

CENTRAL PENNSYLVANIA RURAL PROPERTIES

CAMBRIA CO.

ALLEGHENY TOWNSHIP - This 142 acre dairy farm was being used as a dairy operation with a 140x44 bank barn (58 free stalls, 2 box stalls) Also a 130x70 pole structure with 58 free stalls 3-bedroom brick home **\$189,900**

CLEARFIELD COUNTY

CURWENSVILLE AREA - 387 acres Steep, borders public road Can be subdivided. Contract for select cut **\$154,800**

CLINTON CO.

BEECH CREEK TOWNSHIP - 86 acres of forested land, great for recreation Build your own camp All mineral rights Easy access via right of way Priced at **\$51,170.**

BEECH CREEK AREA - 20-360 acre parcels Remote. Border state forest Reasonable flat, no electric, some reclaimed strappings Part of Elk Relocation program Priced from \$300/acre to \$600/acre with cabin

CENTRE COUNTY

MILESBERG AREA 79 Acres borders I-80 & Rte 150 Interchange, mix of open & wooded Residential w/poss comm potential. **\$84,400**

BENNER TOWNSHIP- Scenic 5+ acres with a barn Public sewer is available Horse are permitted Only 10 minutes to State College **\$47,500**

HOWARD- 47 beautiful acres to build your dream house Some open land and some wooded **\$61,100**

AARONSBURG- Two lots available. Each are over 5 acres, level open land with tree lines Beautiful setting **\$41,800 Each**

CENTRE HALL- 12.56 acres with underground utilities Has been perced Paved road **\$96,500.**

BELLEFONTE - Beautiful home on 9.1 acres with over 4000 square feet Pool, 3-car garage/workshop/studio Close to town Great views **\$319,000**

MILESBERG AREA - Cedar and stone house with 3-car garage located on 70.7 acres Horse barn, cow barn, 2700 feet of stream frontage, 1.5 acres stocked pond, pasture and woods Exceptional quality! **\$725,000**

CENTRE HALL- Building lot in Alirry Ridge of 10.28 acres Underground utilities, paved road. Horses permitted **\$62,000**

SPRING MILLS - 4 bedroom home, 1800's barn, pastures, woods, Sinking Creek frontage. A lovely rural setting on 36.5 acres **\$320,000.**

CENTRE HALL MOUNTAIN - 5 lots, each 10-20 acres, wooded and open with great views **\$85,000-125,000.**

PENNS VALLEY- Wonderful year round or second home Features pegged wood floors, spacious first floor family room, mountain stone fireplace, and a secluded 5+ acre setting near Penns Creek **\$133,000**

UPPER BRUSH VALLEY ROAD - 1/2 mile west of Centre Hall Borough The property encompasses 165.34 acres of mostly tillable land with over 1,900 feet of frontage along the paved-highway Southern boundary adjoins the famous Grange Fair Encampment

PENNS VALLEY AREA - 6-acre farmette that boasts a 3000 square foot cedar home with first floor master suite, in-law or office suite, 2 heat sources plus central air There's a detached 2-car garage with additional storage, a fenced area for pets, and gorgeous views **\$239,900**

BOALSBURG - Beautiful contemporary home on 18.5 acres Seven levels of living! 5 bedrooms, security system, central vac, hot tub room, dark room, beautiful gardens, fantastic view of Brush Valley **\$697,000**

HOWARD AREA - 163 acres, secluded, excellent views Flat to steep, borders public road Great hunting **\$150,775**

STATE COLLEGE FARMETTE - 10 acres, remodeled farmhouse, 4-stall barn, 2-stall barn, 2-car garage Rural setting in town **\$289,900.**

PATTON TOWNSHIP - 127.81 acres, mostly all wooded, a few open acres A portion borders land next to Toftrees Golf Resort Great potential for development **\$439,500**

HARRIS TOWNSHIP - Laurel Meadows located between Boalsburg and Potters Mills off Route #322 Building lots range from 2.4 to 13.74 acres, SCASD, public street, community sewage, well needed, restrictive covenants, horses permitted on select lots Priced **\$79,900 to \$146,700.**

HUNTINGDON COUNTY

MAPLETON DEPOT - 13 acres with good building site on edge of small town. Contract for select cut. **\$20,000.**

JUNIATA COUNTY

MIFFLIN - Two beautiful homes of Vermont stone on 8 acres. Indoor and outdoor pools, poolhouse, tennis courts, and more! **\$599,000.**

MIFFLIN COUNTY

MILROY AREA - Nestled in privacy on 5.3 acres is a charming ranch with 2 bedrooms, eat-in kitchen, large deck, brick porch, large living room with fireplace, oversized 2-car garage, private driveway **\$124,900.**

REEDS GAP -150 acres that border state forest for over 2 miles. Adjoins state park Electric and septic available. Contracted for select cut. **\$100,000.**

OTHER LAND PARCELS AVAILABLE. CALL OR WRITE FOR A FREE LIST.

WANTED: Rural land and farms. Have buyers. will list.

Farm and Land Division
Fred Strouse (814) 234-4000
Mel Rockey (814) 466-6688
George Demchak (814) 625-9151
James Harpster (814) 238-2525



2300 South Atherton
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South Central PA Farms

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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)

4.23 ACRES! - Completely redone farmette Beautiful country location \$129,900 (LF-FL2551314TL)

GREAT VIEWS - Approximately 52 acres House and barn in good condition Call for details \$160,000 (LF48522EG)

MOUNTAIN VIEWS! - 33 acres with stream and view of the Tuscarora Mountains Just minutes from Whitetail Ski Resort 4 bedroom home with large open living area Barn \$276,000 Or horse, barn & stream on 13 acres for \$205,000 (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 \$249,500 MAKE AN OFFER (LF-FL2591286EK)

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

FRANKLIN CO., PA - Private setting w/your own wildlife sanctuary on 30 acres of woods & farmland Features a newer ranch-style house w/beautiful views of 2 mountain ranges A great get-away w/easy access to I-81 \$284,000 (LF-FL2571588DH)

23 ACRES FARMETTE- Large Morton building (80x40) Large rancher over 3,000 sq ft 5 bedrooms 5 stall building used for horses \$285,000 (LF-FL 2602280SG)

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

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

116 ACRE TURKEY FARM- also being used for small dairy operation and crops Numerous outbuildings Pond, 3 bedroom home Call for details \$650,000 (LF-FL2540055PG)

DEVELOPMENT POTENTIAL - 100 acres with large farm house steel shed, heifer barn milking parlor, and wagon shed \$675,000 (LF-FL2509987EG)

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

Real Estate Auction



Mountain Sunsets... Babbling Brooks... Fertile Valleys....

Shade Farm offers all that and more. Don't miss your opportunity to buy a piece of this extraordinary property located just north of Lewistown, PA.

673 acres selling in 17 tracts from 5 acres to 124 acres each, located 45 minutes from State College and Penn State (less than 2 miles from Hwy 322) and a little further from Harrisburg This farm has been in the same family for over 50 years A wide variety of tracts nestled in a quaint valley with great views of the mountains on both sides, just north of Lewistown Beautiful home sites, recreational tracts, meadows, and cropland.

Open for viewing: Improvements can be viewed Sundays from 2-4pm starting November 29th Land may be driven by or walked over daily from sunrise to sunset at your convenience

Order of sale: Personal Property at 12:00 pm, Real Estate at 12:30 pm, remaining personal property will follow the real estate

Sells: 12:00 pm Tuesday, Dec 15 at Tract 2

Also selling: A small amount of personal property including an older International Truck, '73 Saab Sonet, butcher shop equipment, lawn equipment, JD riding lawn mower and misc items

For Brochure and Maps: Peter (918) 250-2012, Ext 230

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