

State of New Jersey
State Agriculture Development Committee

PUBLIC AUCTION
October 28, 1998

Permanently Preserved Farmland
120 Route 545
(Bordentown-Georgetown Road)
Chesterfield Township, Burlington County, NJ

- 167± Acres, some prime & state-wide important soils
- Historic Farmhouse
- Detached two-car garage with apartment
- Quonset Hut with shop
- Bordered by country club, creek, forest, farms

Minimum Bid: \$584,500

For Details Call:
(800)474-5314

Roan
REAL ESTATE & INSURANCE

120 East Avenue
Wellsboro, PA 16901
717-724-3500

MLS
MULTIPLE LISTING

New Listing - 222 acres, 66 tie stall barns, 4 silos, 3 barns, excellent 3BR home, off hard top road, good mix of land. \$279,500. #1587

Small "one person" dairy operation with 102 acres of land, several outbuildings, 3 BR home-picturesque setting. \$149,900. #1576

81 acres, perfect for horses/beef, large pond, fencing, Harvestore silo, extensively remodeled 3 BR home. \$169,900. #1551

"Best Buy on the Market"
"Crystal Valley Ranch"
Fully Equipped Commercial Equestrian Center with LOW WV TAXES
(Only \$1,600 per yr!)

THE MIKE HAYWOOD GROUP

459 S. Mineral Street
Keyser, WV 26726
(304) 788-5540
(301) 786-6900
1-800-651-5540

Magnificent 67 acre COMMERCIAL EQUESTRIAN CENTER, located within 1 1/2 hrs. of Middleburg, VA, one half hour from Cumberland, Md. & 2 1/2 hrs. metro. This MASSIVE and VALUABLE facility includes a 48 stall boarding barn with wash racks, individual tack lockers, water & overhead groom's apartment with observation windows. Other improvements consist of 80'x200' indoor (lighted) arena, fully equipped 2 story office complex & concession building with 6 separate bathrooms, enclosed Judge's booth, indoor seating, and P.A. system

Priced Way Below Owner's Investment!
Other outstanding amenities include: 55' round pen, 14 open air stalls, 100'x200' outdoor (lighted) arena. 3 spring-fed ponds, 3 lush pasture fields, several paddocks, ample parking and a 4 bedroom cedar home.

Priced Way Below Replacement Cost!
This is literally the finest COMMERCIAL EQUESTRIAN CENTER on the open market. This unique horse farm has everything breeders and trainers are looking for - shale soil base, strong grassland, ample water supply, few insects, moderate weather conditions, nearby racing at the NEW RACE TRACK FACILITY in CHARLESTOWN, WV and 10 MILES OF DEDICATED RIDING TRAILS.

WAS \$890,000 - DRASTICALLY REDUCED
ONLY \$485,000

NEW LANCASTER VALLEY
MIFFLIN COUNTY

This is a Full-Time Residential Property on 21 Acres near Reeds Gap State Park. The Dwelling was built in 1989. The property includes a Two Story Dwelling, on 3 Acres, and additional 18 Acres of Mature Woodland that borders Penna. State Forest. Great for Deer and Bear Hunting, Retirement Retreat. Plus a Two Car Garage and Workshop. Paved Drive, Easy Access.

Call Marlin H. Fields Real Estate
(717) 248-5451
Glenn E. Compton Agent
Asking \$159,900
(Thirty Minutes to State College)

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 Citgo/Country Store in Gillett take Route 14 North one mile. Turn left onto dirt road (Twp Rte 87B). See signs.

Bob, Chuck & Rich
ROAN, INC.
Auctioneers & Appraisers
AU-000777-L
RR 4, Box 118
Cogan Station PA 17728
717-484-0170
Outside PA 800-955-ROAN

For an appointment to see this prime property and more information, contact Michael J. Roan at (717) 330-3162 or call Roan Inc. at (717) 491-0170

THE REAL ESTATERS OF MANSFIELD
1671 S. Main St., Mansfield, PA 16933
(717) 662-2138 • Evening (717) 662-2363

TIOGA COUNTY PA COMPLEX
Beautifully remodeled 2-story, 3 bdrm, 1 1/2 bath home. Detached 2+ car garage w/3 bdrm apartment overhead. Modern fully equipped dairy facility w/150 head capacity & 3 silos. Could easily be stripped &/or converted to horse complex, recreational getaway, etc. Approx. 93 acres between Wellsboro & Cowanesque Lake. Asking \$275,000 as is. Will negotiate price w/out equip/silos, etc. M-1081.

GREAT HUNTING PARCEL
100+ taxed acres (no survey at present) in Columbia Twp. on Bradford/Tioga County line. Mix of woods, tillable fields & pasture. Access at end of Twp road (last 1,900 ft need to be upgraded). Fantastic deer & turkey country \$75,000. M-1157.

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.

GEM LAKE HIDEAWAY
Mostly wooded parcel of rolling land in Gem Lake subdivision. Approved sewage site available. Association maintained roads. 3.8+ surveyed acres. Utilities avail. 12+ acres jointly owned lake for swimming, fishing & boating. State Land nearby. Sullivan Twp. Mansfield Schools. \$14,900. M-1109.

JACKSON TOWNSHIP HOME
Easy commute to Elmira or Corning from this 1 1/2 story frame home just minutes from Millerton. 4.7 surveyed acres. 2 bdrms and bath down with upstairs ready to finish. Attached garage. Full basement, 2 covered patios. \$74,900. M-1146.

REDUCED PRICE - BADFORD COUNTY, PA
94.49 surveyed acres south of Canton & north of Williamsport. Paved road frontage. Approved sewage site w/more avail. Utilities on-site/nearby. State land 2 miles. Excellent deer/turkey hunting. Was \$75,500. Reduced to \$69,900. M-1047.

POTENTIAL CONVERSION PROPERTY
4.78 Acres in Richmond Twp bordering Canoe Camp (paved) and Westgate (gravel) roads. 3 metal bldgs totalling 25,968 sq ft per tax card. Drilled well. 2 silos (1 sold). Annual taxes approx \$910. Rezoning may be required. Was \$79,900. Reduced to \$74,900. M-1152.

33+ ACRES, 2-STORY HOME, OUTBLDGS
24x24 cedar sided home. Open downstairs. 2 bdrms up. 2 full baths. (Needs finish work.) Wraparound deck. Fantastic views! 40x56 steel barn w/3-16' sliding doors. Also, 24x26 steel building. Rutland Twp., Mansfield Schools. Very well priced at \$98,900. M-1159.

DEMERE REALTY
199 N. Gardiner Rd.
Little Falls, NY 13365
Phone & Fax (315) 823-0288
George Demeree, Broker www.demereerealty.com

#70 - 152 Acre Dairy Farm w/80 tillable - 170x65 ft. 2 story barn w/67 ties, 33 heifer stalls, 2" pipeline, B.T., lg. mach. shed, garage, shop & 2 lg. silos w/unloaders - V. Good 3 B.R. brick ranch home w/lg. fam. rm. & fireplaces up & down - a very neat & attractive property for \$225,000 - REDUCED TO \$185,000 - COWS & MACH. AVAIL.

#138 - 166 A. Dairy Farm w/70 tillable - 36x180 ft. 2 story barn w/83 tie stalls & new 34x34' add'l for calves - also pens & stalls for 40 head, 2" pipeline w/6 units, mach. shed, 2 lg. silos w/unloaders, & V.G. 2 fam. brick colonial home w/attached 5 stall garage - \$180,000

#316 - 119 A. Dairy Farm w/50 tillable - 125x40 ft. 2 story barn w/27x60 ft. addition has 79 ties on 1 1/2 in. pipeline, new 36x50 ft. free-stall heifer barn, lg. mach. shed, garage & 3 silos w/unloaders also V. Good 8 rm. colonial home w/pool & outdoor fireplace - Asking \$149,000 - more land avail.

#320 - Dairy Farm w/110 A. of pasture & woods - 52 cows on pipeline, mach. shed with LG. HEATED SHOP & OVERHEAD DOORS - 4 silos - V.G. 3 B.R. colonial home - \$128,000 - PRICE REDUCED TO \$110,000 - more land avail.

#808 - 439 A. Dairy Farm w/225 tillable - lg. free stall barn for 260 cows w/covered cow beds & lock-ups, rapid-exit, double-12 parallel M.P. - also 80 head free stall heifer barn, lg. mach. shed, bedding barn, 2 lg. bunk silos & 10 rm. two fam. hom e& house trailer - \$400,000

#601 - 213 A. Dairy Farm w/130 tillable - 2 story barn w/192x38 ft. addition has 160 tie stalls on 2" pipeline w/8 units, 3000 gal. B.T., rubber mats, 5 silos plus 30x90x8 ft. bunk silo - also V.G. ranch style home & mobile home - \$275,000.

South Central PA Farms
Serving Franklin, Fulton and Adams Counties

PAUL GUNDER
Selling Farms for over 18 years

19.6 ACRES - in Southern Fulton County Mostly all wooded. 4 bedroom home, partially finished w/wood furnace, spring water and more Convenient to I-70 \$64,900 (LF-FU2530252SP)

PRIVACY! - Over 14 acres with approx. 8 of them wooded Mobile home and several outbuildings \$99,900 (LF-FL 2287499SP)

4 SPRINGS - There are many possibilities for this 75 acre property Only \$115,200 (LF-FU2159957PH)

DAIRY POTENTIAL - approx 50 acres with 25 stall barn, 3 silos and more Call for details \$130,000 (LF-FU2498927PG)

14 ACRE FARMETTE - 11 tillable acres, house, barn, and loafing shed \$151,900 (LF-FL2558296AG)

GREAT VIEWS - Approximately 52 acres House and barn in good condition Call for details \$160,000 (LF-FL2561268EG)

35 ACRES OF PRIVACY - Yet easy access to Exit 14 of turnpike (Willow Hill), 2,270 Sq Ft house w/wrap around porch, deer, wildlife, pasture, woods, tree stands \$165,000 (LF-FL 2519366 JS)

PERSONAL PARADISE - Lovely 3 bedroom home on 7+ acres Plenty of room for horses Pond on property Fully fenced Barn. \$219,900 (LF-AD2465349PG)

MOUNTAIN VIEWS! - 13 acres with a view of the Tuscarora Mountains Just minutes from Whitetail Ski Resort 4 bedroom home with large open living area \$230,000 (LF-FL2512263PG)

WILLIAMSBURG IN FRANKLIN CO. - restored civil war farm house w/many outbuildings Over 16 acres fenced for cattle or horses. Stream and pond \$229,500 MAKE AN OFFER. (LF-FL2591286EK)

BUSINESS POTENTIAL - 21 acres with highway commercial zoning. Near I-81 ext 3 in PA \$269,000 (LF-FL2556991HB)

SECLUDED PARADISE - 30 acres of woods, cropland, Christmas trees, and orchard Easy access to I-81 1870 sq ft ranch style home A true gentleman farm \$294,000 (LF73721-DH)

BEAUTIFUL HOMESTEAD - Remodeled farm house, bank barn, and 30x70 block implement shed on 45 acres \$299,900 (LF-FL2560003HB)

30 ACRES OF SECLUSION - Approximately 27 acres are wooded Just minutes from Greencastle and Hagerstown Development potential \$300,000 (LF-FL2561101CS)

DEVELOPMENT POTENTIAL - 55 acres with road frontage on Route 997 in Quincy Township Call for details \$350,000 (LF-FL2422797PG)

DEVELOPMENT POTENTIAL - 100 acres with large farm house, steel shed, heifer barn, milking parlor, and wagon shed \$675,000 (LF-FL250987EG)

116 ACRE TURKEY FARM - also being used for small dairy operation and crops Numerous outbuildings 3 bedroom home Call for details (LF-FL2540055PG)

ERA REAL ESTATE
Paul Gunder
Penn 1st Realty
1814 E. Main Street, Waynesboro, PA
717-762-7114, ext. 116

RE/MAX
Quality Service, Inc.

Dan Rodgers
300 Frederick St.
Hanover, PA 17331
800-634-0081
717-632-5111

ADAMS CO.

77 Acre farm, brick home, large barn, outbuildings, prime land, lake, private setting \$295,000 (mls 802397). For 24 hr voice or fax info call 1-800-770-4898 Ext 2427

27 Acre farm, brick home, barn, prime land, private setting \$202,500 (mls 9755852) For 24 hr voice or fax info call 1-800-770-4898 Ext 2417

127 Acre horse breeding farm, residence included, 8 miles fence, 8 buildings, foal & yearling barns, run in bldgs \$1,390,000 (mls 0806427) For 24 hr voice or fax info call 1-800-770-4898 Ext 2427