

36

REAL ESTATE

FARM

South Central, PA

A unique 237 acre farm 2 homes, other outbuildings, x-large in-ground pool Mix of land Plenty of water Large creek borders 3 sides

Call Bob, leave msg V.M. 717-261-8547 or write.

Century 21 Hometowne, 1233 L.W.E., Chambersburg, PA 17201



JEFFERSON COUNTY, NY DAIRY FARM

370 acres, 315 tillable, 210 free stall barn, Double 6 milking parlor shop, grain bins, bunker silo 3 upright stave silos, lagoon, feed & supplies, 2 good homes

\$485,000 Bare With Cattle & Equipment \$835,000

Farm #2 Available, 192 acres 142 tillable, good 3 bedroom home, 42x80 metal barn & stave silo

\$135,000

Jim Noonan, Broker After 7pm & Before 8:30am

716-434-5038 9am-5pm 1-800-836-9906

Ask for Jim CENTURY 21

KNIGHT HOGAN & NOONAN REALTY

DISCOVER

Northern Valley Farming In Franklin County, New York

Reasons for farming in our "Northern Valley"

- ♦ Affordable family farms
- ♦ Agricultural Infrastructure
- ♦ Farmer friendly legislation
- ♦ Abundant Natural Resources
- ♦ Strong Dairy Markets
- ♦ Quality family living

♦ Access to cultural & educational resources

FREE INFORMATION

Contact Cornell Cooperative Extension at (518) 483-7403 or email us at franklin@cornell.edu

I have many good buyers looking for farms. If you are thinking of selling call me. I will meet with you

This space reserved for your ad. I need farms for several good buyers. Call for an appointment.

CHESTER CO.

- 6.5 Acre lot next to golf course and woodland (great site for your farmette) **LANCASTER CO.**

- Eastern Lanc. Co. - 22+ ac. zoned residential, sewer to property approx. 32 lots possible. You - do the work - you make the profits. Priced to sell - call for details.

- 34 Ac. 28,000 sq. ft. storage - Many uses - landscapers, food storage, ag business, near 283 Interchange **TIOGA CO.**

- Near Mansfield, Pa. 162 Ac., no buildings - great setting for hunting or vacation home. Great deal.

WE CAN HELP YOU BUY OR SELL REAL ESTATE



Call Ken Rutt - a life long farmer and real estate investor who can assist you in any sale or purchase of real estate. Creative tax and financial arrangements, low farm mortgage rates. **Serving Southeast PA The Best Can Often Cost Less**

Office 717-786-1300 Cell Phone 940-9025

COLDWELL BANKER HOMESALE SERVICES GROUP P.O. Box 306, Quarryville, PA 17566 E-Mail: RuttK@LancNews.Infi.Net

BRADFORD COUNTY, PA. Ready to milk 155 cow dairy barn, pipeline, upright and bunker silos, good 4 bedroom home, 155 acres, more acres available to rent. **\$475,000.** Operating dairy...168 acres, presently 36 cows on pipeline, good barn, 2 silos **\$295,000.**

Kerr Realty
Towanda, PA 18848
Ph. 570-265-8741 Fax 7385

LANCASTER COUNTY POTENTIAL FARMETTE/BUSINESS

Ranch home on 11.8 acres w/additional 1000+ Sq. Ft. stone schoolhouse previously used as gift shop for greenhouse business. Off-set parking for 25+, 475' road frontage, zoned for horses, Denver/Adamstown Area

KEITH STAHL - CHARLES & ASSOC.
1-800-783-9164 Ext. 3502

HOT NEW LISTINGS!

PERRY COUNTY

15 ACRES! Here it is 15 acres Has 30x40 building with a sod floor Previously was an air strip Land never perked but owners will consider a perk with an acceptable offer Listed at \$65,000 AD#10151

RESTAURANT! Turn the key and start cooking. Restaurant in full operation, seats 100 including banquet room All appliances and furniture to stay. Upstairs 1 bedroom apartment rents for \$300 a month Listed at \$150,000 AD#10149

FARMETTE WITH 9+ ACRES! and barn 3 bedrooms 1 1/2 baths completely remodeled farmhouse Barn formally an art gallery and antique shop Would work for horses New pond. Rural living at its best Listed at \$249,900 AD#7786

HISTORIC BED & BREAKFAST! 17 room Federal style B&B in New Bloomfield. Room for in home business or fill it with antiques. Award winning gardens 3 car garage. In picturesque New Bloomfield. Listed at \$325,000 AD#7886.

Marysville (717) 957-3866
New Bloomfield (717) 582-8104

JACK GAUGHEN REALTOR
www.jgr.com

38 ACRE GENTLEMAN'S FARM
Lancaster County, PA

Elegant 4 year old 3,000 sq. ft. custom home Four bedrooms, 2-1/2 baths, formal dining room, large great room w/brick fireplace, master suite on 1st floor Includes 10 acre pasture (3 A wooded) w/spring fed stream. Spectacular views overlooking Litz & Manheim. This is truly a prime property for the horse enthusiast or gentleman farmer For sale by owner.

\$579,000

For Info or Showing Write to: PO Box 513 Litz, PA 17543

YORK COUNTY TURKEY FARM

"NEWS FLASH"

Are you aware that there are no new turkey grower contracts available at the present time? But - there is a solution if you would like to get started. This is it. Buy this existing operation and you are in business. 34 ac. with a "fantastic" setting - 3 turkey barns - big pond - beautiful large house, etc. Call today to get started.

NORTHERN FRANKLIN COUNTY

278 Acre Dairy Farm (large portion Hagerstown soil). 68 "good" freestalls, currently used as a beef operation; bank barn, 90'x125'; 3 silos, stream; beautiful 2400 sq. ft. brick farmhouse, 4 BRs. 1-1/2 bath; lots of road frontage. Wonderful place for large dairy.

SOUTHERN FRANKLIN COUNTY

N.E. of Mercersburg. Secluded 160 acre beef farm. 10 ac. wooded. 1 mi. frontage on large stream (fabulous hunting). Perfect for recreational use. 4BR frame house & 48'x100' metal storage shed.

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

NEW HORIZONS REAL ESTATE CO.

240 ACRES - 8 miles from Penn State University Excellent sub division possibilities Or left as farm land 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 - 33 acres zoned rural agriculture. Many country possibilities 7 miles from State College and Penn State University \$60,000

52 ACRES - All wooded mountain land 7 miles from Lock Haven, town of Renova, Clinton County in Earlton Forest Great hunting can be \$8,500

STATE COLLEGE - Established commercial grass operation Most business done by mail order throughout United States. Some retail could be increased by an owner who emphasizes retail. On 46 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

RETIRO - Six pack takeout sub shop beer & liquor license 4 apartments for additional income Good clientele All equipment Located in beautiful country \$111,000 OR Buildings can be purchased without furniture \$85,000

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

MOORE & RESTAURANT - 19 unit motel near Duffs Clearfield County plus 2 storey 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

LANCASTER COUNTY FARMS

1 room school house built in 1910, 48x36, HW floor, all brick, new porch floor, 3 car concrete block garage with concrete floor on 1/2 acre lot.

Country location surrounded by farmland.
Asking \$114,900

54 Acres, 37 Ac tillable, 11 Ac. pasture, 4 Ac. woods, frame bank barn with loose housing, corn barn used as shop, 2 1/2 story brick dwelling with 4-5 BR, 1 1/2 bath, large rooms, oil HW BB heat, house built in 1854 **Asking \$338,000**

For More Information Ask For Gene

COLDWELL BANKER

Gene Kreider
Realtor
717-898-2345

HOMESALE SERVICES GROUP
1255 S. Market St
Elizabethtown, PA 17022
717-361-HOME 717-665-HOME
717-367-1112 (Fax)
1-800-850-1069 (PA Only)
717-367-3500 or 717-653-6600

SAILHAMER REAL ESTATE
717/532-6059
494 East King St., Shippensburg, PA

SECLUDED MOUNTAIN FARM (McConnellsburg Area) Approx 167 Acres of total privacy, about 100 acres is wooded mountain land that borders state lands, original historic log cabin post & beam barn, modern ranch home w/kitchen fireplace 3 spring-fed ponds high fields and excellent wildlife population. VERY PRIVATE, but minutes from PA Turnpike. Call for Details.

DAIRY FARM (Adams Co.) Approx 122 Acres of prime farm land Brick 2 Story Dwelling that contains 10 rooms and 2 baths Dairy Barn and freestall barns set up to handle 200 cows, 3000 gal bulk tank, 4 silos, numerous outbuildings and about 1 mile of road frontage, nice state of repair Unlimited Potential. call Ron Sailhamer for details

GENERAL FARM (Shippensburg Area) Approx 52 Acres of usable land Buildings include 44x400 poultry building, bank barn, equipment shed and various outbuildings, plus 2 Story Dwelling with 4 bedrooms and 2 baths (buildings in good repair) asking \$389,000. Call for details & information

HERSHEY ROAD (Shippensburg Area) Approx 27 Acres located near Exit 10 of I-81, valuable real estate with road frontage, public sewer and elec on property, **\$199,000.**

THE REAL ESTATERS OF MANSFIELD
1671 S. Main St., Mansfield, PA 16933
(570) 662-2138 • Evening (570) 662-2363

BUILD/INVEST OR BOTH!

28 48 wooded acres near Hills Creek Previously surveyed as 8 lots w/private road thru property & 2 lots bordering paved State Road Electric, gas & phone avail 8 approved sewage sites Wellsboro Schools Some covenants apply **\$87,500.** M-1253

BRADFORD COUNTY LAND

South of Canton near Grover, PA and just East of Rt 14 bordering paved road 68+ surveyed acres with approved sewage site (more would perc) Utilities available Good hunting and bldg site Motivated seller asking **\$49,900.** M-1047

BUSINESS OPPORTUNITY

2000 sq ft restaurant in Tioga area with seating for up to 52 Modern facility w/attached area for summer ice cream sales Fantastic location for future Rt 15 alignment Motivated seller asking **\$135,000** for turn-key operation M-1272

CAMP BORDERING STATE!

Walk onto bordering State Forest lands & East Creek from great furnished camp on 10+ acres in Covington Twp 3 room camp w/ramped porch deck privy insulated & wired for propane heat/lights Just **\$29,900.** M-1196

3 HOMES ON 3 ACRES

Farmington Township 1824 sq ft frame home on 1 acre & 2 mobile homes on 2 acres 3 septic systems 1 well & detached garage Nat gas heat Sat dish included Access thru stream at present Priced accordingly at **\$54,900.** M-1198

OFFICE? WAREHOUSE? OR BOTH!

Massive modern 20 660 sq ft 2 story steel bldg on 4 68 acres Paved entry parking in front & improved truck parking in rear 3 Phase Elec 4 truck docks Freezer space if needed Improved office space Municipal water & sewer Use office or warehouse space & rent out balance Asking **\$290,000** (just over \$14/sq ft) Canton PA M 1189

HOME OR CAMP SITE

Nice tract of rolling land in Hamilton Twp near Morris Run 59 95 surveyed acres Partially stripped Replanted to Pine trees Some original wooded areas Improved driveway 2 approved sewage sites Travel trailer & approved privy Town water avail **Just \$39,900!** M-1108

ACREAGE ON PAVED ROAD

43+ surveyed acres near Mosherville, PA Mix of fields & woods Utilities avail on site or nearby Approved sewage site Troy Schools Easy commute to Elmira Troy & Mansfield **\$44,900.** M-1229