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## REAL ESTATE

## NEW HORIZONS

REAL ESTATE CO.  
TIME TO SELL?  
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NEW HORIZONS  
REAL ESTATE CO.

**MAGNIFICENT VIEW** - From high location 2 story house with 13 rooms on 1 1/3 acre lot in Rolling Hills Estates. Hollidaysburg Area Blair County 2096 sq. ft. of luxury living space 3 baths all appliances. Natural gas heat & central air conditioning. Exceptional house in perfect condition. 6 years old. Very good neighborhood. \$142,000

**213 ACRE DAIRY FARM** - Near Westfield in Tioga County 150 acres tillable 7 wooded balance pasture 450 additional acres available for lease for nominal fee 2 story farm house 65 stall barn plus additional box stalls with 8 unit pipe line 1000 gal tank 3 unloading silos 30x126 heifer barn loafing barn for 25 cows 40x130 drive through equipment bldg. 36x70 metal implement bldg. & various out bldgs. Great value for price. \$290,000

**CLINTON COUNTY** - Duplex bordering Young Womens Creek in North Bend near Renova Good fishing & hunting. \$45,000

**CLINTON COUNTY** - 5 1/2 wooded acres in Whitetail Mountain Forest. Good camp site \$11,700

**CENTRE COUNTY** - 101 acres near Julian. Partially wooded. Plus ranch style house & storage bldg. \$190,000

**RESTAURANT** - Located in E Waterford Juniata County Great living quarters on 2nd floor. Equipped kitchen air conditioned restaurant seats 60+. Turn key business. \$159,900

**CLEARFIELD COUNTY** 10 acres off Congress Hill Road. Good for camp or permanent home. Public water & elec. trnc. \$45,000

**CENTRE COUNTY** - 3 acres in Brush Valley. Good building site. Perced for standard septic. Off Rt 192 between Centre Hall & Rebersburg. \$39,000

**3-3/4 ACRES** In Eagles Nest Forest. Dev. between Blanchard & Mill Hall. Short distance to Foster Sayers Dam. Good camp site. \$14,000

**CENTRE COUNTY** 44 1/2 partially wooded acres. Near I 80. 4 wheel drive needed. Suited for camp. \$55,000

**COMMERCIAL/INDUSTRIAL** 4.5 acres. Cleared & level. Near exit of I 80 in Centre County. Possible railroad siding. Good visibility. \$239,000

**132 ACRES** In Nittany Valley, Centre County. All wooded. Great for development. \$158,400

**CLEARFIELD AREA** Spacious 10 room house on 63 private acres. 30 acres cleared. 6 bedrooms 3 baths & jacuzzi. Large spring fed fish pond. 40x30 heat ed steel bldg. for shop & garage with indoor plumbing. All minerals included. Excellent hunting & near State Game Lands. \$275,000

Bellefonte (814) 355-8500

**FALL FARMETTES**

**FALL IN LOVE WITH...** this 32 A. clean & green, livestock and crop farm. The old log farmhouse has spring fed water and the partly open/wooded acreage sports a stream. Good potential for horses. Situated in beautiful Northern Berks Co. (Perry Twp) Asking \$298,000

**IT'S THE FALL OF '98...** and this 41 A farmette boasts of its own "98" year old frame farmhouse 40 A w/stream located just on the North side of the Beautiful Blue Mountains in Southern Schuylkill County. Selling "as is" for \$189,000

**CALL TODAY...** to see these and other larger farms.

**ERA BLUE MOUNTAIN REALTY**  
 (610) 562-8599 - 488-7614

## VERMONT FARMS AND PROPERTIES

**Orwell Vt:** 493 acre dairy farm with close to 300 acres tillable. Very well managed cropland with terrific stands of alfalfa. Barn will handle up to 120 milkers with double 6 parlor. Large bunk silo and several outbuildings in very good condition. A four bedroom modern farmhouse makes this a great opportunity for a farm family. Currently listed for \$560,000, but Paper work is in for the sale of the development rights with the State of Vermont which will bring the cost of this farm to a very affordable price. Please call for details.

**Benson Vt:** A very classic 4000 sq. ft. colonial style home situated in the middle of 80 acres of farmland, awaiting your finishing touches. Expansive wrap around porch and incredible views. Large machinery shed and pole barn all in excellent condition. Sits very privately hundreds of yards from lightly traveled country road. This property is a gem and a real deal. \$275,000.

Randy Martin Broker

457 Cider Mill Rd., Cornwall, Vt. 05753  
802-462-2091BEAUTIFUL FINGER LAKES AREA  
SOUTHERN TIER FARMS

**PERFECT OPPORTUNITY:** 148+/- acres, mostly tillable with 60x190 Barn- newer roof, 5 bay tool shed, silo, macadam road frontage, creek. Large 2 story home, 4 bdrms, 1.5 baths, newer roof \$205,000 #3860

**GREENHOUSE...** 2 story barn-4,800 sq. ft. w/upper level office & lower floor - Garden Store, 2 Quonset Huts, 2 story home (loaded), 4 bdrms, 2.5 baths, Wrought Iron Fencing, w/10+/- acres located near Expressway - EXCELLENT CONDITION & EXCELLENT RETURNS! #3851

**DAIRY/BEEF/CASH CROP FARMS:** 3 Adjoining farms, total of 700+/- acres w/290 tillable, 70 wooded, balanced pastures, ponds, creeks, 50x100 barn, barn cleaner, 3 silos w/unloaders, 40x80x14 machine barn, 1 bay 22x40 insulated, small barn, 3 bay tool shed, 2 story shed, milk shed. 2 homes - both 3 bdrm, 1 has garage ALL EXCELLENT CONDITION PACKAGE AND/OR SEPARATE DEALS. #3636

**COMMERCIAL:** 9,000 sq. ft. building, 2 offices, 2 baths, 3 phase electric, parking, on 110x181 Corner Lot with Easy on-Easy Off exit \$125,000.00 #3847

**BEEF/HORSES/CASH CROP...** Total of 126+/- acres with 91 acres tillable, 35 wooded, some fenced, streams, springs, pond, level to rolling, 2,725 feet of road front, 2 Barns (both 30x60), piped water, concrete silo, corn crib. House-2 story, 4 bdrms, Hilltop views \$81,900 #3823

**POULTRY FARM...** Total of 237+/- acres with 130 tillable, 80 wooded, 32x320 Pullet barn, 40x110 2 story starting Barn, 40x200 2 story Pullet Barn, 30x60 Pole Barn, 24x40 Machine Shed, 24x36 1 1/2 story barn, House-Cape Cod, 3-4 bedroom, 1 car attached garage, 2 car detached 2 story garage w/workshop, \$175,000 #3822

**COMMERCIAL** 3,588 +/- sq. ft. building, was Auto Parts Store, two 10' overhead doors, office area, stock room, vinyl siding, on 146x130 Corner lot - Bath, NY #3845

**CASH CROP FARM...** 285+/- acres, half wooded, springs, creek, pond, large barn, insulated potato warehouse, workshop, machine storage, possible division with terms! #3780

**ACREAGE...** Development/Recreational, near Interchanges, 1,040+/- acres, mostly wooded, borders NY State Land & large river #3867

\* HOMES \* FARMS \* COMMERCIAL \*

ACREAGE/LOTS \* RECREATIONAL PROPERTIES \*

MAKITRA REAL ESTATE, INC.

4 West Steuben Street, Bath, New York 14810

607-776-6665 after hrs. 607-776-2468/2386

Allentown Fairgrounds  
Meat Market

Turnkey 3 day a week operation. Grossing \$300,000. Owner financing possible! \$79,000 #1-01972-97 MLS#31310

Real Estate  
AMERICAPhone: (610) 865-7776;  
559-7600

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## OPEN HOUSE WEEKEND

Sat. &amp; Sun., Oct. 10th &amp; 11th • 1-4 p.m.

2 OPPORTUNITIES FOR THE  
LANCASTER COUNTY FARM BUYER

Entire 80 acre farm offered for sale. Outstanding buildings and ground. Substantial price reduction in co-operation with seller and Lancaster Farmland Trust. Flexible settlement date. \$960,000

~ Or ~

Ten acre parcel only with gracious home and well-maintained buildings. A rare find. East Hempfield Twp., Call for more details. \$460,000.

(Additional Acreage Possible)

Directions From Lancaster Rt. 72 North through East Petersburg, Left on Graystone Road to Right on Junction Road. Hosts: Tina Dagen & Kim Sutter.

CHUCK

THOMPSON



717/665-3322

REALTORS

1 Rapho Street • Manheim • PA • 17545

THE REAL ESTATERS  
OF MANSFIELD1671 S. Main St., Mansfield, PA 16933  
(717) 662-2138 • Evening (717) 662-2363

## TIOGA COUNTY DAIRY FARM

"TOP OF THE LINE" facility near Wellsboro, PA. Housing for up to 150+ head (mix of tie stalls & loose housing) 2-1/2" S.S. pipeline 1,070 gal. bulk tank. Harvester & 2 Ribstone silos. Beautiful 2-story 3 bdrm 1-1/2 bath home. Detached 2-car garage w/3 bdrm apt. overhead. Approx. 100 acres w/lease ground next door. Priced well at \$275,000. M-1081

## 85 ACRES - MANSFIELD SCHOOLS

85 85 surveyed acres on Rt 549 between Mansfield & Roseville. Nice housing in area to protect your new home investment. Some timber value in 30+ wooded acres. Approved per site Gas. elec. phone on site \$74,900. M-831

## TIOGA COUNTY PA LAND &amp; 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. Was \$99,900. Now REDUCED TO \$89,900! #M-934B

## \$495 P/A BORDERING STATE FOREST!

Land under \$500 per acre bordering state forest is almost impossible to find in today's market. Partially stripped & replanted fields combined with woods. Approved sewage sites. Electric avail. Borders 2 streams & 2 roads. 368 17 acres for \$182,000. M-845.

## TIOGA COUNTY CAMP &amp; ACRES

Approx. 95 acres w/survey ordered in 2 Twp. near Morris Run, PA. Old 512 sq. ft. home/camp needing much work. Water, septic, gas, elec. phone & cable all avail on site. Land partially stripped but good hunting. Priced well at just \$54,900. M-1098

## ACREAGE NEAR STATE FOREST

15 35 all wooded acres close to state forest near Blossburg, PA. Approved sewage site w/privy permit purchased & included. Shale driveway into campsite. Just \$16,950. M-1002

## PARTIALLY FURNISHED CAMP/HOME

In Morris Run, PA, on 2 64 acres just minutes to State land hunting. Nicely remodeled mobile home w/addition. Upgraded sewer system & municipal water. Taxes approx \$280 p/y. Just \$29,900. M-1143.

## PRICE REDUCED - WOODS &amp; FIELDS!

149 88 surveyed acres in Covington Twp. bordering paved road between Mansfield & Blossburg. Approx. 90 acres of hayfields & 60 acres of woods. Great hunting w/deer, turkey & small game everywhere. Old trailer w/well & septic. Was \$144,900, reduced to \$129,900. M-1007

## RECREATIONAL/INVESTMENT FARM

Approx. 187.8 acres in Tioga County, PA. west of Wellsboro near Little Marsh. Mix of woods, pasture & tillable fields. Borders 3 roads w/2 streams thru property. Old 2 story, 4 bdrm home needing repairs. Great hunting area 1 mile from State Forest. \$129,900. M-1142

**BLACKBERRY LANE...** Almost 9 acres of mountain ground...Beautiful Log home with Wrap around porch - all four sides of home...Master bedroom on Main level with two LARGE bedrooms on upper level...Breath-taking views!! \$159,900.

**HUSTONTOWN AREA...** new price!! The price keeps dropping on this Rustic Log & Cedar home...Situated on 50.5 acres - 10 cleared...Great location for the Gentleman Farmer...Close to PA Turnpike - yet very secluded.. \$155,000.

**SHIMPSTOWN ROAD...** Ideal location for a Bed & Breakfast...within 5 minutes of the soon to be year-round Whitetail Ski Resort/Golf Course...Beautiful 2 story home that has been lovingly maintained...situated on 6 acres. included on property is small in-law suite and bank barn. Asking \$265,000.

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

Smith &amp; Associates Real Estate BH&amp;G

Mercersburg office (717) 328-3133

Chambersburg office (717) 264-4300

Greencastle office (717) 597-8161



## BRADFORD COUNTY

Gillett, Pa.

## 136+ Acres Woodlands

- South Creek Township
- Perc Tested
- Easy Access U.S Route 14
- Timber Reserved
- Absolute at \$295 per Acre

Roan Inc. is offering this prime parcel that would lend itself to many uses.

To be held on site

Sunday, October 18, 1998 at 2 PM

**Terms:** To be sold absolute at \$295 per acre or more and with owner's immediate confirmation if less. Settlement 30 days from the sale date upon delivery of clear deed. 6% Buyers Premium Charged. To be paid by the purchaser as part of the purchase price. Cashier's or certified check written to Roan Inc. for \$6,000 or cash required at time of auction as down payment. Present owners reserve all timber marked with orange paint. Owners have 18 months to remove said timber. Harvest must conform to and follow all environmental regulations pertaining to timber harvesting. Haul roads, main skid trails and landings will be graded, seeded etc. promptly when cutting is finished.

**Directions:** From Woody's Cigo's Country Store in Gillett take Route 14 North one mile. Turn left onto dirt road (Twp Rte 878). See signs.

Bob, Chuck & Rich  
ROAN, INC.

Auctioneers & Appraisers  
 AU 000777 L  
 RR 4 Box 118  
 Cogan Station PA 17728  
 717-494-0170  
 Outside PA 800-855-ROAN



For an appointment to see this prime property and more information Page Michael T. Roan 717-370-3362 or call Roan Inc. 717-494-0170

## SULLIVAN COUNTY

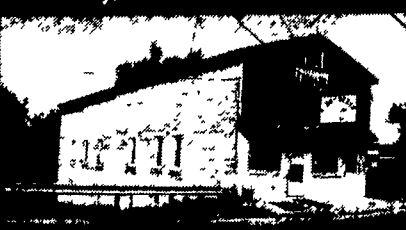
## Commercial Building

Containing 3 residential units; a large restaurant/bar with equipment; 3 lots utilized for parking

Roan Inc. is offering these versatile parcels at auction in lovely Mildred PA

To be held on site

Thursday, October 22, 1998 at 6 PM



**Terms:** To be sold with owner's immediate confirmation. Settlement 30 days from the sale date upon delivery of clear deed. 6% Buyers Premium Charged. To be paid by the purchaser as part of the purchase price. Cashier's or certified check written to Roan Inc. for \$6,000 or cash required at time of auction as down payment. Structure built prior to 1978. Buyer has option to inspect for lead paint hazards prior to auction.

**Directions:** From Dushore take Route 487 South to Mildred. See signs on right and left.

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**New Listing** - Nice 200 acre Hobby Farm, with 80 tillable, 50 pasture, Balance woods. Nice 4 bedroom 1 1/2 bath federal style Home. Large drive in mow barn. Buildings sit well off a very quiet back road. There is also about 1,000 ft. of river frontage. Asking \$99,900.00

**Just a Plain Nice Hobby Farm** - 100 acres, good mix of woods and pasture and a large pond. Nice 40 cow barn, several other sheds and

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

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outbuildings. Nice large home mostly remodeled with 4 poss 5 bedrooms and 1 large bath. Asking only \$74,900.00

**Year Round Living in the Adirondacks** - 3 bedroom home on Joe Indian Lake. Totally remodeled even comes with the furniture. 60 feet of lake frontage, nice dock with boat hoist. Oh did I mention the 1,900 acres, for \$200.00 a year you get rights to 1,900 acres, all this for only \$69,900.00