

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

BEDFORD COUNTY - 117 acre farm minutes from airport and turnpike 1 mile hard road frontage. Large 2 1/2-story home & other outbuildings, Pond & watering areas. Excellent investment Call Wes 814-944-1873.

BEDFORD COUNTY - Secluded 151 acre farm with an excellent view, 20 minutes from turnpike and Lake Raystown. Trout stream and spring. 2 1/2-story home, large barn and other outbuildings. Call Wes 814-944-1873.

FRIEND'S COVE - 130 acre farm, 100 acres tillable Limestone soil. Good production soil. Barn, 2 homes, stream. Call Wes 814-944-1873.

BEDFORD COUNTY - 277 acres of land, 40 acres cleared with barn and spring, balance wooded. Excellent view, seclusion. 8 miles from turnpike. Excellent hunting. Call Wes 814-944-1873.

BEDFORD COUNTY - 144 acres of land, 40 acres cleared, balance wooded. Excellent hunting. Call Wes 814-944-1873.

HUNTINGDON COUNTY - 474 acre farm, w/secluded setting 2 cottages, 2 houses, other out buildings, 60 acres tillable, balance woodland, excellent hunting, owner would consider sub-division

HUNTINGDON COUNTY - 187 acre dairy farm, approx. 130 tillable, stanchion barn, w/pipeline & bulk tank, 2 silos, loafing shed, freestall barn, implement shed, & much more. Remodeled 2 1/2 story home. Call Wes 814-944-1873.

Call Wes Appleyard for more information at (814) 944-9418

Century 21 Action Associates, Inc.

320 Frankstown Avenue Altoona PA 16602

Business (814) 944-1873

PRICE REDUCED!! The new asking price of this barely one year old home is now \$387,500 One of a kind ranch home features 4 bedrooms, each with their own bath, formal living & dining rooms, much more Situated on 26 acres Outbuildings include 8 stall horse barn, fenced paddocks Call for more information!

SMALL FARMETTE...15.44 Acres 4-5 Fenced Quaint 2 Story with 2 bedrooms Kennel has water & electric, 2 stall leanto/pole barn 2 car garage with electric & water \$129,900.

FAMILY ORIENTED DAIRY FARM...Motivated sellers are looking for offers on this first class facility! 235+ acres of limestone soil 3 homes on property including 5 bedroom, 2 story brick house Call for a complete list of items to convey & details on property A great buy for \$670,000.

FRANKLIN COUNTY AREA...Very nice farmette with great country location All brick two story with four bedrooms, 1.5 baths Hardwood floors in bedrooms 25+/- acres Mature trees Detached 2 car garage \$225,000.

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

Smith & Associates Real Estate BH&G

SOLD Mercersburg office (717) 328-3133
Chambersburg office (717) 264-4300
Greencastle office (800) 766-4414



PRIME 80 ACRE LANCASTER COUNTY FARM



77 ACRES TILLABLE/LIMESTONE & SILT LOAM/HIGH CULTIVATION POSSIBLE 2-PART SUBDIVISION \$960,000

PRIME 60 ACRES NORTHERN LANC. CO. NO BUILDINGS - \$310,000

THOMPSON

Realtors 717/665-3322
"Where Integrity Means Something!"
EQUAL HOME OPPORTUNITY

FLOUR MILL FOR SALE

A unique, operating flour mill in Annville, Lebanon County Mill, scalehouse, storage (metal and concrete), pneumatics of 5 1/2 acres Asking price \$140,000 for real estate and equipment All reasonable offers considered Contact Tom Dautrich at (717) 272-4228 for more info

Lycoming County, Franklin Twp.

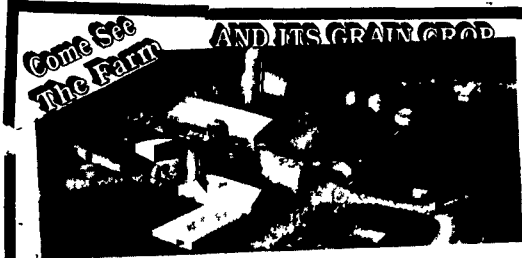
181 Acre Dairy Farm, 110 tillable, 2 separate tracts, house, 98 tie stall dairy barn built in 1980, plus loose housing, 2000 gal bulk tank and pipeline, (2) 20x72 concrete silos and 22x46 Cropstore
Priced at \$299,900

General Farm, 72 acres, 60 tillable, small house and barn
Priced at \$129,900

Harry Zimmerman
717-299-4885 Ext. 108; 1-800-472-2641



1271 Lititz Pike, Lancaster, PA 17601



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' refrigerator cooler, repair shop, 6000 gal storage 2 1/2 concrete containing walls, tools, and equipment building, dairy and calf barn, attached 125 horse stall, 4 large storage silos, 3 steel silos. All tillable land in use, growing mostly field 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

So. Northumberland Co. & Surrounding Counties (Broker Owned)

MEAT MARKET

Established over 65 years.
Owners want to retire.
Real estate & equipment included.
Gross over \$650,000
Low Price

- 10 acres, house & barns Owner Financing Available \$110,000
- 44 acres, 34 wooded, 10 acres tillable \$59,000
- 16 acres, all tillable. \$49,000
- 87 acres, 59 wooded, 28 tillable \$110,000
- Many other wooded tracts.
- 129 acres, house & barns, 80 tillable \$275,000

PETER B CORTELYOU
Real Estate Herndon, PA 17830
Peter B Cortelyou, Broker 717-758-9177

Pillow area

Farmhouse with large barn, spring and pond on 10 acres. Great setting with some wooded area on south side on mountain. Lots of road frontage, Priced at \$139,900.

Herndon

87.29 acres with over a half mile of township road frontage. From the top you can see for miles in all directions. Farmer pays to farm open ground, approx. 27 acres wooded. Priced at \$139,900.

Dornsife

Great country location on 1+ acre. 3 bedrooms, exposed basement w/1 car garage & wood stove. Living room with vaulted ceiling plus much more. Priced at \$74,900.

Century 21
Carl Snyder

3764 Peters Mountain Road
Harrisburg, PA 17032
Business (717) 896-8808
Fax (717) 896-8945

FARM FOR SALE

Upstate NY, Jefferson Co.
70+ acre farmette, newly remodeled 4 BR house, 2 baths, oil heat, quiet country setting. Small creek & pond in pasture. Approx. 25 tillable acres. 6-stall horse barn with hay storage.

Owner will finance - \$79,000 Firm.
36x40 finished woodworking shop across road - \$26,000

606-743-5287 evenings

Juniata Co. Real Estate Sales

74 Acres Ridge Land near State Game Lands 215 Good hunting and fishing Asking \$95,000.
Choice Wooded 2 1/2 Acre building sites Southern exposure, great view, easy access and private
Commercial Building 8,500 sq ft includes numerous rooms for retail, slaughter, cooler/freezer rooms etc Paved parking area on 3.29 acres. Replacement value over \$250,000 Asking \$54,900. Call Audrey Conrad, 717-694-3119.

We have farmland, hunting land and commercial land available.

Just Listed: 63 Acres, hunting-recreational mountain land, some timber Only \$1,270/acre.

Call Charlie Brooks - 717-436-8431

R M Walters Real Estate
717-436-8839

NY COUNTRY PROPERTIES

- #1561 - Large pond with camp. 35 acres secluded and private, mostly wooded. Pond is stocked. Good deer hunting. \$35,000.
- #1540 - Beautiful retirement farm. 1800 home in excellent repair. Barns for cattle and horses. 112 acres, 60 tillable, 20 pasture, 19 acre sugar bush Brook. Excellent location. \$160,000, Firm.
- #1571 - 50 acres, home and dairy barn in very good condition. Beautiful location on quiet road \$110,000.
- #1571a - 100 acres, prime hunting ground, pond site, young timber, great view and building site \$65,000. Firm. Financing available.

POSSON REALTY and Auction Service

787 Bates Wilson Road
Norwich, NY 13815
(607) 334-9727
http://www.norwich.net/psrealty

BUSINESS & FARMS

- AGWAY STORE** - Wholesale/retail Building and equipment Profitable Greenville, PA, Mercer Co \$325,000
- NORTHERN MERCER CO.** - 700+ acre dairy operation Approximately 500 acres tillable 19 stall milking parlor Barns, silos, Lagoon system several houses High tension fencing Equipment may be purchased separately CALL FOR MORE DETAILS
- DAIRY FARM** - 230+ acres with 130 tillable and 100 wooded/pasture 92' x 54' bank barn with 48 x 85' addition 125 x 44' machine shed 13' x 24' milkhouse 3 silos machine shed/garage 1 mile high tension fencing Year round spring fed stream 3 BR 2 story remodeled farmhouse Gas well on property Southeast Crawford Co. Currently used for prime beef \$315,000
- SHEAKLEYVILLE** - 75 acres of wooded and cleared land fronting on 2 roads Farmhouse, barn, pond North Central Mercer County \$92,000

LORENO REAL ESTATE (724) 588-2770

COMMERCIAL PROPERTY FOR SALE

Buy and operate Butcher shop including equipment, walk-in refrigeration/freezer, recipes, etc. Wholesale & retail meats, rotisserie hogs, and capable of processing up to 1M deer.
Restaurant with some equipment and Ansel system on 1st floor, booths, tables and chairs, seats up to 60 people.
Includes 4 rental apartments - 2 -1 bedroom and 2 -2 bedroom.
New building 9 years old and labor industry approved. Nineteen parking spaces plus. 6 blocks from I-78 on Maine Route through town. Reason for selling - health and retirement.
Make Reasonable offer. Interested persons can call for appointment

Phone 1-610-838-0480

36 REAL ESTATE

Gentlemen's Farm, potential Equestrian farm, possible sub-division, 42A, 34 tillable. (2) Atglen stone homes, park like setting, wooded w/stream. Lancaster County. Call Ruthann 717-391-5945 v m 717-285-3484 home T&C Realty 717-299-4885

Mountain Ground, 6 Acres, Millin County. Decatur Township. 1 Hour N.W. of Harrisburg. \$22,000. Call after 5PM. 717-436-9594.

Jacob Holt Built Manor Home on 188 Acres. 125 Acres open, strong creek. \$325,000. UNITED COUNTRY JIM NOLLEN REAL ESTATE 1-888-234-0070

Juniata County near Waterloo, 68.7 acres, perked and approved, for 7 building lots, \$100,000 717-438-3115.

Land Wanted; 10-20 Acres, South or East of Hanover Township, Hershey/Hummelstown Area. 717-566-0814.

LIVE IN THE COUNTRY... 4.34A. Random rock rancher w/2 kitchens, 2-LR's, 2-baths, 2BR's w/room for 3rd. Large workshop. Ridge Road, Hustontown. Reduced to \$74,900. Call Lester Swope 717-530-8693 PRUDENTIAL FRANKLIN ASSOCIATES, Realtors. Independently owned

Northcentral Clinton Co., PA. Minimum 1000 acres w/cabin, 2-trout streams, additional land up to 2,000 acres, \$650/acre. 717-748-3555

Perry County near Ickesburg, wooded building lots, 5-34 acres, road frontage, no mobiles or double wides. Starting at \$32,000 717-438-3115.

Prime development property near Lake Raystown, Huntingdon Co. 142 gently sloping & mostly wooded acres w/municipal water & sewer lines. Pond & steam. KEYSTONE I REAL ESTATE 814-542-8782 814-542-9856 fax

Small Farmette: 3 bedroom house with garage and barn, 6.5 acres, \$185,000. After 6, (717)872-5334.

SUGAR VALLEY, Clinton Co. Amish 48 cow dairy farm, 10x40, 12x50 silos, heifer barn, wood working shop, 6BR house. KEN GREIDER, Realtor 717-872-9002

TIOGA/BRADFORD COUNTIES: #771. OWNER ANXIOUS! Spacious colonial home on large lot, 4BR, 2-baths, new oak kitchen, furnace, & more. Borders State Lands, must see! \$57,500 #772... OPERATING DAIRY 138+/-A, 80 cow capacity total, 50 tie stall barn w/hay/grain storage overhead, 2-silos w/unloaders, small stream, 3BR mobile w/addition on full basement, the price is right! \$135,000 #B-773... BEAUTIFUL PARCEL for the new home, 53+/-A, open/wooded, well/septic, older dwelling, electric, come take a look! \$69,900 ENDLESS MOUNTAIN REAL ESTATE COMPANY 717-659-5684

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

WANT to BUY or RENT: 100-125 cow freestall & parlor operation w/acreage to intensively graze. Must have adequate heifer raising facilities. Would be interested in buying all or some forage from owner. Should be located in Cumberland, Franklin, Adams or surrounding counties. Looking to move Spring 1999. Jemi Jerseys, (717)776-5181.