

CUMBERLAND COUNTY FARMS

HOG FARM
Private location on 32+ acres, 44x384 barn, plastic lined lagoon, pond, 30x40 block building and easy trailer access. Located next door to the turkey farm listed below. Call for details

TURKEY/POULTRY FARM
Three modern barns, most equipment conveys, contract to qualified buyer, and building site. Located on approx. 11 acres. Other farms surround property. Sellers will consider offers. **Price reduced.**

WANTED
Farms 100 acres or less. Operating or not Cumberland, Franklin or Perry Counties

WAYNE DEAKIN
15 State Avenue
Suite 103
Carlisle, PA 17013
(800) 635-3880
(717) 243-6400

Central State REALTY INC.

CENTRAL VIRGINIA
Lovely brick rancher situated on a knoll overlooking 32 beautiful acres Full finished basement, Florida room, 2 car garage, screen porch, and nice kitchen. 8 stall horse barn and small pond. Great buy for **\$249,000.**

"LITTLE MOUNT VERNON"
Magnificent Colonial brick home containing 6 bedrooms, 4 bathrooms, paneled study, 5 fireplaces, 2 car garage, 20x40 inground pool, completely renovated, accented by large oak trees and boxwood gardens, overlooking a 4 acre lake on 110 acres with 40 acres in grass, including a 3 bedroom guest home Selling for only **\$575,000.**

RETIREMENT FARM
54.55 beautiful acres with 40 acres in grass, long paved road frontage, bold stream, 3 bedroom ranch home in good condition situated on knoll overlooking this farm. Several outbuildings including a 24x30 workshop with a walkout basement Truly a good buy for only **\$210,000.**

COLDWELL BANKER BROCHURES AVAILABLE
Contact Mike Lafoon
Lafoon Realty, Inc
720 Oak Street
Farmville, VA 23901
1-800-767-6191
After 5, 804-392-4375

LAFOON REALTY, INC.

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

12.07 acres about 1/3 wooded in western Tioga Co. Owner will have soils tested for septic Perfect for recreational purposes or permanent residence Clymer Twp W-1075 **\$19,900**

Secluded building site on 37.63 wooded acres Wildlife abounds in Farmington Twp Great for hunting, camping or full-time residence **\$37,500 W-1082**

Beautiful 2-story home Remote wooded setting but close to New York and all the conveniences Large decks and porches Paved driveway Handmade oak kitchen cabinets Pond All wooded lot has not been timbered since before 1919 Estimated timber value of 20,000+/- **\$139,900 W-1124**

43.15 partially wooded acres in Middlebury Twp. Secluded building site & plenty of wildlife, close to recreational lakes **\$43,000. W-1083**

5 Wellsboro Building lots public sewer, public water. Quiet area, no through traffic on paved street. Approx 100x100 Call for details **\$22,000-23,000 W-1096-1100**

Great condition! 2 sty on double corner lot in Elkland 2 yr old roof, 5 yr old vinyl siding Large slate patio. 2 car garage plus 2 car carport Possible owner financing options **\$54,900. W-1105**

53.2 +/- Acres Ground - good mixture of pasture, tillable, and wooded acreage. Stream on property. Level to gently rolling terrain. Convenient to Andrews Bridge Hunt Country Asking **\$279,000.**

188 +/- Acre Farm - Large stone farmhouse, bank barn and numerous other outbuildings Surrounded on 3 sides by water with approximately 1 mile of frontage on the scenic Octorara creek! Wildlife abounds Possibility of some owner financing 50 +/- acres tillable, 30 +/- acres pasture and 105 +/- acres woods. The wooded areas are under a forestry management program and are incoming producing! Farm is under conservation easements and is subject to Act 319 Clean and Green. Too much to list - must see! Asking **\$595,000**

3.9 Acre Farmette - Historic farmhouse with many updates, yet all the charm of yesteryear, spacious rooms, built-in cabinetry, wood floors, fireplace and more Also, includes a 25x40 barn, 34x110 pole barn, (both have water and electric) and 3 acres fenced pasture. Convenient to Fair Hill Hunt area. An additional 28x36 modular office building on property available for purchase at an additional **\$30,000.** Many possibilities! Asking **\$178,000** (excluding modular office building).

Make an offer!
Call Christ W. Taylor
Beiler Campbell Realtors
610/932-1000 717/529-2629 800/529-1118

Really Rural Real Estate

135 W. Main Street, Westfield, PA 16950
(814) 367-2222 Fax: 814-367-5195

HOBBY FARM 126 acres in Tioga & Potter Counties. Mostly tillable land. Small pond, older mobile with addition for home & barn. Good access from township road. **\$98,000. R-150**

100 ACRES IN POTTER COUNTY Mostly woods, trails thru out, scenic views, small brook and inground septic permitted. Owner terms. **\$72,000. R-152**

2 UNIT APARTMENT Separate utilities & entrances, off street parking, backyard for children's play area. Small village location. Present tenants have had long tenancy. **\$49,000. R-159**

GERMANIA HOME with older elegance. 4 bedrooms, insulated, some new windows Great place to raise a family or could be headquarters for hunting lodge. Close to State lands. **\$62,000. R-155.**

WATCH THE HORSES play from your front porch - 3 story farmhouse located in the beautiful rolling hills of Western Chester County. House has over 5000 sq. ft. of living space - many possibilities. 22 acres of ground & some other buildings also included. ML#1074529.

29 ACRES OF QUALITY FARMLAND - Includes 1 1/2 acres of woods at back of property. Listed in Ag Preserve. Priced to sell! Off Route 41 near Octorara High School ML#1075600.

TRIPLE FRONTAGE - Prime location, fronts on 3 state highways, Rt. 41, Rt. 796 & 926. Ready for development, residential or neighborhood commercial **\$435,000.** ML#1078961.

HORSE LOVER'S DREAM - Farmette, farm house with over 2,000 sq. ft., 4 BRs, 2 Baths, 30'x50' 2-story barn with 4 horse stalls & fenced meadow, also 2 car garage in barn. **\$169,900.** Located near Atglen, a great place to enjoy animals and country living ML#61280.

HOSTETTER Realty 717-422-4114
www.HostetterRealty.com

JUST LISTED - Great Buy!
#1575 - Located on dead end road Buildings are real good! 7 room 4 bdrm home plus 4 room apartment, nice setting with a beautiful view! Two story barn, 80 tie stalls plus 45 heifer stalls Two concrete silos, machinery building, 220 acres, land lays nice A very good farm and a great place to raise kids 15 minutes to shopping mall and outside jobs, if desired. The price is firm, but below market value **\$198,000.** The cattle and equipment can also be purchased with the farm

Attention - Amish or Mennonites! Two farms located adjoining #1566 and 1567 The land is flat, easily worked, well drained alfalfa and corn ground, big fields A total of 600 acres 4 houses, 4 barns, more farms available in the future Great location for a new church.

Please call for appointment to see this good farm.
Free list on request!

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

★WESTERN CHESTER COUNTY★
Circa 1700s Log & Stone Farmhouse on 18 Acres

Authentically restored with 4 BRs, 2 baths, 8 fireplaces, random wood floors & more. Pointed stone bank barn w/10 box stalls, large 4 car garage/shop, tenant apartment, spring fed pond & more. Fantastic opportunity to own one of a kind property.

Asking \$450,000
Immediately Occupancy Possible
Ask for Steve Barr

BARR REALTY Inc.
(717) 442-9221
(610) 384-8433

Thinking of selling your farm or business??

Save or Eliminate Capital Gain Tax

- 1 Do an IRC #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

ACREAGE - 63 Acres Along Rt. 81, Pine Grove, Schuylkill County. Recorded Right of Way. Wonderful View of the Blue Mountains. Many Acres Are Wooded and Private, Approximately 25 Acres are Tillable. Open Meadow, Combination Terrain, Seller Will Pay For Perc & Probe Tests For Septic. Use Any Builder **\$170,000.**

Call Roxanne Carpenter, Realtor at RE/MAX of Lebanon County
For More Details At **1-888-55-REMAX** or **717-270-4243**

Outstanding operating Reg. Jersey Farm. Premium milk market NYS Dairy of Distinction Farm, 124 acres with 100 tillable Attractive 1800s center hall colonial farmhouse Good 2 story barn with 58 on the pipeline plus youngstock area 2 silos Several large enclosed sheds Asking **\$185,700.** 17000#DHI herd and all equip available Taxes \$2600

Near Cooperstown, NY 172 acres about 1/2 open Balance wooded with 2 large ponds Nice private side road setting **Older 8 room farmhouse** in original condition throughout Post and Beam barn ideal for livestock **Reduced to \$124,000.** Taxes \$2200

Valley View Realty
Sharon Springs, NY 13459
Phil King, Broker
Tel. 518-234-7676
www.valleyviewrealty.com

33 acre working turkey farm
in southern Franklin County, PA, w/5 year old brooder barn and 2 finishing barns Turkey contract available Large shop and storage buildings Passive solar brick house w/4-5 BR, 2 BA, living, dining and family rooms, kitchen w oak custom cabinets and appliances, CAC, attached 2-car garage **\$560,000.**

Call (717) 597-8222.

Come See The Farm 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 45' x 55' refrigeration-cooler repair shop, freezer storage 2 1/2 concrete containing walls, tools, and equipment buildings dairy and calf barn attached 125 hay free stall, 4 large large silos, 3 steel silos All prime 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

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

TIOGA COUNTY

INGROUND SEPTIC APPROVED on these 2+ acre wooded lots in an area of permanent and recreational properties. Hills Creek area **\$16,000. W-830**

LONG VIEWS From this 3 bedroom rancher on 13 acres of mostly open land. Small barn Located on the edge of Wellsboro **\$75,000. W-317**

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**

COZY COUNTRY COTTAGE. 2 bedroom ranch home near State land but on blacktop road. Fireplace, basement, new kitchen Come see & buy for **\$63,900. S-981.**

QUALITY INVESTMENT. Large metal building w/gas, electric, septic, drilled well 25+ acres just off Rt. 6 between Wellsboro and Mansfield Scenic building sites. **\$125,000. S-119**

Large Selection of Lots & Acreage - FREE Lists.

52 Acre Farm, 40 acres tillable. Just outside Village of Pulaski, NY app. 15 miles from Mennonite community Nice older barn approx 40x60, older 3BR house very livable. Fine for horses or beef cattle. Approx. 200yds road frontage. **315/387-3802.**

Acreage, farm, etc, call Jackie, Smith & Associates RE, BH & G, 1(800)766-4414.

COMMERCIAL BUILDING: for lease/sale: 60x80 building for manufacturing or warehouse, large doors, 200 amp service, 2 offices, show room, rest rooms, gas and electric heat, 2 parking lots, includes a 3BR house w/modern kitchen, oil heat. Between Lebanon and Myerstown. Will finance. Call (717)866-7315.

Custom log home, skylites, central air, ponds, secluded, 131.1 acres, plentiful large game, \$149,000. Giles Co., VA, (540)726-2975.

FARMS FOR SALE: 160A, 126.5A, 110A. All farms join. 2-miles of Cerulean Kentucky & Trigg Co. All or write: Stanley Fritz Real Estate & Auction, 1005 S.Virginia ST., Hopkinsville, KY 42240. 5 0 2 - 8 8 5 - 3 1 1 7 502-886-4216

FOR LEASE: 175 free stall barn, double 4 herringbone parlor, 3,000 gallon milk tank. Land available to produce feed. 2BR house. (804)374-8575.

FOR RENT OR RENT PURCHASE 200. Acre Dairy Farm, Freestall Parlor Set-up. Will rent complete farm or will rent facilities and provide feed Bedford County. 814-839-4271.

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

Hunting Camp on Lot, on Rt 664. Clinton County Easy Access to Hunting/ Fishing. \$39,900 717-769-1952.

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**

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

Potter Co. 4BR home, 10A, barn, garage, bunkhouse. Great for horses, snowmobiles. 3 miles from Coudersport. **\$89,900. 814/274-9912 after 6pm.**

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**

TIOGA/BRADFORD COUNTIES (#786) Nice level building lot for your new home, 2.16+ acres, municipal sewer hook-up available, good location in small country village, **\$11,900. (#617)** Mostly wood parcel, 81+ acres, offers a variety of hardwoods, 2 small ponds, some open, **\$68,000. (#783)** Pleasant rural setting for this 2-story home w/3BR, 2 full baths, large rooms, enclosed porches, 1.25+ acre lot, nicely landscaped. **Reduced \$50,500.** For details on other properties contact **ENDLESS MOUNTAIN REAL ESTATE COMPANY 717-659-5684.**