


Numerous Ozark dairy & beef farms for sale. Affordable, moderate climate, good environment. Dairy Capital of MO.

Call: **CENTURY 21 Ozark Real Estate**
 Mountain Grove, MO
 Jon Bethard
 800-500-6712

CENTURY 21 JUNIATA REALTY
 814-652-2234 OF
 814-784-5164



237 acre farm in Fulton Co., nice house w/large deck & enclosed porch, \$439,900
OWNER WILL FINANCE



Secluded, gently rolling 91.25 acre farm in Bedford Co. Large, well maintained 4 bedroom home \$249,900

Century 21 Wilkinson-Dunn Co. (717) 724-5921
 11 Central Avenue Wellsboro, PA 16901

6.87 acres partial woods, near Harrison State Park & Grand Canyon Call for details \$18,900. W-1005

32.19 acres with long valley views Pine tree grove & some open fields, between Mansfield & Wellsboro \$64,000. W-1022

Nice views & convenient location from Mansfield or Wellsboro 3 bdrm Ranch w/fireplace on 4 pleasant acres Attached 2 car garage, several fruit trees \$110,000 W-1023

Excellent value! 2 unit rental completely remodeled plus 12x67 mobile in great condition Super income! All appliances included, 2 septic systems & new drilled well All on 50 acres! Call for appt \$125,000. W-992

Good older farmhouse just out of Boro limits Barn & small pond Great views! 4 bedrms, 2 baths, 2 car garage, 6.3 acres \$106,000 W-1002

In Canyon Country - 16 acres of buildable property Open w/nice views Sandmound permit available Some deed restrictions \$22,500 W-999

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

TIOGA COUNTY

WALK TO PINE CREEK. 2 bedroom ranch nestled in the pines at end of private drive 30'x26' garage for storage \$46,000. W-447

BUILD YOUR DREAM HOME. 2+ acres Nice blend of wooded and open Area of permanent and recreational homes Walk to Hills Creek and State lands \$17,500. W-430

PERMANENT HOME OR CAMP on 1.55 acres 12x56 mobile home with 2 storage sheds Excellent hunting, fishing, snowmobiling area. \$45,000. G-431

COUNTRY PLAZA ESTATES. A very large raised ranch for only \$135,000. Call about the extra features, too many to list. \$135,000. W-972.

WARM & INVITING. Spacious 2 story home with adjoining sleeping quarters, 4 bedrms, 2.5 baths. Lovely woodwork lends beauty & warmth to entire home. \$88,900. S-999.

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.

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

POULTRY GROWOUT FARM
 "MUST BE SOLD"
 JUNIATA COUNTY, PA
 50 MILES WEST OF HARRISBURG

TWO STORY 44x385 curtain house w/concrete first floor, 48,000 broiler capacity, no dwelling, acreage negotiable Propane generator, all necessary growout equipment Easy semi truck access, situated along Rt 75 and only eight miles south of Rt. 322 Guaranteed sewage test for dwelling Grower contract guaranteed Great potential for storage, work shop, etc Building and equipment needs repairs. Priced to sell, make offer!

FARMETTE ACREAGE

45 ACRES, Franklin Co., PA, 35 miles north of Chambersburg along Rt 75 midway between Concord and Doylesburg, 12 miles north of Willow Hill interchange off turnpike 3 acres well set w/large white oak trees, 5 acres pasture Small stream, small pond, ideal building site w/outstanding view of the surrounding valley and mountains Broker has financial interest Priced to sell at \$72,500

14 ACRES, Juniata Co. PA, 60 Miles west of Harrisburg 10 acres cleared, 4 wooded, southern exposure Secluded with frontage on gravel twp road, small seasonal stream Asking \$46,900

OTHER TRACTS AVAILABLE
WEEKEND RETREATS

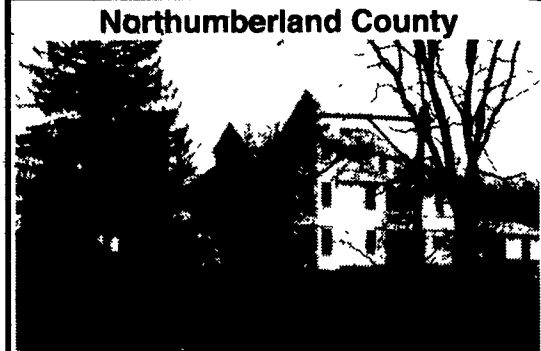
7 1/2 WOODED ACRES, 8x22 travel trailer w/10x23 addition. In ground septic system, drilled well Secluded, frontage, easy access, well set w/hardwood & pine trees Great potential for permanent home site \$41,500

3 1/2 WOODED ACRES, small stream, mature hardwood and hemlock trees Two 12x55 mobile homes connected by 12x15 room Privy, drilled well, frontage, easy access \$45,000, make offer

Larry
LONG REAL ESTATE
 OFFICE 717-527-4784

RAY LONG - AGENT 717-527-2405
 TERESA O'NEAL - AGENT 717-527-0034
 Pager 1-888-812-4327
 CALL OFFICE OR AGENT 24 HRS

Northumberland County



208 acre Farm & Bed & Breakfast
 Beautiful Victorian, 6 bedroom House, 54 stanchion barn, 2 silos, 2 wells, 110' loafing barn, other outbuildings.
 Lots of possibilities. House and buildings may be sold with less acreage.
 call 717-742-9061

O'Connor Pifer Flynn

LAWRENCE STOUFFER
 Office (301)745-1500
 Office 1-800-455-5115
 Home Office (717)597-2584

FARMS & LAND FOR SALE

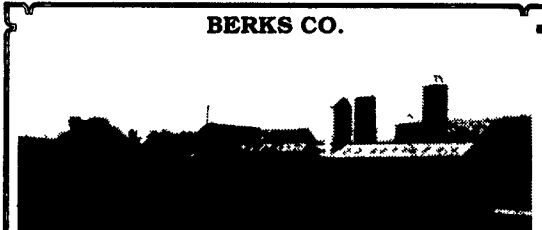
FULTON COUNTY, PA
 Good producing 206 acre Apple Orchard with approx 1700 trees Storage shed & 4 Bd Rm, 2-story home conveys Property has large pond for water supply FU2368671 **ONLY \$2600 PER ACRE**

WASHINGTON COUNTY, MD
 29.8 acre Horse & Beef Farm with raised Rancher, 3 Bd Rm, 2-Bath home in excellent condition Bldgs consist of 8-stall horse barn, indoor riding arena, 48'x88, loafing barn 32'x40', storage barn 60'x64', with water, electric, phone and tack rm Near Interstates I-81 & I-70 WA2371027. **ONLY \$269,000**

63 ACRES OF PRIME DEVELOPMENT LAND
 Adjoining Maugansville, Md with over 2000 ft rd frontage Buildings consist of 2-story, 4 Bd Rm, 1-Bath brick home, large bank barn, milk house, 2 silos, public water & sewer at boundary of farm WA2357201. **CALL FOR DETAILS**

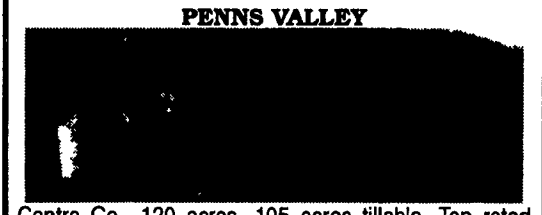
FRANKLIN COUNTY, PA - Distinguished & Elegant
 Brick & Stone, 4 Bd Rm Rancher, with 2 Baths, Beautiful fireplace, built in China Hutch, full Basement, New Furnace Public water & sewer Located midway between Chambersburg & Shippensburg. FL2418466 **ONLY \$134,900**

BERKS CO.



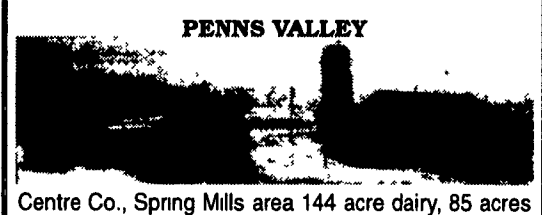
185 acres, 140 acres tillable. Nice 4-bedroom house with inground pool. Three harvester silos, slurry store. Dairy barn with 61 tie stalls.

PENNS VALLEY



Centre Co., 120 acres, 105 acres tillable, Top rated land. Excellent house and buildings. Ready for quick sale - Priced to sell! Possession by April 30, 1998. Call Hiram or Thomas for details!

PENNS VALLEY



Centre Co., Spring Mills area 144 acre dairy, 85 acres tillable, 40 tie stall bank barn, one silo. Large four bedroom house.

LANCASTER COUNTY



Drumore area, 82 acre dairy farm, 60 acres tillable, 9 acres pasture, rest woodland, Two silos, 50 stanchion cow barn & other outbuildings, Large 4 bedroom house, Amish equipped.

Upper George's Valley CENTRE COUNTY
 SPRING MILLS AREA: Seven miles to Coburn, four miles to Centre Hall, 65 acres, 60 acres tillable, 10 room house, 44 stanchion bank barn, new smaller barn, 12x50 silo, other farm buildings.

CLINTON COUNTY
 North Bend Area, 291 acres of woodland Bear, Turkey & Deer have been seen on property. Excellent hunting or recreation property. No buildings. \$515 per acre.

Call
 Hiram Hershey, Broker
 Thomas Hershey Realtor Associate
HFRSHEY FARM AGENCY, INC.
 1-800-880-3831

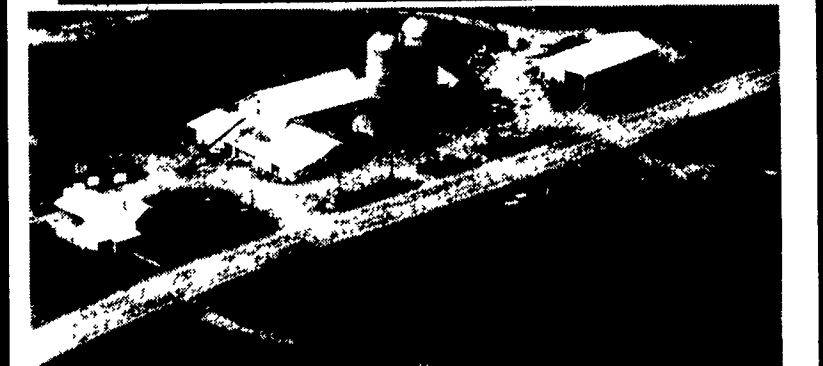
Operating Dairy, 400+ acres, 250 tillable balance /12 pasture 1/2 woods. 75 Tie Stalls on pipeline, with 35 more stalls for heifers and dry cows. 16 of these stalls can be milked in. Boumatic 8 unit pipeline, 1,250 gal. bulk tank. 2 silos with unloaders. Nice fully remodeled 4 bedroom 1 1/2 bath home. Large drive through shop/machinery storage. Asking \$154,900.00

Looking for a place to build a Free Stall? 265 acres, 180 tillable and Drain Tiled. 75x160 pad (91 stall, 4-row barn use to be there). Nice Milk House & office with 1,500 gal bulk tank, 2 compressors and vacuum pumps. 3 silos, Virginia style heifer barn. 36x48 heated and insulated shop. Large 4 bedroom 1 bath home. Secluded location, Excellent soil, Nice year around stream flows through. Asking \$124,900.00

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

RUSSEL J. FINLEY BROKER • OWNER
 Finley Real Estate
 Rural Properties, Farms Residential, Business
 207 Montgomery St. • Ogdensburg, NY 13669
 24 Hour Phone # 315-393-6325

DEMERE RE REALTY
 199 N. Gardiner Rd.
 Little Falls, NY 13365
 Phone & Fax (315) 823-0288
 George Demere, Broker

Could be great parcel for recreational development #21 - 540 A. Dairy Farm w/400 Tillable - lg. 2-story barn w/87 ties & 20x40 ft. ell. for calves plus room for 30 heifers - pipeline, B.T., gravity manure system with 1 yr. storage - 2 lg. silos w/unloaders & TMR system - also 2 homes, 2 mobile homes & log cabin - lots of water - well, spring, creeks & 7 ponds - **GREAT POTENTIAL FOR THE RIGHT BUYER - \$425,000.**

South Central PA Farms
 Serving Franklin, Fulton and Adams Counties



PAUL GUNDER
 Selling Farms for over 18 years

12ACRES - Development potential Public water and sewer available \$130,000 (LF70061-4PG)

14.42 ACRES - Approx. 8 acres wooded, doublewide mobile w/several outbuildings; room to build w/privacy! **REDUCED TO \$103,000** (LF48733-7SP)

WILLIAMSBURG IN FRANKLIN CO. - Renowned local beauty, 16+ acres, restored civil war farmhouse, many outbuildings from carriage shed to brick oven, fenced for cattle/horses, stream and pond \$249,500 (LF2003-4EK)

19 ACRES - 2500 sq. ft. home, small barn w/water and electric, many other outbuildings. Small stream on property. \$141,000 (LF48744-7CT)

21 ACRES - Business potential. Highway commercial zoning. Near I-81 exit 3. \$269,000. (LF48501-7HB)

32 ACRE GENTLEMAN'S FARM - Near Mason Dixon Line. 2 story home, barn, cattle shelter, silo, corn crib and 3 bay garage w/heated workshop \$226,000 (LF70107/8-6JR)

MOUNTAINSIDE FARMETTE bordering State Game Lands near Turnpike and I-70. Approx. 35 total acres - half woods and half pasture Trout stream. Frame house. Barn. Pole building. \$119,000. Beautiful rural setting. (LF48735-9DH)

45 ACRE FARM - remodeled farm house, bank barn, 30x70 block implement shed. Living area above garage \$299,900. (LF72581-4HB)

50 ACRES - Perfect set up for dairy farm 25 stall barn and many other outbuildings Call for details \$130,000 (LF72163-8PG)

52 ACRES - house and barn in good condition Great views. \$160,000. (LF48522-8EG)

55 ACRES - Development potential. Located along Route 997 in Quincy Township. \$350,000. (LF47098-6PG)

75 ACRES - Development potential. Just over Maryland/PA line. \$300,000. (LF47343-7PG)

75 ACRES - many possibilities 4 springs on property \$115,200 (LF48629-9PH)

75 ACRES UNDER CONTRACT sewer available Development potential \$250,000 (LF48588-3SP)

96 ACRE GENERAL FARM - 75+ acres tillable, limestone soils, house, 3 unit dwelling, barn, sheds Good views Near Waynesboro \$432,000. (LF47972-6JT)

100 ACRES - Large farm house, 40x116 steel shed, 56 x 108 heifer barn, milking parlor, garage, wagon shed Development potential. \$675,000 (LF72727-4EG)

111 ACRE DAIRY FARM - 100+ acres tillable, a lot of road frontage, bank barn, beautiful setting, limestone soils, 2 silos, spring house Near Waynesboro \$610,500. (LF47950-6JT)

144 ACRE FARM - 2 streams and a pond, large 2 story home, bank barn, complement shed, heifer barn, 4 bay pole barn and storage. \$435,000 (LF70103-3PG)

146+ ACRE DAIRY FARM - 120 tillable acres, large house, double parlor, silo, bank barn. Good location near Chambersburg, \$495,000 (LF70040-3PG)

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

