

36 REAL ESTATE

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

NEW HORIZONS REAL ESTATE CO.

MANUFACTURED HOME COMMUNITY - New development to be constructed and completed in April. 134 large rental pads suitable for double wides. Public water and sewer. Also includes dealership for manufactured home sales. Also included is an adjoining 45 acre tract suitable for another 120 lots that could either be leased or sold for double wides or modulars. Plans for the 120 lots have been drawn by engineer. Public water and sewer available. Also a very favorable non-recourse assumable mortgage is available. Located in Central PA. Combined pad rentals, home sales, further expansion ready to go with all permits and approvals in place and a good mortgage translate into a good investment for a qualified buyer. **\$3,000,000**

240 ACRES - 8 miles from Penn State University. Excellent subdivision possibilities. Or left as farm land. Entire tract **\$1,300,000**

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. 1 tank/8 unit pipeline. 3 unloading silos. 30x126 heifer barn. loafing barn. 40x130 drive through equipment bldg. 30x70 implement bldg. **\$90,000**

RESIDENTIAL LOT - 3.3 acres zoned rural agriculture. Many country possibilities. 7 miles from State College and Penn State University. **\$100,000**

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

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. **\$100,000** 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 bustling country. **\$111,000** OR business can be purchased without real estate. **\$85,000**

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 with wood burn fireplace. eat in kitchen. spacious rec. room & workshop. 2 car garage. **\$135,000**

(814) 355-8500

www.newhorizonrealestatepa.com



93 Acre Multi Purpose Farm
on VA's Eastern Shore minutes from ocean and bay. Sandy loam soil suitable for grain/vegetables. 4 broiler houses, 54,000 capacity. Excellent 4BR, 3 BA, brick home
\$250,000
(757) 665-1964

CHANCE OF A LIFETIME CENTRAL VIRGINIA



Lovely two story home, circa 1747, completely renovated in excellent taste, on 168.23 acres obtained by a "Land Grant" from the King of England in 1744. Numerous outbuildings, 4,640 feet of river frontage, approximately \$100,000 timber value. Complete privacy, only 4 miles from a nice college town. Color brochure upon request. Only **\$435,000**.

Also secluded 205 acre farm with unique two story home, good outbuildings. 22 acres of open land, streams, ideal retirement, horses etc. Only **\$249,500.00**

Coldwell Banker Lafoon Realty, Inc.
Contact "Mike" or "Kip" Lafoon
720 Oak Street, Farmville, Virginia 23901
1-800-767-6191 or 804-392-6191
After 5 - Mike 804-392-4375
Kip 804-392-3005

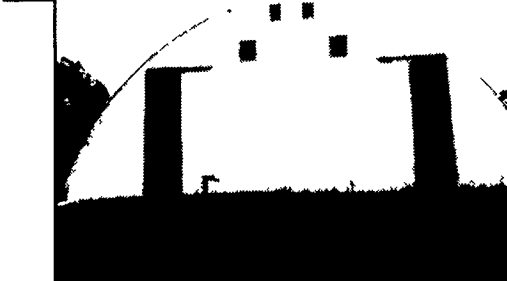


LANCASTER COUNTY FARMS



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

Country location surrounded by farmland. Asking **\$109,900**



54 Acres, 37 Ac. tillable, 11 Ac pasture, 4 Ac. woods, farm 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



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

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

Northumberland Co./Acreage Only

(Broker Owned)
Selingsgrove 13 acre farmette. 3 bdr home, new siding & new furnace. Rent option possible.
48 acres, 12 tillable, \$69,000
16 acres wooded, \$29,000
36 acres, 24 wooded, 12 tillable, \$80,000
74 acres, 70 tillable, \$160,000
42 acres all wooded, \$80,000
Wooded & Open Lots 3 acres, \$29,000/each
108 acres, 50 tillable, 58 wooded, \$200,000
116 acres, 70 tillable, 46 wooded, \$235,000
70 tillable, 1 large field, excellent for hogs or layers, \$179,000

PETER B CORTELYOU

Real Estate Herndon, PA 17830
Peter B. Cortelyou, Broker
570-425-9177 Fax 570-425-2305

MONTANA RANCH - 18,174 total acres with 700 head carrying capacity. Located in SE Montana on the Little Missouri River. 350-500 acres irrigation provide sufficient feed for year around operation. Recorded water rights for irrigation water, domestic water and livestock water. 40 stock water tanks supplied by 4 water wells along more than 24 miles of water line. Whitetail deer, mule deer, wild turkey, antelope, upland game birds and waterfowl provides fantastic hunting.

198 ACRE FARM - Irrigated farm, with underground pipe. Well improved farm with good soils. Nice 3 BR home. Great farm with more available nearby. 15 minutes from Black Hills of South Dakota.

764 ACRE IRRIGATED FARM - Mostly in alfalfa with river and creek through property. More than 9000 ft. gated irrigation pipe included. Hunting and fishing on property.

COUNTRY LIVING - 4 BR, 3 Bath, ranch style home with walkout basement on 5 acres. 2-car detached garage. 20 minutes from the Black Hills of South Dakota.

Call Bob Gerkin

Century 21 - Dakota Belle, Inc.



Office 605-892-2021
Home 605-257-2217

JEFFERSON COUNTY, PA



Dairy/horse farm - 159 acres mostly tillable and pasture land, bank barn, 50x150 milkhouse, barn 30x47, shed 40x60, plus 4 bedroom farmhouse in good condition, close to Interstate 80. Exit 15

HOFFER REALTY ASSOCIATES
(814) 371-2100

Thinking of marketing your farm? You need to call on the experience of Harry Zimmerman for professional confidential service. Specializing in tax deferred exchanges.
TOWN & COUNTRY REALTY
717-299-4885 OFFICE
717-355-2048 HOME

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 st. ft. storage - Many uses - landscapers, food storage, ag business, near 283 Interchange

TIOGA CO.

Near Mansfield, Pa 130 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



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

SOUTHERN FRANKLIN COUNTY

Two farms side by side - one 160 acres w/approx 1/2 of frontage on large stream w/approx 10 ac of wooded area next to stream (good wildlife refuge) 4 BR frame house and 48x100 metal storage barn and detached garage. Fabulous recreation area.



#2 has 147 acres w/a large brick farmhouse (needs work) in lane for privacy - bank barn w/old dairy equip and newer addition & 2 silos - nice farm pond land is nice and level w/about 10 acres wooded and borders on same stream as above

NORTHERN FRANKLIN CO.



278 acre w/large portion limestone soils. Barn is 90x125' currently used as a beef barn - 3 silos - stream and beautiful brick farm house. Lots of rd frontage w/country lane about 1000' giving it a very nice setting for any type farming you prefer.

WINDSOR-YORK CO.



Operating 34 ac turkey farm - one of the few places you can still make a decent living on the farm. This farm will pay for itself w/o taking an outside job.

Three turkey barns - two dwellings - main house is over 3000 sq. ft. of first class living w/one car attached garage plus an oversized 3-car detached "super" garage w/even a kitchen. Round roof equip barn and large farm pond - work shop, etc. **POULTRY EQUIP. IS UP TO DATE AND IN GOOD SHAPE. THIS FARM IS NICELY SECLUDED, BUT CLOSE TO SHOPPING, SCHOOLS, EVERYTHING YOU NEED.**

LANCASTER CO.

Landscape business on 15 acres. Large frame house and two story barn included zoned commercial and could be used for many different applications.

LEBANON CO.

Fredericksburg area - 106 building lots w/preliminary approval - public water and sewer



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

MAHLON OBERHOLTZER AGENCY

You Central PA Farm Broker
Smoketown, PA 17576 (Lanc. Co.)
717-392-1177