

AUTOMATED BEEF/POULTRY FARM - 400 VA acres in beautiful valley setting, 3 poultry houses w/96,000-bird capacity, 250x24 barn, silos, all automated, other facilities 3 BR farmhouse 129 tillable acres, 200 in improved pasture 2 streams, pond \$1,600,000 Call for United Country's **FREE** Real Estate Samplers!

UNITED COUNTRY REAL ESTATE
1-800-999-1020, Ext. 770
www.unitedcountry.com

FOR SALE
Greenhouses - Warehouse - 3 BRDM. Dwelling
Known as "Deiter's Greenhouse"
Manheim Area, Move In Business, Main bldg.
42'x156' w/retail sales area, warehouse, office & rest rooms, 4 greenhouses, over 25,292 SF of area under roof, **19 ACRE TRACT. A Must See Property.**
\$228,900
For additional details call Randal V. Kline
KINGSWAY REALTY
717-569-8701 or 717-733-1006 res.

Stevens Real Estate
P.O. Box 94, Gaines, PA 16921
Tel: 814/435-6558
Fax: 814/435-2505 Toll Free: 888/435-6556

"A FARMER'S DREAM COME TRUE" - Beautiful working farm. 375 acres, 3 barns, 3 silos. All buildings in excellent condition. Well maintained, spic and span, 6 bedroom house. Well and spring. 3-car garage. Tioga County. **Just Reduced - \$350,000**

"POTATO CITY COUNTRY INN" - Restaurant, Banquet Hall, Cocktail Lounge. 36 refurbished rooms, 2 "A" Frame units include 5 efficiency rentals. 28x70 doublewide home. All in excellent condition. A "Turnkey" operation. Potter County's Finest - **\$950,000**

BUSINESS OPPORTUNITY - 3 Apartments, all remodeled with nice kitchens and baths. All large rooms 9 Rental Storage Units - (2) 10x14; (7) 5x11. Potter County. **\$97,000.**

"RANSOM'S KITCHENS AND BATHS". In high traffic area. Can be kept as present use or adapted for many uses. Well maintained. Off street paved parking. Includes beautiful, well kept attached home with separate entrance. Potter County. **Just Reduced \$150,000**

BUSINESS OPPORTUNITY - An operating business on busy Rt. 6. Combines gas, groceries, and apartments for an income property that is ready to move into. Potter County. **\$225,000.**

NEW HORIZONS REAL ESTATE CO.
TIME TO SELL?
LIST **3.9%** DISCOUNT
SELL **3.9%** COMMISSION
Excellent marketing system for owners who are WILLING AND ABLE to show their unique property (no two are alike) to our qualified Buyers. We do everything else. Call for ALL the details and brochures

OFFICES
Bellefonte (814) 355-8500
State College (814) 231 8540
Lock Haven (570) 748-4500
Clearfield (814) 768-8500
Lewisburg (570) 524-2248
Philipsburg (814) 342-4810
Altoona (814) 942-4500
Williamsport (570) 322-0737

All offices owned and operated by New Horizons
All listed properties advertised throughout
John Petuck - Broker
www.centredaily.com/realestate/newhorz/

New Listing 300 acres 250 tillable all in hay. - 45 cow barn with large addition for heifers and calves. Large pole barn. Good 3 bedroom 1 bath home. 1,000 ft of frontage on an excellent fishing river. Asking **\$119,900.**

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 outbuildings. Nice large home mostly remodelled with 4 poss 5 bedrooms and 1 large bath. Asking only **\$74,900.**

Bring at least 7 horses - because your tenants are paying the mortgage. This 52 acre farm offers a lot. A large fully remodelled 4 bedroom, 2 bath home with new windows and siding. Nice barn with 7 box stalls, tack room, and round pen. Also included are 2 mobile homes currently rented for \$350 each. Oh yeah, by the way, there is also 6,000 acres of state game lands right across the road. Asking only **\$89,500.00**

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

RUSSEL J. FINLEY BROKER - OWNER
Finley Real Estate
Rural Properties, Farms Residential, Business
207 Montgomery St - Ogdensburg, NY 13669
24 Hour Phone # **315-393-6325**

FARM FOR SALE
Sale of farm property by the United States Government
72 18 acre dairy and crop farm with 67 acres tillable land. Located near Cross Keys, Hamilton Township, Adams County. Owned presently by the Farm Service Agency (FSA), 57 N. Fifth Street, Gettysburg, PA.
Buildings include a two story, very old brick farm dwelling in poor condition, dairy barn built in 1987 with 60 tie stalls, milk house, stave and harvestore silos built in 1992, slurrystore manure system built in 1992, plus other out buildings. The house and dairy facility have been neglected and need repairs and renovations. Tillable soils include 42 acres; Class 2, 25 acres, Class 3.
Preference given to qualified beginning farmers. Beginning farmers are defined as applicants who have not operated a farm for more than 10 years. The farmer must operate the farm after loan closing. The applicant must be a family size farm and have sufficient management experience to qualify for FSA financing. There are other eligibility criteria also. Should FSA credit assistance not be available at the time of the sale, the property can be leased to the qualified beginning farmer selected up to 18 months, or until such time funds are available. Applications will be accepted pending completion of the advertisement process.
Sale price is \$225,000. The maximum amount of financing that can be provided by FSA is \$200,000. Rate is 5%, term up to 40 years. Buyer is responsible for all customary closing fees, including the 2% transfer taxes.
There is a conservation easement to the Fish and Wildlife Service covering approximately 17 acres located at the southeast corner of the property. This easement will cover bog turtle habitat and prohibit most agricultural activities. The property may not be used for any purpose that will continue to excessive erosion or highly erodible land, or conversion of wetlands to produce an agricultural commodity.
For more information and/or appointment to inspect the farm, please contact the Farm Service Agency (FSA) at 57 N. Fifth Street, Gettysburg, PA 17325. The phone number is (717) 334-6022.

THE REAL ESTATERERS OF MANSFIELD
1671 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 Harvestor & 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

GENERAL PURPOSE FARM
95+ acres in Deerfield Twp at Butler Hill. Remodeled barn w/new metal roof & siding. Ideal setup for horses, beef, replacement heifers or combo. Majority of farm is tillable or fenced pasture. 2 bdrm trailer w/addtn & detached garage **\$107,900.** M-1176

2+ ACRE LOT ON HARD TOP ROAD
2 23 surveyed acres in Holiday, Middlebury Twp. 2-story barn & 3 storage bldgs. Borders stream. In-ground perc approval in 2 locations. 2 lots combined into 1. Mostly level **\$32,000.** M-1168

GREAT COMMERCIAL LOCATION & BUILDINGS!
11,520 sq ft commercial complex! Metal building that has been "sectioned" w/interior & exterior doors & walls for maximum flexibility. Public restrooms & apartment in main bldg. Detached 28x32 metal bldg. & 2 bdrm trailer. rental included. Tioga Twp Rt 287 (old Rt. 15) frontage. Just **\$122,900.** M-1162

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

CAMP ALONG PINE CREEK
Gaines Township near Rexford. Lg living room, lg eat-in kitchen, full remodeled bath, and two lg. bdrms that can sleep 8-10. Good condition. Small lot. Walk to State Forest. Minutes to Wellsboro. Just **\$25,900.** M-1167.

TIOGA COUNTY CAMP & ACRES
95 48 surveyed acres in Hamilton & Ward Townships out of 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

MANSFIELD AREA ACREAGE
85+ surveyed acres on paved road near Roseville. Mix of fields, pasture & approx. 30 acres of woods w/some timber value. Nice views. Approved sewage site. Utilities on site! Just **\$74,900.** M-1137

CALL COLDWELL BANKER
FARM & RURAL PROPERTY DIVISION



CENTRE COUNTY - BELLEFONTE AREA
27 ACRE DAIRY FARM
Stone farm house, modern 1-story tie stall dairy barn, 20'x70' Star sealed silo. Ideal for limited acreage dairying.



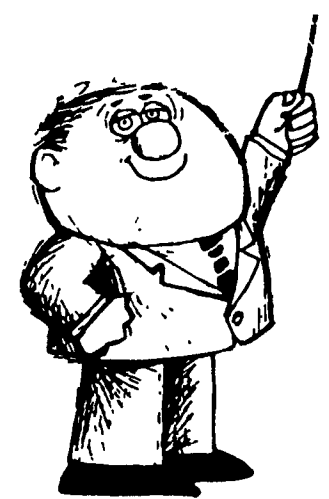
REVISED LISTING - NORTHUMBERLAND CO. - TURBOTVILLE AREA
60 acres w/54 tillable, 4 woodland, 2 site & misc, old brick house, 1 story hi clearance barn, highly productive land, nice location. Additional 25 acres tillable available.

CALL TOLL FREE FOR DETAILED BROCHURES WITH PICTURES
ADDITIONAL FARMS, FARMETTES, VACANT LAND AND HUNTING LAND PARCELS AVAILABLE. FREE LISTS.

Meet the Agents, View our Complete Inventory on the World Wide Web www.cburl.com



COLDWELL BANKER
UNIVERSITY REALTY
126 E. Foster Ave., State College, PA 16801
800-669-4925 Toll Free



A LESSON WELL EARNED... LANCASTER FARMING'S CLASSIFIED ADS GET RESULTS!

York County



Delta area, close to Airville & Peach Bottom, 98 acre dairy farm, 3 acres pasture, balance woodland, 60 acres tillable, 30 acres pasture, newer 3 bedroom house, older four bedroom house & two bedroom trailer, large free stall barn, concrete slurry system, two bunk silos, 20x60 stave silo, many other good buildings.

Bradford County



Towanda, Wysox area, 165 acres, 120 acres tillable, Two houses, 60 tie stall dairy barn, Four silos, & heifer shed, Many other outbuildings in very good condition.

BRUSH VALLEY



Centre County, 1 1/2 miles east of Rebersburg 96 acre dairy farm, 92 acres tillable, 27 tie stall bank barn, 20x40 implement shed. Two silos, two bedroom trailer.

BRUSH VALLEY

Centre County, Rebersburg area, 31 acres of woodland, large 3 bedroom house built in 1984, mile long right of way to property.

BERKS COUNTY, LENHARTSVILLE

118 acre horse farm, 55 acres tillable. Bank barn w/14 stalls, good riding ring. Stone farmhouse w/three bedrooms. Separate two bedroom apartment. Tack shop business.

INDIANA COUNTY

58 acres of woodland with some tillable acreage. Three bedroom house & 24x40 barn. Five bedroom house w/barn & garage on 1 1/2 acres. Houses are close and share a driveway.

Upper George's Valley CENTRE COUNTY

SPRING MILLS AREA. Seven miles to Coburn, four miles to Centre Hall, 65 acres, 60 acres tillable, 10 room house, 44 stanchion bank barn, new smaller barn, 12x50 silo, other farm buildings.

CLINTON COUNTY

North Bend Area, 291 acres of woodland. Bear, Turkey & Deer have been seen on property. Excellent hunting or recreation property. No buildings. \$515 per acre.

Call
Hiram Hershey, Broker
Thomas Hershey, Realtor Associate
HERSHEY FARM AGENCY, INC.
1-800-880-3831