Available.
Call For Details.

I Have Buyers Looking For Farms,
No Tract To Large Or Small To Buy Or Sell
Call Today!



Call Ken Rutt - a life long farmer and real estate investor who can assist you in any sale or purchase of real estate. Creative tax and financial arrangements, low farm mortgage rates. Serving Southeast PA The Best Can Often Cost Less

Office 717-786-1300 Home 717-786-3591

COLDWELL BANKER HOMESALE SERVICES GROUP
P.O. Box 306, Quarryville, PA 17566

BEAUTIFUL FINGER LAKES AREA

SOUTHERN TIER FARMS

NEW LISTING: LAND... Total of 247+/- acres, part tillable, part wooded 5,220 feet of Total Road front, year around creek & springs, some buildings. 4 Separate package deals CALL TODAY FOR MORE INFO Price for Total Package \$126,000 #3801

PINE VALLEY FARMS... Main Barn 68x132, Dairy Barn 43x48, Barn 18x26, Machine Shed 34x82, Milk House including double four milking parlor, 3 silos, Total acres- 436+/- with 70+/- wooded, 250+/- tillable, and pond, year around creeks House- older, 2 bdrms, full basement and Panoramic views \$240,000 #3714

DAIRY/BEEF FARM... Main Barn- 60x60, 14x45 silo, machine shed, Total of 60+/- acres with 20+/- acres tillable, 35+/- pasture, 5+/- wooded, year around creek. House- 2 story, 8 rms w/4 bdrms \$78,000 #3794

DAIRY/BEEF FARM... New Main barn- 72x90, Heifer barn- 32x66, plus other buildings, Total acres- 238+/- acres with 200 acres tillable, creek, pond, panoramic views Main house-Ranch (unfinished) w/5 bdrms, 3 baths, 28x32 garage Second House- New Modular, 2 bdrm, 2 bath. \$330,000 #3742

GENERAL FARM... 296+/- acres with 150 acres tillable, 125 acres wooded, 3 acre stocked pond, creek, barns, sap house, Main house- 2 story, 4 bdrms, 1 bath \$215,000 #3643

DAIRY/BEEF CASH CROP... 3 ADJOINING FARMS, Total of 700+/- acres: **FARM #1-** 350+/- total acres with 158 tillable, 50 wooded, pond, creek, 50x100 Barn, barn cleaner, 3 silos w/unloaders, 40x80x14 Machine Barn, 1 Bay 22x40 insulated House- 3 bdrm, garage, **FARM #2:** 160+/- acres w/62 tillable, 20 wooded, balanced pasture, natural pond, creek House- 3 bdrm **FARM #3:** 200+/- acres w/82 tillable, small barn, 3 bay tool shed, 2 story shed, milk shed & granary ALL EXCELLENT CONDITION Separate or Package Deal #3636

MAKITRA REAL ESTATE, INC.

4 WEST STEUBEN STREET

BATH, NEW YORK 14810

(607) 776-6665

After hours (607) 776-2468 / 2386



HOMESTEAD REALTY

Wellsboro 717-724-7161

Mansfield 717-662-3287

TIOGA COUNTY

FARM OR DEVELOP This 142+ acre tract with superb views and lots of road frontage Small barn, small stream Middlebury Twp \$106,875. W-405

GREAT VIEWS CAN BE FOUND from this 18+ acre lot with 2 approved perc sites for possible subdivision! Charleston Twp \$35,000. W-259

EXCLUSIVE REFINEMENT New cape cod home with 2160 sq ft of living space Large porch, deck, hardwood floors, 2 car garage All plumbing & heating modern state of the art installation \$145,000. S-988

SUPERB COMMERCIAL BUILDING SITE. Located between Wellsboro and Mansfield, fronting Rt 6 and having 10+/- acres Ideal for large business & residence or could be subdivided for other business \$195,000. S-986

Large Selection of Lots & Acreage - FREE Lists

State of New Jersey State Agriculture Development Committee PUBLIC AUCTIONS

NJ Farmland Preservation Projects

★ ★ March 6, 1998 ★ ★

Hopewell Township

Cumberland County, New Jersey

Parcel A: 175.2 acres

- No improvements
 - Irrigation system 2,640' of 8" underground mainline
 - 100 HP electric pump with 900 gallon per minute capacity
- One Residential "Opportunity"
(For Agricultural Purposes)
Minimum bid: \$250,000

Parcel B: 137.1 acres

- Irrigation system 2,640' of 8" underground mainline
 - Agricultural labor house
- One Residential "Opportunity"
(For Agricultural Purposes)
Minimum bid: \$195,000
(800) 474-5314

Missouri Ozarks Mountain Splendor

Retreats & Ranches

Back Home Real Estate

1-800-938-8800

Somerset Co., PA

200 acre dairy farm, nice 4BR house, large dairy barn, 3 silos, large machine shed, feed included Cattle and equipment available.
814-479-7570
after 7pm