

POTTER COUNTY, PA

FIRST TIME ADVERTISED- 5.63 wooded acres with secluded township road frontage and electric. Driveway and standard perc test. \$17,400. Owner financing to qualified buyers, \$2,610 down, 9.5% APR, 10 yrs., only \$191.38/Month. Surveyed #ZB-12

FIRST TIME ADVERTISED on this 3.11 wooded acres. Only \$9,900 for this level parcel with electric, survey and approved septic test. #WH-19.

RED LODGE REAL ESTATE
1-800-342-5025

PICTURE PRETTY FAMILY FARM: Neat, clean, well-cared for farm with excellent location in central NYS. 149 acres with 110 tillable and 100 acre field behind the barn. Ample land to rent. Excellent hip roof barn with 65 large ties and 3 box stalls. 2" pipeline to 1000 gallon tank. 20x60 and 16x55 silos. 21 heifer ties. 30x35 shop. New 42x72 Morton building. Impressive 3 bedroom brick ranch with 2 full baths and 2 fireplaces. With 67 milkers, (18,100 DHIA), 30 bred heifers, 3 tractors and complete machinery \$290,000 or bare farm for \$185,000 Possible terms.

Mort Wimple Associates
Real Estate Sales - Management

FREE
CATALOGUES

U.S. ROUTE 20
SLOANVILLE N.Y. 12160
(518) 875-6355
FAX: (518) 875-6749

Internet Page
http://www.albany.net/~wimple/

CALL COLDWELL BANKER

CLINTON CO. Beech Creek Area. 151 Acre General or Dairy Farm 95 Acres tillable, 26 pasture, 28 woodland. Large Victorian house. Large bank barn w/39 tie stalls. Small stream. \$255,000



BEDFORD COUNTY - 200 ACRE DAIRY FARM - Modern Free Stall Operation with Parlor - Sound Buildings - Well Maintained



CENTRE COUNTY - BELLEFONTE AREA - 27 ACRE DAIRY FARM

Stone farm house, modern 1-story tie stall dairy barn, 20'x70' Star sealed silo. Ideal for limited acreage dairying.



118 ACRE GENERAL FARM HUNTINGDON CO. 59 A tillable, 20 A pasture plus wooded with trout stream. Home 3 bdr. 2 bath. 60'x40' bank barn, pond. 30 min. from PennState. Very suitable for beef. PRICE REDUCED TO \$220,000.

CALL TOLL FREE FOR DETAILED BROCHURES WITH PICTURES

ADDITIONAL FARMS, FARMETTES, VACANT LAND AND HUNTING LAND PARCELS AVAILABLE. FREE LISTS.

Meet the Agents, View our Complete Inventory on the World Wide Web
www.cburl.com

COLDWELL
BANKER

UNIVERSITY REALTY

126 E. Foster Ave. State College, PA 16801

800-669-4925 Toll Free

LAWRENCE CO., PA DAIRY FARM

118 cow free stall barn, -
double 7 S.S. herringbone parlor
with DeLaval auto take-off,
TMR stationary mixer,
belt feeder, manure lagoon.
9 year old facilities.
5 Bedroom farmhouse.
10,000 bushel bin w/dryer, silos,
machinery shed, heifer barns.
102 acres with additional land
available to lease/purchase.

\$399,000

Contact Tom Rodgers
Hays & Hartzell Realty
412-287-4483 (O)
412-368-9278 (H)

Century
21

11 Central Avenue
Wellsboro, PA 16901

Wilkinson-Dunn Co. (717) 724-5921

Established Service Station. Great location on major highway, 2 bay garage, all tools, computerized digital monitoring system & equipment included 3 new 6000 gal. gas tanks. Call for details. \$154,000. W-975.

W-1165 - Delightful B1-level in Wellsboro. Close to elementary schools and hospital. Wooded lot, paved drive, 2 car garage. Family room with lovely fireplace, 4 bedrooms and 2 baths. Call for appointment \$159,900.

W-1166 - 1983 Mobile on 21.07 acres, in-ground septic system, drilled well, 2 springs, pond, 2 garages, 40x40 pole barn, 2 14x28 storage sheds, picnic area. Property is fenced for livestock. Nice view. Landscaped. Also includes small camper Rutland Township \$108,000.

W-1169 - Restaurant For Sale. Currently operating a brisk business. Seating capacity 54. Excellent location. Lawrenceville. \$125,000.

W-1170 - Get away from it all in this mobile near Germania! Large wrap around deck with spectacular views. Only \$55,000.

W-1178 - Nice camp on top of mountain near Blossburg, with it's own babbling brook in the back yard. Woodsy setting and completely furnished. Lots of great hunting in area. Big enough for a family getaway or for the guys to swap hunting stories. A Great Buy! MOTIVATED SELLERS! \$27,500

**THE REAL ESTATERS
OF MANSFIELD**

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

"SHOWPLACE" FARM OPPORTUNITY!

72 cows on 2 1/2" S.S. pipeline back-to-back. 4 box stalls. 75 head heifer shed. 1,070 gal bulk tank & 6 Westfalia units. 20x40 Harvester, 18x70 Ribstone & 20x80 Ribstone silos. Beautifully remodeled 2-story, 3 bdrm 1 1/2 bath home. Detached 2-car garage w/3 bdrm apt. overhead. Approx. 100 acres w/lease ground nearby. Previously sold for \$350,000. Reduced to \$275,000. M-1081.

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.

HOME OR CAMP SITE

Nice tract of rolling land in Hamilton Twp near Morris Run. 59.95 surveyed acres. Partially stripped. Replanted to Pine trees. Some original wooded areas. Improved driveway. 2 approved sewage sites. Travel trailer & approved privy. Town water avail. Just \$39,900. M-1108.

HOME, BARN & 20+ ACRES

New home (1996) over full finished bsmt. Up to 5 bdrms w/2 full baths. 21.01 fenced acres w/old bank barn needing roof repair. New septic system. Many appliances & extras included. Extremely well-priced, was \$109,900. Reduced to \$99,900. Tioga Twp. Tioga County, PA. M-1083.

COWANESQUE "LAKEVIEW" PROPERTY

Unique Lawrence Twp. complex on 30 acres looking South over lake near NY/PA border. Built as restaurant/lounge but never opened. 5,113 sq. ft. over full bsmt. Approx. \$65,000 in kitchen equip. included. Detached 3,520 sq. ft. bldg. framed out as 12 motel units (unfinished). Much more! \$275,000. MANY CONVERSION USES FOR GROUPS! M-1089

COWANESQUE LAKE LOCATION

10.55 surveyed acres near the lake spillway. Approved sewage site w/good access for new home. Utilities available. Great access for fishing, boating & sailing. Just \$15,900. M-887

TIOGA COUNTY PA LAND & POND

90.66 acres of fields & woods featuring 6+ acre pond. Good fishing & good hunting in area. Approved sewage site. Utilities avail. Frontage on 2 roads near Mansfield, PA. Asking \$99,900. M-934B. THE REAL ESTATERS OF MANSFIELD 717-662-2138.

**CENTRAL PENNSYLVANIA
RURAL PROPERTIES**

CAMBRIA CO.

ALLEGHENY TOWNSHIP - This 142 acre dairy farm was being used as a dairy operation with a 140x44 bank barn (58 free stalls, 2 box stalls). Also a 130x70 pole structure with 58 free stalls. 3-bedroom brick home. \$189,900

CLEARFIEND COUNTY

CURWENSVILLE AREA - 387 acres. Steep, borders public road. Can be subdivided. Contract for select cut. \$154,800

CLINTON CO.

BEECH CREEK AREA - 20-360 acre parcels. Remote. Border state forest. Reasonable flast, no electric, some reclaimed strippings. Part of Elk Relocation program. Priced from \$300/acre to \$600/acre with cabin.

RENOVO AREA - All-season recreational cabin located on 6+ acres in Sandy Run Development, Leidy Township. Cabir is on permanent foundation, cedar siding with asphalt roof, constructed in 1994. Furnishings included. Call for brochure. \$32,000

POTTERSDALE AREA - All-seasonal forested land, 197.1 acres. All mineral right with property. Township Road, Route 309 goes through the property. Some marketable timber. Call Mel Rockey or Jim Harpster for details. \$98,500

CENTRE COUNTY

COUNTRY LODGE - On 5.45 acres in the Port Matilda area. Shooting range, good hunting, good location. Easily converted to year-round home. \$174,900

BOALSBURG - Beautiful contemporary home on 18.5 acres. Seven levels of living! 5 bedrooms, security system, central vac, hot tub room, dark room, beautiful gardens, fantastic view of Brush Valley. \$745,000

COLYER AREA - A dramatic 2-story home in a great location. Fabulous kitchen/breakfast area/family room/sunroom area. 3 bedrooms, 2 1/2 bath, workshop, 3-car garage. All on 6.13 acres and within walking distance of Colyer Lake. \$279,900

MOUNTAIN LAND - Located on mountain above Aaronsburg, minutes from town. 21.5 acres, great for hunting. \$18,000

POTTERS MILLS - Nice remodeled two-story on 17 acres. 3 deeds. \$119,900

HOWARD AREA - 300 acres, secluded, excellent deer hunting, trout pond, close to state park. \$120,000.

HOWARD AREA - 163 acres, secluded, excellent views. Flat to steep, borders public road. Great hunting. \$150,775

BEAUTIFUL COUNTRY LOT - 3.39 acres in Walnut Ridge Development in Bellefonte. Restrictive covenants. Close to town. Only \$39,900

STATE COLLEGE FARMETTE - 10 acres, remodeled farmhouse, 4-stall barn, 2-stall barn, 2-car garage. Rural setting in town. \$289,900.

NEAR STATE PARK - Nice 3-bedroom home with a great view, 6.75 acres, and above-ground pool. \$117,000

SPORTSMAN CLUB - Large lodge in the Seven Mountains area with 8.75 acres and a stream. Wraparound porch, kitchen, bar, brick fireplace, second floor game or sleeping rooms, and a small outbuildings. Great space inside and out for large or small groups. Brochure available. \$225,000

STATE COLLEGE FARM - Just 15 minutes from State College in a peaceful setting is a well-maintained traditional farmhouse with 5 bedrooms, a fantastic barn, cottage, and well-established pastures. All on 105 acres. \$465,000.

PATTON TOWNSHIP - 127.81 acres, mostly all wooded, a few open acres. A portion borders land next to Toftrees Golf Resort. Great potential for development. \$439,500

FERGUSON TOWNSHIP - Gatesburg Road, 31 acres all wooded. \$139,500.

BELLEFONTE - 82± acres on Buffalo Run Road in process of being subdivided. Gently rolling land with million dollar views of the valley and countryside. \$430,000.

HARRIS TOWNSHIP - Laurel Meadows located between Boalsburg and Potters Mills off Route #322. Building lots range from 2.4 to 13.74 acres, SCASD, public street, community sewage, well needed, restrictive covenants, horses permitted on select lots. Priced \$79,900 to \$146,700.

HUNTINGDON COUNTY

ALEXANDRIA - Two homes as one beautiful property. Currently used as bed and breakfast. Situated on 3.9 lovely landscaped acres. \$250,000.

MAPLETON DEPOT - 13 acres with good building site on edge of small town. Contract for select cut. \$20,000.

WARRIORS MARK - Totally treed and very private. 15.65 acres, perfect for homesite \$49,900

JUNIATA COUNTY

MIFFLIN - Two beautiful homes of Vermont stone on 8 acres. Indoor and outdoor pools, poolhouse, tennis courts, and more!

MIFFLIN COUNTY

REEDS GAP - 225 acres that border state forest for over 2 miles. Adjoins state park. Electric and septic available. Contracted for select cut. \$160,875.

OLIVER TOWNSHIP - Two homes, camp, farm building, 145 acres tillable, 395 acres wooded and pasture. \$1,180,000

CIRCA 1785 - Stone home with 7 bedrooms including addition and 15+ acres pasture with farm buildings. Priced at \$172,000

OTHER LAND PARCELS AVAILABLE.

CALL OR WRITE FOR A FREE LIST.

WANTED: Rural land and farms. Have buyers, will list.

Farm and Land Division
Fred Strouse (814) 234-4000
Mel Rockey (814) 466-6688
Ronald S. Gilligan (814) 237-0189
James Harpster (814) 238-2525

**KISSINGER
BIGATEL &
BROWER**
Realtors

2300 South Atherton
State College, PA 16801
800-876-3395
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Fax 814-234-1332

The Professionals in Farm Real Estate Service