

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

TIOGA COUNTY

SECLUDED WOODS for hunting or living. 60+ acres on ROW Middlebury Twp. \$55,800. W-421

WOULD YOU LIKE A BUILDING LOT close to town? We have it 5 acre lot just off Mt Zion Road Possible to subdivide. \$25,000. W-300

NESTLED IN THE MOUNTAIN LAUREL. Log home or camp on 2.5 wooded acres. Electric, well and septic, privy Soils approved for sand mound \$40,000. N-473

MOUNTAIN HIDE-A-WAY Small camp on 20 acs, rustic setting Well, septic and electric add to the value Secluded to assure privacy \$39,500 S-130

SUPERB COMMERCIAL BUILDING SITE Front on Rt. 6 between Wellsboro & Mansfield 10 acres of gently rolling terrain \$195,000. S-986

Large Selection of Lots & Acreage - FREE Lists.

Price Reduction For Quick Sale \$425,000



MALONE, FRANKLIN COUNTY, NEW YORK VEGETABLE/POTATO OR DAIRY FARM

1060 Acres w/680 tillable acres, 380 wooded, Property can be subdivided, possible financing, VCR tape available Complete information available regarding yield, climate, soil, buildings and map Come see the farm at it's best now!

Refng 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



64 Acre Poultry & Livestock Farm, Fertile Lykens Valley Dauphin Co, Beautiful Private Setting.
 200 Hd Livestock cap., Slatted floors, layer house Newly remodeled under Contract, Additional Land Available,
 \$350,000. Sale By Owner. Call after 6 PM. 717/692-2675

FARMS

CLEARFIELD COUNTY - 76 acre general farm just minutes from Coalport, 2 1/2 story remodeled farm house, large bank barn, 40' steel garage & workshop, 2 ponds & nice scenic area Call Wes 814-944-1873

BEDFORD COUNTY - 17 acre horse farm, modern 11 stall barn and older 7 stall barn, fenced pasture, 2 1/2 story home Ideal for training & boarding horses Call Wes 814-944-1873

BEDFORD COUNTY - 385 acre dairy farm, modern 40 tie stall barn, 2 concrete stove silos, 2 metal machine sheds, 2 1/2 story remodeled home Award-winning farm Call Wes 814-944-1873

FANTASTIC BUY - 474 acres of land in Huntingdon County, 60 acres cleared, balance wooded, 2 homes, 2 camps, hard road frontage, 45 minutes from State College. Excellent hunting - averages out to \$800 per acre Call Wes 814-944-1873

NEW ENTERPRISE, BEDFORD COUNTY - 143 acre dairy farm, double six parlor w/auto take-offs, 1500 gal bulk tank, 93 freestall barn, TMR feeding system, 2 concrete silos, hay barn and many other buildings Call Wes 814-944-1873

Call Wes Appleyard
 for more information at (814) 941-6627 Ext. 127
Century 21 Action Associates, Inc.
 320 Frankstown Avenue Altoona, PA 16602
 Home (814) 944-1873

3 DAIRY OF DISTINCTION FARMS

Seldom do farms of this quality come on the market Favorable milk prices Excellent roughage, lower interest rates make this the best time to buy a farm in years Call to see these today

Outstanding operating Reg Jersey farm 124 ac mostly tillable all near the barn VG 58 cow barn with 2 silos 3 equip sheds Attractive 8 room farmhouse Overlooking the Mohawk Valley Many extras here Must see for \$185,700 17000# DHI Reg Jersey herd plus all equipment and crops available \$17.90 for milk here last month

West of Cooperstown, NY Ideal family size dairy 145 acres with 85 open acres Owner rotational grazes in 9 pastures Year round stream VG 50 cow barn nicely painted New 32x40 enclosed building for any use Attractive 2 family home plus 2 1/2 pool Excellent opportunity at \$169,700 VG Jersey herd and small line of equipment available here

New Oneonta, NY What a beauty 170 acres 3/4 open tillable and pasture Beautiful Federal style 10 room home with inground pool VG 56 cow tie stall barn 2 silos Several equipment sheds and outbuildings Even comes with a good 12x60 mobile home for help Attractive setting and near town Just Listed at \$189,700 Holstein herd and equipment available This is a farm sure to please anyone

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



CAI AUCTIONEER REALTOR APPRAISER



AUCTION or BROKERAGE CALL FOR THE ADVANTAGES OF EACH. WITH 29 YEARS OF EXPERTISE AS A CAI AUCTIONEER & REALTOR I CAN HELP YOU MAKE THE PROPER DECISION A VISIT TO EXPLAIN WILL COST YOU NOTHING.

ON VIDEO FOR YOUR CONVENIENCE

HUNTINGDON CO. 20 Min from Raystown Lake is this very picturesque home on 11.5 acres of wooded property There is a 2 bedroom modular in excellent condition, 16' x 30' in ground pool, horse barn and more Deer, bear, turkey & other game animals abound A Hunter's paradise and a wife's dream 2nd home BE THE FIRST TO SEE IT @ \$135,000.00

UNION CO. Mifflinburg Area is this level 85 acre farm with building that would easily convert to a veal operation There is a Morton implement shed almost new, Bank barn, There is a 200,000 gal concrete manure storage tank and a real nice 3-4 bedroom farm house, with central heat, good sized rooms & wood stove for those relaxing evenings There is some woodland and the farm has Middle Creek frontage This is a great place to enjoy with your family Call for price and private showing Quick Possession

UNION CO. A GOLDEN OPPORTUNITY showing a great profit for over 8 years Hog gestation - fattening, and 2 large broiler houses showing a nice family income This property has a beautiful home with large family-recreation room Modern kitchen and much more Call this week for spring, summer or fall possession

NEEDED NOW!!! - Moderate price 50 to 100 cow dairy farms in any central PA area.

"Don't Wait To Buy Real Estate - Buy Real Estate & Wait"
SANFORD G. LEAMAN REALTOR,
 CAI AUCTIONEER, CFS, CMI, GRI
 101 WHITE OAK DRIVE, LANCASTER, PA. 17601-4842
(717) 569-4264 or Toll Free 1-800-836-8113
 "See Me On The Web"
<http://www.lamnauct.com> email: farmboy@lamnauct.com



BEARD REAL ESTATE

Telephone

403 East Main Street, Elkland, PA 16920

(814) 258-7117

Eric L. Beard, Broker



Beautiful country home featuring four bedrooms, two baths, nice spacious kitchen. Plenty of room for a couple of horses to fill the stable. Four acre setting includes scenic view.



Sweet country spot near the Hammond Dam, this peaceful wooded setting includes a pond, spacious three-four bedroom farmhouse and garage just a few feet from paved road. A rare country find! \$79,500



What luck! The owners have done all the hard work - all that's left is to relax and enjoy this immaculate three-bedroom ranch. Hillside view from the side sitting porch, new oversized garage, 6 acre lot \$85,500



Steuben County, NY - Approximately 75 acre farm with two-story, three-four bedroom home in fair condition, 100 cow barn, mixed woods, pasture tillable land, pond. All for \$59,500



Formerly a personal care home, this home has endless possibilities. Featuring 3+ bedrooms, 2.5 baths, full finished basement, beautiful country setting on 4.4 acres. All for just \$82,000



Newer double-wide home with country view one mile from Lawrenceville. Three bedrooms, two full baths, all appliances. Nearly five open acres, small pond, idyllic rural location yet close to lakes and Corning. \$78,500

LAND/CAMPS

- 9.7 ac., lightly wooded tract near Cowanesque Lake, Peaceful country location. \$11,650
- 9.8 acres in Tioga Township. Approved sewage site for sand mound. \$18,000
- 31 acre lot atop hill two miles from Beechwood Lake and close to Tioga State Forest. Broker owned. \$29,900
- Weekend getaway with access to Hurlburt's Pond in NYS. Mobile home with addition has its own well and septic, 1/2 acre treed lot. \$12,000



Fully furnished! Beautiful 3 bedroom, 2 bath, double-wide home in the country on 30 acres. Idyllic rural location with Pine Creek, State Forest lands and ski resort nearby. \$145,000

ALSO AVAILABLE

- Industrial building on the outskirts of Elkland with municipal water & sewer. Also offers a convenient apartment for owner or employee.
- Attractive traffic area, easy access and high exposure all draw customers for dining or ice cream treats to this restaurant. Ready to go for new owners!
- Price slashed! Retiring owner of this landmark grocery/general store says sell! Price includes real estate and fixtures. Now \$87,500