

Serene, peaceful get-away
2.29 acres on Tug Hill Plateau, Lowville, New York, 1-1/2 story home, large country kitchen, dining room & living room, 4 bedrooms, 1 bath. Basement new wiring, oil heat, well. Shop w/old barn. Many apple, pear & plum trees, blueberries, strawberries & raspberries. Many possibilities, must see to appreciate. Perfect cool summers and snowy winters.
\$32,000 Negotiable
(252) 597-2282

Lycoming Co.
72.4 Acre Farm
40x50 heated shop, 65 tillable acres, plus other buildings
570/745-3579

SALE
Grain, Vegetable & Hunting Farm One of the largest single contiguous property on Maryland's Eastern Shore 800+/- acres with 500+/- acres tillable mostly irrigated, irrigation equipment included
\$1,875,000.00
"Can be subdivided"
Poultry Operation
108,000 capacity, 4 modern houses, 36+/- acres in Maryland
Already excellent income producer \$900,000.00
Shown by appointment only
NO LOOKERS
All Buyers must be qualified by broker
2% to Buyers Broker Contact
Judy Hopkins at 302-653-4538
Chabbot Petrosky Commercial Realtors
2 North State Street
Dover Delaware 19901
Phone
302-678-3276
800-678-7105

NEW HORIZONS REAL ESTATE CO.
213 ACRE DAIRY FARM - Near Westfield in Tioga County 150 acres tillable, 7 wooded, balance pasture 450 additional acres available for lease 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, 25 cow loafing barn, 40x130 drive through equipment bldg., 36x70 metal implement bldg. Great value for price **\$290,000**
63 ACRE FARMETTE - 10 room farm house 3 baths & jacuzzi 40 x 30 steel bldg./heat & plumbing & garage Spring fed fish pond All mineral rights included Very private Near State Forest Lands **\$275,000.**
BUSINESS - Go Kart Park near Raystown Resort On 1.28 acres 13 Go Karts/Kart Commander, lighted fenced track, Large bldg (ticket booth/cabinets, 3 stainless steel sinks & counter, bath) 2 garages High gross revenue, good bottom line **\$198,000**
CLINTON COUNTY HUNTING LAND
5 1/2 ACRES in Whitetail Mt Forest **\$11,000**
5 1/2 ACRES in Eagleton Forest **\$10,700**
11 16 ACRES in Eagleton Forest **\$17,000**
3 71 ACRES in Eagles Nest Forest - **\$14,000**
132 ACRES - Wooded & very private land in Nittany Valley Centre County Private homesite or development land **\$158,400**
BAR-RESTAURANT video rentals & 4 apartment rentals Successful operation Mifflin County **\$267,000**
SNYDER COUNTY - 2.7 ACRES plus 2 story house in Mt Pleasant Mills Near Mifflinburg 4 bedrooms, 1-1/2 baths 2 car garage & large work shop New furnace & window replacements **\$79,900.**
Belleville (814) 355-8500

SMALL LAKEFRONT DAIRY: 118 acre farm with 59 acres tillable and good sized woodlot. Frontage on pretty private lake. Young orchard. Nearly new 34 tie pipeline barn. Attached hay & machinery barn. Greek Revival home has been tastefully remodeled and has 4 bedrooms, plank floors and attached garage. Views. Cattle and equipment available. **JUST LISTED! \$155,000**

Mort Wimple Associates
Real Estate Sales - Management
FREE CATALOGUES
U.S. ROUTE 20
SLOANSVILLE N.Y. 12160
(518) 875-6355
FAX: (518) 875-6749
Internet Page
http://www.albany.net/~wimple/

BEAUTIFUL FINGER LAKES AREA
SOUTHERN TIER FARMS
NEW LISTING: General Farm 90+/- acres, mostly tillable, 3,500+/- ft road frontage, large main barn- 75 free stall, holding area, 800 gallon bulk tank, double 4 milking parlor, 20x40 shop, calf barns, 2 story house, 4 bdrm, garage **\$125,000 #3889**
GENERAL FARM: total of 187+/- acres, part woods, mostly tillable, creek, pond, 3,100+/- ft road frontage from two roads, 50x70 Barn, 3-4 bedroom Ranch home, 24x24 garage! **#3883**
DAIRY FARM... 20+/- acres, mostly pasture & tillable, 2 creeks, 100x100 main barn, 37 cow ties, 2 silos- one w/unloader, 500 gallon bulk tank, livestock & some machinery included, plus large 2 story, 4 bdrm, 2 bath **\$150,000 #3886**
BEEF/DAIRY/CASH CROP FARM... Main Barn - 60x112, 24x36 machine shed, new barn cleaner, concrete silo total of 115+/- acres with 70 tillable, part woods, 2 ponds, Newer Ranch home, 3 bdrms, 3 baths, finished lower level, hardwood floors, vinyl siding **\$239,000 #3804**
DAIRY/CASH CROP VALLEY FARM: 148+/- acres, tillable, 60x190 Barn- newer roof, 5 bay tool shed, silo, macadam road front on State Highway, creek, 2 sty Home, 4 bdrms, newer roof **\$205,000 #3860**
NEAR PA BORDER: 168+/- acres, part old forest, springs, streams, on dead end road, 2 story house, new septic, 2 car garage **\$89,900 #3774**
CASH CROP FARM... 285+/- acres, half wooded, springs, creek, pond, large barn, insulated potato warehouse, workshop, machine storage, possible division of property w/terms! **#3780**
ACREAGE... 97+/- acres, some woods, 1500+/- feet front of private & stocked trout creek, 14x24 cabin w/loft, 18x36 Timber Shell Frame, post beam, 2 septic, well **\$79,000 #3878**
Development/Recreational Acreage... 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

LUCAS COUNTY, IA - 1981 ac cattle showplace 2 feed lots, excellent pastures, terraced cropland, 3 miles highway frontage 2 homes and numerous out-buildings The finest we've ever listed! \$995 00/ac An additional 300 ac of pasture available
WAYNE COUNTY, IA - 661 ac outstanding grain farm 638 5 till Nice older home, 54' x 75' Morton machine shed with liner, 23,000 bu storage, miles of tile outlet terraces Farm's PFC payments based on corn base of 255 9 ac with 117 bu/ac yield A great value at \$1,695/ac
LUCAS COUNTY, IA - 595 ac grass/sportsman's farm Lots of deer and turkey on this one! Nice blend of timber and pasture 49 2 ac in CRP at \$70 00 Only \$525/ac
WAYNE COUNTY, IA - 620 ac cattle farm with modest buildings Will carry 150 cow/calf pairs This one is cheap at \$580/ac
LUCAS COUNTY, IA - 320 ac grain farm 279 6 till Nice 3-bdrm ranch home with full basement, 2-car garage 10,000 bu stor, 8 ac pond, extensive terraces Very nice! \$1,495/ac
WAYNE COUNTY, IA - 426 ac sportsman's farm 205 2 in CRP with annual pymts of \$11,563 00 Bal is habitat for excellent deer and turkey hunting Enjoyable investment at \$495/ac
LUCAS COUNTY, IA - 550 acre cattle farm Good location No buildings Only \$495/ac
SULLIVAN COUNTY, MO - 478 6 ac CRP/ Sportsman's farm 251 4 ac in CRP at \$68 per ac to 2007 Attractive unit at \$650/ac
LUCAS COUNTY, IA - 262 ac Premier sportsman's farm 118 4 ac in CRP with annual payments of \$8,367 00 Bal timber 3 trophy bucks taken from this farm in December 1998 (Two got away!) Enjoy the best for only \$605/ac
LUCAS COUNTY, IA - 508 ac Sportsman's farm nestled against large state park Predominantly timber which hasn't been cut for over 23 years Absolutely beautiful Long-term investment Only \$515/ac

KENT FARM MANAGEMENT and REAL ESTATE
923 Braden, Chariton, IA 50049
Dan E Kent, Broker
Days 515-774-8676 • Eves 515-766-6160
www.lucasco.net/kentfarm

GREENHOUSE... SOUTHERN TIER, NY - 2 story Building- 4,800 sq ft w/upper level office & lower floor- Garden Store, 2 Quonset Huts w/watering system & furnace, plus Newer 2 story home, 4 bdrms, 2.5 baths, Wrought Iron Fencing, and 10+/- acres located between 2 Expressway Exits- **EXCELLENT CONDITION & EXCELLENT RETURNS** (P&L available to qualified buyers)! **#3851**
FINGER LAKES AREA: RESTAURANT/LOUNGE
Successful business with Great Returns, Quality Dining Room, 400 seating capacity, huge well equipped kitchen, office off kitchen, upper level living quarters- 5 bdrm, 2 bath- large enough for banquet room all on corner lot of 1 4+/- acres 2 blocks from Seneca Lake, near resorts, with 100 car + on site parking lot Be your own Boss! **#3852**

MAKITRA REAL ESTATE, INC.
4 WEST STEUBEN STREET
BATH, NEW YORK 14810
607-776-6665 after hrs 607-776-2468/2386

FULTON COUNTY
4 Mi. S of PA Turnpike
202 A Dairy Farm, 140 T.A., 60 pasture 2 ponds & stream Lots of high tensile fence. 3 bay bank barn w/new roof & 1600 gal Mueller tank (used 3 months) Caval double 3 parlor (can easily be expanded). 40x90 equip shed, frame 2 story dwelling Lots of road frontage Financing avail. Immediate possession

Listings Urgently Needed In South Central PA.

(5) Mid Size Dairy Farms
(3) General Farms
If you are thinking of selling your farm, please call toll free w/out obligation.
"It can be done before spring"

Over 20 Years Selling Central PA. Farms
Toll Free number 877-293-9109

MAHLON OBERHOLTZER AGENCY
Your Central PA Farm Broker
Smoketown, PA 17576 (Lanc. Co.)
717-392-1177

THE REAL ESTATERS 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 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.

LOG CAPE COD - COUNTRY SETTING
on 120.38 surveyed acres in Middlebury Twp near Tioga PA. Main home immaculate w/2 bathes, 3 bdrm, guest house 2 story pole barn Approx. 40 acres woods, 2 ponds, nice views + much more! **Asking \$247,500.** M-1200

COUNTRY ACREAGE WITH WOODS
Motivated seller has approx. 112 acre parcel fronting on the Elk Horn & Mann Hill roads. Near Tioga PA. Overgrown fields & approx 50 wooded acres Existing home & barn of little or no value Was \$93,500 **REDUCED \$5,000 to \$88,500** Hurry! M-1183

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.

GREAT BUSINESS OPPORTUNITY
Unopened proposed restaurant on North side of Cowanesque Lake 5,000+ sq ft new building ready for use as restaurant or conversion business. \$60,000+ of new, unused equip included in price, 3,520 sq ft shell for proposed 12 unit motel. 30+ acres Asking **\$275,000.** M-1195

REDUCED PRICE - BRADFORD 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.

PLANNED UNIT DEVELOPMENT
Opportunity to create a residential PUD in Mansfield Boro, Tioga County, PA 85 78 surveyed acres between Rt 15 & Boro Street facing Smythe Park & University Gently rolling land Municipal water & sewer on-site Price \$5,000 p/acre or **\$425,000** Terms to qualified buyer - \$100,000 down, Bal \$325,000 @ 9% int., 20 yr. amort., 5 yr balloon M-1122.

GREAT PRICE - BORDERS STATE FOREST
1 3 surveyed acres in Hamilton Twp south of Blossburg, PA All wooded in deer, bear & turkey country! Approved sewage site w/privy 1,000 gal tank & top in place **\$8,900** cash, or **\$9,900** w/\$1,900 down, bal 9% 4 yrs. \$199.08 p/m M-1006

So. Northumberland Co. & Surrounding Counties (Broker Owned)
Selinsgrove, 4 BR home, new siding, new furnace, barns, 3 2 acres or 13 1/2 acres
6.9 Acres, 2 BR home, fireplace, 2 car garage, small barn, mostly wooded **\$82,900**
9.6 Acres, 4 BR home, 2 car garage, barns & stream **\$110,000**
10 acres, house & barns Owner Financing Available **REDUCED! \$82,900** Rent Option Possible
37 acres, 27 wooded, 10 tillable **\$75,000**
47 acres, wooded **\$75,000**
48 acres, 36 wooded, 12 acres tillable **\$62,000**
127 acres, house & barns, 80 tillable **\$275,000**
PETER B CORTELYOU
Real Estate Herndon, PA 17830
Peter B Cortelyou, Broker
717-425-9177

HOMESTEAD REALTY
Wellsboro 570-724-7161
Mansfield 570-662-3287

TIOGA COUNTY
CAMP OR RESIDENCE. Frontage on Wilson Creek Immaculate mobile. Well & septic Close to State Lands Excellent hunting. 1.4 acres **\$37,500.** W-480.
QUALITY CONTEMPORARY sitting in the center of 4 wooded acres at the end of a cul-de-sac with only local traffic. Large 36'x24' garage with electric & heat. Walk to State Land Hills Creek area. **\$125,000.** W-469.
EXCELLENT LOCATION for this 18x48 trailer on 10 acres of land that overlooks Mansfield Some woods 2 car garage with workshop w/220 amp. Commercial possibilities **\$60,000.** S-135
SUPERB COMMERCIAL BUILDING SITE. Located between Wellsboro and Mansfield, fronting Rt. 6 and having 10+/- acres Ideal for large business & residence or could be subdivided for other business **\$195,000.** S-986
Large Selection of Lots & Acreage - FREE Lists.

CALL COLDWELL BANKER
FARM & RURAL PROPERTY DIVISION



BEDFORD COUNTY - 200 ACRE DAIRY FARM
Modern Free Stall Operation with Parlor - Sound Buildings - Well Maintained Well suited for dairying or as a heifer replacement facility **PRICE REDUCED!**



BEDFORD CO. - 205 ACRE GENERAL FARM
195 A tillable, productive land, 2 homes, large quon set barn, easily accessed, very private setting 200 Acre Dairy Farm Also Available



230 ACRE BRADFORD COUNTY DAIRY FARM
153 acres of nice laying tillable land, 30 acres hayland, 9 acres pasture, 27 acres woodland, 11 acres site and roads. 4 bedroom, 4000 square foot main house, tenant house, 50'x320' loose housing barn with attached milk house and double 8 parlor, 4 silos, 50'x250' calf and heifer barn, additional land available. **PRICE REDUCED!**

CALL TOLL FREE FOR DETAILED BROCHURES WITH PICTURES
ADDITIONAL FARMS, FARMETTES, VACANT LAND AND HUNTING LAND PARCELS AVAILABLE. FREE LISTS.
MEET THE AGENTS, VIEW THE COMPLETE FARM BROCHURES ON THESE AND OTHER LISTINGS WWW.CBUR.COM



COLDWELL BANKER
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