

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

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


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 410/610-9396 for more information

MILK 80 OR 160 COWS in this very good barn with pipeline to two 80 stall wings. Cow mats for every stall. 3000 gallon tank. 6 silos include 24x60 Harvester and 24x70 Sealstore TMR fed from wheeled mixing wagon. 213 acres with 130-140 tillable. Ample land to rent adjoining. Housing for 2 families includes 14x70 mobile home and stately white 3 bedroom Colonial. Great buy for \$230,000.

Mort Wimple Associates
Real Estate Sales - Management
FREE CATALOGUES U.S. ROUTE 20 SLOANSVILLE N.Y. 12160
Internet Page: www.farmsunlimited.com (518) 875-6355 FAX: (518) 875-6749

SOUTHERN NEW YORK
Organic Farm, 63 acres, 30 acres bottom land, balance wooded, fronts on Genesee River. Greenhouse, 3 bay garage, retail store, good hunting, fishing \$89,900.
31 Acre Dairy Farm, bank barn, 59 tie stalls on pipeline, heifer area, pond, fenced for grazing, like new 3200 sq. ft., 3 bath farmhouse, private, view. Asking \$160,000. More tillable acres for sale.
104 Acres, pole barn, 3-4 bedroom house, pond. \$79,000.
50 Acres, mostly wooded, large pond, secluded \$39,900.
190 Acres, open and wooded, pond, secluded. \$150,000

LEW REAL ESTATE
121 Chestnut St. • Cortina, N.Y. 14830
800-937-5637

Malone, Franklin Co., NY
Vegetable/Potato or Dairy Farm

1060 Acres with 680 tillable, 380 wooded. All level ground. Property can be subdivided. Complete information on yield, climate, soil, buildings, & maps incl 45x55 high refrig cooler (can also be rented). Potential fishing camp on trout river. 75% Financing possible, VCR tape Available.
Priced Reduced \$425,000
Jerry Shulman Produce Shipper, Inc.
Box 41, Port Jefferson Sta., NY 11776
1-800-645-7776

BEDFORD COUNTY - 180 acre dairy farm with 20-year-old tie stall barn, 2 concrete silos, 50x100 implement shed, 120 acres tillable, stream, remodeled 2-1/2 story home, excellent condition.

BLAIR COUNTY - 1600 acres of woodland just 10 minutes from Holidaysburg and 2 miles from Canoe Creek State Park. Plenty of hard road frontage, close to river. Excellent hunting & fishing. Future potential for development.

RE/MAX Results Realty Group
Logan Centre, 1001 Logan Blvd
Altoona, PA 16602
814-946-9355
Wes Appleyard
814-944-1873

United National Nationwide Properties
R.R. 1 Bx. 303 Towanda, PA. 18848
Tel. 570-265-5924 Fax 570-265-7657
TOP DAIRY FARM-240 acres- 100 acres bottom land, balance pasture and wds., trout stream thru, 348 ft. dairy barn includes 155 stalls, Milk house, 2000 gal. bulk tank, 3 silos, feed rm. 40x300 ft. heifer barn, green house calf barn, repair shop, commodity bays, concrete bunker, dirt trench, 4 bedroom, 2 story 2 bath home w/attached 2 car garage. Inground pool.
DAIRY IS READY TO OPERATE NOW!
\$475,000

Perfect for Dairy or Beef - 130 cow Freestall Double 6 parlor, 2,000 gal. bulk tank, Small heifer facilities in main barn separate heifer Barn. Large shop, several other sheds and outbuildings. Very nice 3 to 4 bedroom 1 1/2 bath home. Also a second home (well from a distance it looks like a house, but up close pretty rough, perfect for the Mother in law). All on 335 acres with 180 tillable, 105 pasture, 30 woods
Asking \$169,900.

20 other Dairy, Beef, and Hobby Farms from \$67,500 to \$149,000
Finley Real Estate
24 Hour Phone # **315-393-6325**
Rural Properties, Farms Residential, Business
207 Montgomery St. • Ogdensburg, NY 13669
RUSSEL J. FINLEY
BROKER • OWNER

WISCONSIN DAIRY FARMS
CENTRAL CLARK CO.
160-265 Acre farms, possible land contracts on some.
Landini Realty & Auction Co.
401 South Main St.
Greenwood, WI 54437
715-267-7247
www.landini.com


155 Acre Dairy Farm in Clark County WI.95 Tillable Balance Pasture Along Eau Claire River Five Bedroom Home 130 by 36 Barn Built in 1991 3 Silos 120 by 40 Shed 34 by 36 Garage Built in 1994 Asking \$225,000 Offers Considered
Call 1-715-669-3186 Leave A Message or E-Mail dlb@discover-net.net Or Send For Color Picture David Buss N14008 Sterling Ave, Withee WI 54498

NEW YORK STATE FARMS
#1617 - A Beautiful Farm with very quiet setting. Exceptionally nice very large home—17 rooms. Could be used as two family if desired. 200 acres, 160 tillable. Pasture. Small woods. Two story bank barn, 80 large tie stalls. 3 silos. Machinery building. Beautiful views. Priced very reasonable. **\$240,000.**
#1651 - Cortland County - Just listed! 110 acre, 58 cow dairy farm. 4 bedroom home. Good location. **\$125,000.**
#1430 - Madison County - Owner retiring. 105 acres, prime alfalfa land. Like new 50 cow tie stall two story barn. Silo. Four bedroom home. Beautiful location. Price has been reduced to **\$134,900.**
#1556 - Ten room home, 200 free stall barn, parlor, bunker silos, 400 acres, beautiful location. Asking **\$325,000.**

POSSON REALTY and Auction Service
787 Bates Wilson Road Norwich NY 13815
(607) 334-9727 www.possonrealty.com

Koch Homestead Realty
MULTIPLE LISTING SERVICE
91 Princeton St Wellsboro, PA **570-724-3500**
1 North Main St Mansfield, PA **570-662-3287**
WOODED PARCEL - 50+ acres of land in a good hunting area. Easily accessed from township road. Located about 2 miles from Little Marsh \$34,900. W205
EXCELLENT LOCATION - for this commercial property Currently being used as a photo studio \$162,000. W017
WILLIAMSBURG COLONIAL - style home 6 bedrooms, 4 baths. Summer kitchen in basement. 3+ car heated garage. Tennis court & heated above ground pool. 3520 sq ft. of meticulous living. **\$259,500. W123.**
8.52 ACRES - with perc work completed. Excellent location & views. Close to town, yet private. **\$22,900. M121.**
Check out our web site www.koch-real-estate.com

ENDLESS MOUNTAIN REAL ESTATE COMPANY
570-659-5684 end@epix.net
TIOGA & BRADFORD COUNTIES
Bradford County: Get back to Nature! Beautiful 12 acre pond on 62+- wooded acres enrolled in the Clean & Green program, stream, long road frontage. State Lands nearby, must see to appreciate! **\$155,000 (#748)**
Bradford County: Beautiful parcel for new home or camp, 47+- acres, open/wooded, existing well/septic, NG, electric, & old mobile on location, excellent site for new pond, check it out! **\$60,000 (#773)**
Tioga County: Nice level building lot for your new home, 1.22+- acres, NG, electric, & municipal sewer hook-up available, pleasant country-like setting at edge of small village. access road off of hard-top road **\$11,900 (#788)**
Check Us Out on the Web! www.nvo.com/end

JUNIATA CO. 60 MI. W OF HBG.
RESTAURANT & 4 BR HOME - Operating restaurant, well estab business, all equip inc, charming setting, oak floors and wd work throughout **\$159,900**
FARMETTE - 9-1/2 AC - 3 BR, 2 Bath, garage, bank barn, mt stream, fenced pasture **\$124,900**
CABIN - WOODED 1.33 ACS - 1 BR, all app inc new septic, drilled well, close to SGL **\$38,500**
FARMETTE AC. & COUNTRY BLDG. LOTS
3 ACS. - view, mobiles ok, part wooded **\$24,900**
4 ACS. - wooded, frontage **\$24,900**
4-1/2 ACS. - wooded, secluded **\$29,500**
6 ACS. - part wooded, great view **\$39,500**
6-1/2 ACS. - part wooded, frontage **\$29,500**
18 ACS. - part wooded, great view **\$49,500**
56 ACS. - part wooded, camp/fish/hunt along the creek secluded **\$125,000**
Broker has financial interest in some of above
Larry LONG REAL ESTATE
Office - 717-527-4784

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