

**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 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 country 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


**GENTLEMAN'S FARM**



**35 ACRES & LOTS OF ROAD FRONTAGE** - approximately 27 acres are tillable, some woods & open pasture. 100+ year old stone home with barn & shed. Minutes to peace & quiet! GA556.

**HOSTETTER Realty**  
717-442-4114  
www.HostetterRealty.com

**DAIRY FARM FOR AMISH**



- Amish dairy farm. Lycoming Co., White Deer Valley, 58 acres. can be certified organic. 44-cow barn, 40' bunk feeder 32x64 loose housing barn, nice Amish house, all buildings less than 10 years old **Price Reduced.**
- 91 Acre dairy farm in Lycoming Co. White Deer Valley 51 acres tillable, bank barn w/44 chain tie comfort stalls, 38x96 loose housing barn, 16x60 stave silo, 15x32 Seal-Store silo, 12-52 concrete manure tank, 3 BR house
- 30 ac. mountain land, 10 minutes from Williamsport
- 291 ac. near Renova, \$108,000.

**FARMS WANTED**  
\* 100-200 cow dairy farm w/free stalls & parlor, good land Prefer multiple dwellings on farm  
\* These properties are needed for my buyers now!

**Ken Greider, Realtor**  
717-872-9002 • 717-872-8924 before 7am

**NEAR PORT TREVORTON, PA**

3/4 Acre commercial property, easy access off of Rts. 11 & 15.  
Ideal for development.  
**Call 717-694-3619 or leave message**

**PERRY COUNTY HOT NEW LISTINGS!**

**DUNCANNON!** 4 acre wooded lot with well & septic 1972 Sahara trailer with addition giving you 3 bedrooms \$54,900 AD#10164

**ELLIOTTSBURG!** 5 bedroom traditional farmhouse that sits on 11 acres, Historical Berhelsel's Mill built in 1826, cook house and barn, nice road frontage & stream runs through property \$135,000 AD#10162

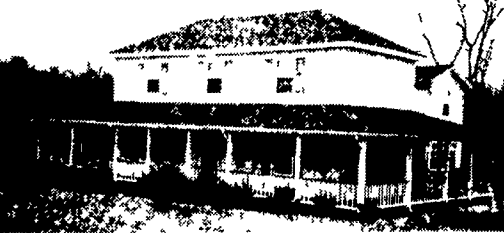
**SHERMANS DALE!** Builders home, 1700 sq ft on first level & 950 sq ft on lower level for a total of 2650 sq ft Trophy room highlights this home, along with 1/2 stocked pond 3 bedrooms possibly 4.2 full baths & 2 car integral garage and paved driveway. \$179,900 AD#7230

**LIVERPOOL!** Country Estate overlooking Susquehanna River Huge brick ranch on 29 acres 4 bedrooms, 3-1/2 baths Lower level could be separate living area Barn, equipment shed & pole shed. Magnificent view. Adjacent to State Game Land 28 additional acres available \$325,000 AD#7332.

**JACK GAUGHEN REALTOR**  
www.jgr.com ERA

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

**CENTRAL VA FARMS**



**Privately set on approximately 30 acres**, this CA. 1850 home was redone in 1994. 5 or 6 large bedrooms, 3 baths, lots of storage. 30x70 welding shop w/4 bays & 3-phase current, equip. shed, 2 storage barns, stocked pond.....\$325,000

**"Shade Tree Farm"** 40 acres, fenced, with 40x60 outbuilding w/3 stalls, 3 roll-up doors, & more, separate hay barn. Immaculate 4 BR home overlooks pond.....\$325,000

**Colonial style 3 BR home** in super condition with efficiency apt. in English basement. Several outbuildings, barn. Great view! 20 acres, mostly open.....\$189,500

Call Betty Baldwin @  
**Coldwell Banker Lafoon Realty**  
1-800-767-6191

**COLDWELL BANKER**



**FOR SALE IN TIOGA CO., PA AREA**  
3,300 sq. ft. Log Home, 6.8 Acres,  
3 Bdrm./2 Bath - \$140,000  
(814) 258-5142 www.cabin4sale.homestead.com

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FARM & RURAL PROPERTY DIVISION

View These Farms On-Line At  
www.cbur.com



**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!** See our complete brochure at www.cbur.com Be sure to view our Internet Slide Show

**BEDFORD CO. - 205 ACRE GENERAL FARM**  
195 A tillable, productive land, 2 homes, large quarter set barn, easily accessed, very private setting 200 Acre Dairy Farm Also Available. See our complete brochure at www.cbur.com Be sure to view our Internet Slide Show

**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 TO \$339,500!** See our complete brochure at www.cbur.com. Be sure to view our Internet Slide Show

**CALL TOLL FREE FOR DETAILED BROCHURES**  
ADDITIONAL FARMS, FARMETTES, VACANT LAND AND HUNTING LAND PARCELS AVAILABLE. FREE LISTS.

**Dale Sheridan**  
814-488-7306  
Residence Numbers

**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.



278 acre w/large portion limestone soils Barn is 90'x125' 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**

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

**BORDERS TIOGA STATE FOREST**  
368 17 surveyed acres in Duncan & Morris Townships Minutes to Morris or Wellsboro, PA Long frontage on Rt 287 & some on T-812 Mostly wooded w/small portion replanted to grass & pines following strip mining Approved sewage site. **Just \$525/acre \$193,500 M-1300**

**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

**PRIME COMMERCIAL PROPERTY**  
Located directly at the new Rt. 15 bypass interchange south of Mansfield, PA. Former Cole & Bure' 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**

**UPSTATE PENNSYLVANIA ECOWATER SYSTEMS BUSINESS**  
Individual operation with significant expansion potential. Excellent reputation. **\$33,500** includes rights to sell EcoWater System, inventory, truck, fax, right to phone number w/Yellow Pages ads, customer lists and rental income. M-1212

**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

**LOG CAPE COD - COUNTRY SETTING**  
on 120.38 surveyed acres in Middlebury Twp. near Tioga, PA Main home immaculate w/2 baths, 3 bdrm. guest house 2-story pole barn. Approx. 40 acres woods. 2 ponds. Nice views & much more! Owner motivated, moving to new home. **REDUCED from \$247,500 to \$229,900. M-1200**

**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**

**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**