

Farm Financing Available

To buy, build, expand, improve or refinance your farm business to increase cashflow & profitability.

Loans, Mortgages, Leases and Lines of Credit for Real Estate, Cattle, & Equipment from conventional lenders, insurance companies and wealthy private investors.

Even bankruptcies, bad credit and difficult loan situations can be helped. CONFIDENTIALITY call **Tom McAbee** Farm Finance Consulting Geneseo, NY **716-243-5174**

POULTRY FARM

Located near Centerville, MD with capacity of 201,000 Six houses each having 12 Tunnel Fans and Fogger Cooling 200KW Generator (1 yr old), John Deere Tractor (2 yrs. old), John Deere 10 ft Mower (2 yrs old), 10 ft. Box Blade (1 yr. old), and John Deere Gator w/Cab (2 yrs old), all go with farm. Everything is modern and in excellent operating condition Profitable with little or no money down Significant tax benefits.

Call Jay at 410/556-1267 or Pager 410/810-9396 for more information

DAIRY FARM / LAND FOR SALE

191 ACRES M/L former dairy farm located 5 miles east of Mt. Union, Mifflin County along 22-522. Property is split by 522. 60A M/L located on east side of 522, balance of land and all buildings located on west side of 522. 191 Acres comprised of 120A cropland, 38A pasture, 30A woodland, 3A farmstead. Large brick farm home, bank barn & milk house complex, 3 large silos (2 Harvestore). \$286,500 (\$1,500/acre).

717-866-6390 x-306 Fax 717-866-5012

Sale by owner. Will sell 60 acres separate from balance.

FOR LEASE:

60 cow tie stall dairy barn complete with 580 ton air restricted silo, 50 calf rearing facility, 585,000 gal. manure handling system. Optional: 35 Acre pasture, 150 Acre crop land. Located Northern York Co., PA. Housed a premium Penna. Holstein herd 60 years. Exceptionally maintained properties. Only conscientious managers asked to reply. 717-764-9463 for appointment.

Koch Homestead Realty

MULTIPLE LISTING SERVICE

120 East Avenue Wellsboro 570-724-3500

1 North Main St Mansfield 570-662-3287

WELL ESTABLISHED FUNERAL HOME in Potter County. Century old home with all necessary equipment and inventory is ready for new owner 3 bdrm. apartment upstairs. \$138,500. #1681, 1682.

THIS FARMETTE HAS IT ALL! 1,520 sq. ft of updated country home on 14+ acres. French doors from master bedroom to sun deck for that first cup of coffee. \$139,900. #1677.

POTENTIAL INCOME PROPERTY. Needs fixing up, so the price is right for a new or first time investor. 3 unit rental in small township. Motivated seller, call today \$20,000 S-145

EXCELLENT INCOME in place in this investment property with road frontage on busy Rt. 15. 8 apartment complex w/office. \$417,900. #1648.

Check out our web site www.koch-real-estate.com

CENTRAL PENNSYLVANIA FARMS, FARMETTES, LAND AND CABINS

Our Farm and Land Division currently has many farms, farmettes, land parcels, and cabins available in central Pennsylvania. We would be happy to send you a free farm and farmette list and/or rural land and cabin list

See the December 25th or November 27th issues for a complete farm and farmette inventory.

Farm and Land Division

Fred Strouse (814) 364-1705
Mel Rocky (814) 466-6688
Terry Gingher (814) 364-1169
Jim Harpster (814) 238-2525



2300 South Atherton, State College, PA 16801 (814) 234-4000 1-800-876-3395

GREAT BUYS - GOOD FARMS!

#1592 - Spring Possession! Death in family, widow forced to sell Can be purchased bare or with cattle and machinery. 335 acres, 240 tillable, mostly flat land, big fields, easily worked. Two story dairy barn, 107 stalls, heifer barn, 3 silos, machinery building, ranch home. One of the nicest farms we have seen. Bare \$325,000.

#1430 - A good small farm! 105 acres, high Ph top alfalfa ground. Two story bank barn, like new, 50 stalls, silo, 4 bedroom house. Located on quiet road More land available for rent Asking \$142,500.

#1623 - A great buy! 60 acres, recently new freestall barn, 64 stalls, alley scrappers, lagoon, double 4 parlor. Large pole barn, 3 bedroom ranch home. Only \$125,000.

#1642 - Owner retiring! Exceptionally nice 10 room home. Two story bank barn, 61 tie stalls, two concrete silos, large machinery building. 150 acres, prime alfalfa ground. Priced reasonable \$200,000.

NOTE: Just listed - three large free stall farms, 200 to 400 cows. They are good valley farms, owners retiring. Can be purchased bare or with cattle and equipment

See us on the Internet. Please call for appointment!

POSSON REALTY and Auction Service

787 Bates Wilson Road, Norwich, NY 13815 (607) 334-9727 www.possonrealty.com

BEDFORD COUNTY - 98 Acre General Farm in a secluded location. Spring & stream, 40 acres cleared, balance wooded, house and barn. Excellent hunting. Priced to Sell. Call Wes 814-944-1873.

BEDFORD COUNTY - 10 Acre Farm With A Completely Restored 4 Bedroom 2 Bath Farmhouse. Barn Fenced Pasture. Picturesque Location Only \$129,900. Call Wes 814-944-1873.

HUNTINGDON COUNTY - 65 Acres of mountain land adjoining state game lands. 20 minutes from turnpike. Excellent hunting. Call Wes 814-944-1873.

BEDFORD COUNTY - 185 Acre Dairy Farm now being operated. Tie Stall barn, heifer barn, 2 concrete silos, large metal implement shed, other outbuildings. Remodeled 2-1/2 story farm house. Excellent soil, stream and pond. Cattle & equipment available. Call Wes for details 814-944-1873.

CLEARFIELD COUNTY - 72 Acre parcel of land in a secluded setting, 30+ acres cleared - balance wooded, gas royalty + free gas, road frontage, nice view. Call Wes 814-944-1873.

Call Wes Appleyard for more information at (814) 941-6627 Ext. 127 Century 21 Action Associates, Inc. 320 Frankstown Avenue Altoona, PA 16602 Home (814) 944-1873 Email: wappleyard@aol.com

Lancaster County Horse Farmette
Unique 3 bedroom, 3 bath home on 5+ acres with pond, fenced meadow and 4 stall bank barn.
Borders county woodland.
Only minutes from State Game Lands
\$225,000
(717) 665-9463

100 ACRE DAIRY FARM \$250,000

- Susquehanna County Pennsylvania
- 100 Total Acres - Mostly Tillable - Dairy Farm
- 14 Acres Wooded
- 1 1/2 Story Farmhouse
- Dairy Facilities with
 - 102 Free Stalls
 - Double 4 Surge Parlor - 4 Units Stay with Farm
 - 1,000 gallon Majonnier Bulk Tank - Compressor only 3 years old
- 3 Harvestore Silos:
 - 25' x 63' with Goliath Unloader
 - 20' x 60' with Goliath Unloader
 - 20' x 30' High Moisture Shelled Corn Silo with Sweep Auger
- 120' Bunk Feeder
- Calf and Heifer Area with many Pens for Sizing Animals
- Good Market for Milk with Farmland Dairy
- An Outstanding Shop and Machinery Barn w/7,600 sq. ft. Floor Space
- Dry Grain Storage for 10,000+ Bushels
- Spring Water Available
- Quiet Country Area with Wide Open Spaces

For more information please call **Richard Bolyard, REALTOR** (717) 832-0507

SUBURBAN REALTY
30 WEST MAIN STREET
ANNVILLE, PA 17003
(717) 273-9358 or (717) 867-4487

NEW HORIZONS REAL ESTATE CO.

240 ACRES - 8 miles from Penn Sta. University Excellent sub div. sion possibilities Or left as farm land Owner will consider sub dividing 240 acres Entire tract \$1,300,000

4 PLUS ACRES Lots of privacy in this 4 bedroom ranch on Purdue Mountain 5 miles to State College Centre County 18x40 pole bldg Several acres fenced \$125,000

213 ACRE DAIRY FARM - Near Westfield in Tioga County 150 acres tillable 7 wooded balance pasture 450 acres available for lease 2 story farm house 65 stall barn plus additional box stalls 1000 gal tank/8 unit pipeline 3 unloading silos 30x126 heifer barn loafing barn 40x130 drive through equipment bldg 30x70 implement bldg \$290,000

RESIDENTIAL LOT - 3.3 acres zoned rural agriculture Many country possibilities 7 miles from State College and Penn State University \$60,000

ALTOONA - Deli & Sub shop plus 2 commercial units & 2 rental apartments producing income. Good location near campus \$205,000

5.2 ACRES - All wooded mountain land 7 miles from Lock Haven towards Renova Clinton County in Eagleton Forest Great hunting camp site \$8,500

COMMERCIAL PLUS RESIDENCE - 3 story store front brick bldg in Lewistown 2,000 sq ft with security system PLUS 2,837 sq ft 2nd & 3rd floor residence with central air & separate utilities from commercial area Parking \$149,900

STATE COLLEGE - Established ornamental grass operation Most business done by mail order throughout United States Some retail could be increased by an owner who emphasizes retail. On 4.6 acres with head house 8 hoop houses & much more equipment \$150,000 plus plant inventory at time of settlement

CLINTON COUNTY BAR - All equipment license real estate included \$40,000.

RENOVO - Six pack takeout, sub shop beer & liquor license 4 apartments for additional income Good clientele All equipment Located in hunting country \$111,000. OR Business can be purchased without real estate \$45,000

18 ACRES - Mountain land off Beech Creek Mountain road Clinton County Good hunting \$27,000

MOTEL & RESTAURANT - 19 unit motel near Dubois Clearfield County plus 2 story house PLUS family style restaurant Good family operation \$430,000

WELLSBORO - 4 bedroom ranch in Hills Creek Park Area overlooking the lake 2 baths large living room family room/woodburning stove eat in kitchen spacious rec room & workshop etc 2-car garage \$135,000

(814) 355-8500

www.newhorizonrealestatepa.com

SASSAFRAS RIVER REALTY, LIMITED

12502 Augustine Herman Hwy. Kennedyville, Maryland 21645 srrealty@friend.ly.net 410-778-0238

BEAUTIFUL FARM w/brick Colonial built in 1854 & numerous out buildings on 85 AC, 70 til & 10 AC wds \$650,000.

CHOPTANK RIVER FARM - 405 AC, 270 til, 131 wded, numerous buildings, grain & vegetable storage, irrigation & Rancher \$925,000. WILL DIVIDE.

WATERFRONT! 167 AC, 120 til w/4 homesites w/septic & well \$630,000.

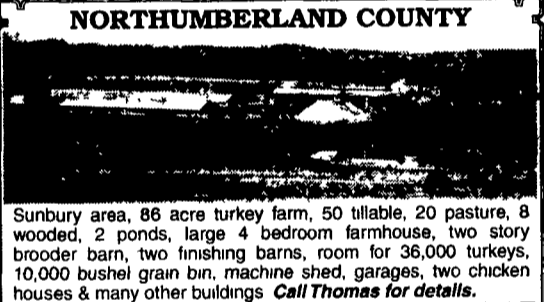
GREAT HUNTING FARM - 325 ACRES, 210 til, 100 wded, pond, farmhouse, grain storage & buildings \$634,000.

We have many other small and large, to meet your needs. CALL US TODAY

FOR SALE

In Clark County Wisconsin
155 Acre Dairy Farm

95 tillable acres adjoining land for rent, balance of the land has stands of oak and maple, also aspen and birch along the south fork of the Eau Claire River of which makes excellent pasture. Five bedroom home; 130 by 36 barn built in 1991, 52 stalls, 2 pens, 3 silos - 18 by 60, 12 by 60, 14 by 50, all have unloaders; 120 by 40 machine shed with attached 34 by 36 garage built in 1994, shed has 36 by 40 insulated area with wood furnace; also 12 by 12 insulated tool area; 24 by 36 heifer shed; 24 by 32 building; 10 by 16 insulated building. Farm sold with feed on hand and milking equipment. By owner **David Buss**, 1-715-669-3186. Leave message or write for color picture of farm.



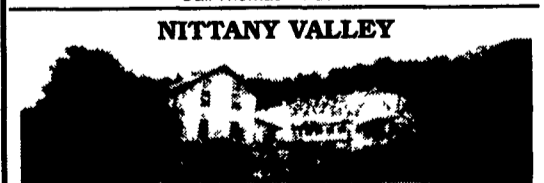
Sunbury area, 86 acre turkey farm, 50 tillable, 20 pasture, 8 wooded, 2 ponds, large 4 bedroom farmhouse, two story brooder barn, two finishing barns, room for 36,000 turkeys, 10,000 bushel grain bin, machine shed, garages, two chicken houses & many other buildings Call Thomas for details.



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



20 acre petting farm, 4 bedroom house in excellent condition, buildings & fencing for animals Gift shop & recreational buildings Animals, some equipment & business included in sale Turn-key operation Good possibilities for business expansion Call Thomas for details.



Clinton County 106 acres, 80 tillable Nice 4 bedroom house, 40 stanchion dairy barn, 30x60 shop shed, Amish Equipped Owner says farm could be certified organic.

BRUSH VALLEY, Madisonburg, Bake shop & real estate Large house, 3 stall horse barn 20x30 wagon shed Buy with or without business. Call Thomas for information

BRUSH VALLEY, Madisonburg area, 3 acre farmette with storage shed business, 5 bedroom house, 4 stall horse barn, many other outbuildings, turn-key business with equipment Dealers customer list & supplies included Amish equipped

SUGAR VALLEY CLINTON COUNTY, Loganton area, four bedroom house on 2 acres, 26x60 horse barn & shop, Amish equipped

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