

36

REAL ESTATE

46 Acre Farm, Snyder Co., PA

10 acres tillable, 2 story farmhouse, separate garage. Excellent hunting
\$125,000

570/658-3617

150 PLUS ACRES

Magnificent fully operational horse boarding business in Bedford County 21 stalls, pond, newly constructed barn (92x100), indoor & outside riding areas. Great potential for development. Includes 2 story home & garage. Call Mike Traficante for details.

JOHN HILL & ASSOCIATES, INC.
814-944-9377

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 sub division 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 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 county possibilities. 7 miles from State College and Penn State University. \$60,000

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

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. \$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 burning stove. eat in kitchen. spacious rec room & workshop. 2-car garage. \$135,000

(814) 355-8500

www.newhorizonrealestatepa.com

WANTED TO BUY LAND (or) FARM

Private individual looking to purchase 90 to 250 acres in Lancaster, Lebanon, Dauphin, or York counties for wildlife preserve and studies. Can be partially or all to mostly wooded, with an overall minimum of 40-50% wooded acres required in total parcel. With or without buildings OK!

Toll Free Day 1-800/441-3573
Evening 717/560-9899

CENTRAL NY DAIRY FARM FOR SALE

600 acres w/400+ tillable in high state of cultivation. 200+ acres available for rent all within 2 mile radius. 2 miles of road frontage, free stall dairy barn w/114 stalls with 14 more available. Parlor with automatic takeoff. Bunk silo and upright, shop, tool sheds, grain bins, truck scales & elevator legs. Mostly valley w/some uplands. Very good 12 room brick house (built in 1850's), w/hardwood floors & fireplace. Attached 2-car garage, farm & house have been in 1 family for 100 yrs.

Call Wamor Farms
(607) 263-5211

Lehigh County, Pa.

26 ACRE HORSE FARM

24 Stall Barn

Large Indoor & Outdoor Arenas

This premiere boarding & training facility features an all brick 1 1/2 story house with prestigious hilltop setting. The 2,700 sq. ft. home includes a large living room, dining room & family room. Custom eat-in kitchen with full brick wall fireplace in eating area, five bedrooms, & 3 1/2 baths. Detached over-sized 3-car garage & heated, kidney shaped in-ground pool. The 36x180 main barn has 24 custom stalls, heated office, heated tack room with laundry & lavatory, was stall & excellent ventilation. Attached 72x104 indoor arena with trusses on 2-ft. centers & elevated hot walker. Attached 36x36 storage & feed barn with 4-ton metal gravity feed bin. A 100x200 outdoor ring with vinyl board fencing & sand base, large trailer parking area & 3 fenced pastures. Exceptional quality throughout. Fantastic location close to Allentown & I-78. Call for 3 page color brochure. **PRICE: \$635,000.**



new pennsylvania realty, inc.

Farms, Country Estates, and Historic Properties

Rt. 1, Box 123, New Ringgold, PA 17960

570-386-5000 or 610-398-2559

Specializing in Farm Real Estate Since 1974

BEAUTIFUL FINGER LAKES AREA SOUTHERN TIER FARMS

General Farm... 43x48 and 18x26 barns, 3 silos, 34x82 machine shed. 250+/- tillable acres. 70+/- acres wooded, 70+/- acres pasture. 5 acre pond. 9020' road frontage on 2 roads. Many springs and all weather creek. \$240,000 #3949

Hilltop Location View: Rolling forest with two barns. 285 acres approximately half wooded. More acreage available. Seller offers good terms. \$185,250 #3780

General Farm: 40x80 metal barn, concrete silo, total of 212+/- acres with 180 tillable, 20 wooded, 12 pasture, pond and 5,198+- ft road frontage, 2 story home, 3-4 bdrms, garage. Adjacent to another 187+/- acre Farm! \$155,000 #3936

Near Lakes & Expressway Exit: 3930' road frontage. 135+/- acres with 60x40 metal building and 2 grain silos. Small pond, 50 acres forest. Seller offers good terms. \$94,000 #3783

Just Off I-86 and Neat and Pretty as A Picture: 29,000+/- sq ft barns on 17+/- tillable acres with panoramic view. Includes 2-unit apartment building. Many possibilities! Terms \$200,000 #3790

Enjoy The Scenic View! 1994 28x62 three bedroom, 2 bath ranch. Garage and 28x32 two story barn. Beautifully landscaped with pine log fence on 5 rolling acres. \$97,500 #3938

Acreage 58 acres in the beautiful Finger Lakes region. #3945.

Acreage: 40 acres forest land Borders Canisteo River #3939

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

FOR SALE

A well kept 245 A dairy farm in Bradford County, Penn.; dairy barn with 2" pipeline; bulk tank; barn cleaners; silos; machinery sheds and shops. A nice 9 room, 1 1/2 bath, house - close to Sayre-Athens area, nice frontage.

Call for details or appointment.

HOWARD W. VISSCHER
LIC. REAL ESTATE BROKER
607/699-7250

SOUTHERN FRANKLIN COUNTY

Two farms side by side one 160 acres w/approx a mile 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.**



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

NORTHUMBERLAND COUNTY

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.

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.

NITTANY VALLEY

Bellefonte area, 82.5 acres, 68 acres tillable, 2 acres woodland. Four bedroom house. Large dairy barn with 42 tie stalls, two silos, two equipment sheds & other buildings, Amish equipped.

NITTANY VALLEY

Clinton County, 106 acres, 80 tillable. Nice 4 bedroom house, 40 stallion 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.

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

Call

Hiram Hershey, Broker

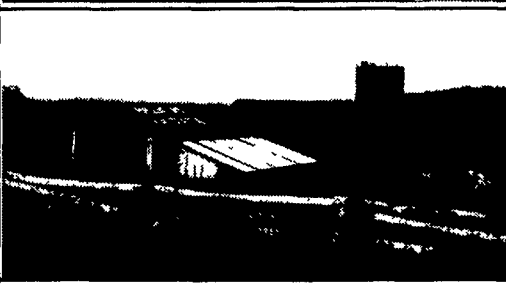
Thomas Hershey, Realtor Associate
HERSHEY FARM AGENCY, INC.
1-800-880-3831

BERKS COUNTY - Just over the line ...

approx. 17 acres with 2 bedroom brick rancher (attached 2-car garage) and 4 bedroom two story "tenant" house (detached 4 car garage and bank barn). Beautiful view. Call for details on ML:79105: Offered for sale at \$543,500

Geo. Wolf & Associates, Inc.
717/859-2001 or 877/499-4760

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

THE REAL ESTATERS OF MANSFIELD

1671 S. Main St., Mansfield, PA 16933
(570) 662-2138 • Evening (570) 662-2363

PRIME COMMERCIAL PROPERTY

Located directly at the new Rt 15 bypass interchange south of Mansfield, PA. Former Cole & Burd car dealership complex. 8,260 sq ft building on 2.856 acres zoned commercial w/municipal water & sewer. (Auto Non-competition Agmt required) Would convert easily to many uses. **Asking \$750,000. M-1296**

WELL MAINTAINED GEM LAKE COTTAGE/CAMP on 3.748 surveyed acres. Privy tank & top in place. Tongue & groove pine paneling. Woodstove included. Elec & phone connected. Approx 12 acre stocked lake commonly owned & used by all property owners. Gem Lake covenants apply. Mostly wooded lot. Nice deck. Sullivan Twp. Just \$34,900. M-1225

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

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. Used office or warehouse space & rent out balance. **Asking \$290,000 (just over \$14/sq ft) Canton, PA M-1191**

COVINGTON TOWNSHIP CAMP

480 sq ft. furnished camp near State land and Blossburg. 10x16 deck looking over 13.95 all wooded acres which are included. Propane lights. Woodstove. Low 1999 taxes of \$393. Just \$34,900. M-1297.

WALK TO HILLS CREEK LAKE

From this 34.85 acres previously surveyed as 15 building lots. Electric, gas & phone avail. Private road thru property. 2 sides of tract border State paved road & Township road. 15 approved sewage sites. \$119,000. M-1254

LAND BORDERING STATE FOREST!

527.52 surveyed acres between Morris & Wellsboro PA bordering Rt. 287 & T-812. Majority wooded w/some strip mined acres replanted to grass & pines years ago. Good hunting. Approved perc sites. Private roads thruout for 4-wheeling/snowmobiling. Just \$525/acre. **\$276,950! M-1301**

PLANNED UNIT DEVELOPMENT

Opportunity to create a residential P.U.D. 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 by qualified buyer - \$100,000 down, Bal. \$325,000 @9% int., 20 yr. amort, 5 yr. balloon. M-1122