

SNYDER COUNTY, PA



GET AWAY FROM IT ALL

Call today to see this 3 bedroom, 1.75 bath cozy ranch. Nestled up in the woods near game lands. Excellent condition, sits on 25+/- wooded acres. Very private could be used as a residence or cabin. \$125,000.00

Please call Patty Donovan at: **RE/MAX Country Living, Inc.**

100 Chestnut Street, Mifflinburg, PA 17844 **570-966-9999**

email us at remaxcl@sunlink.net Your Central PA Connection

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

24 Hour Phone #

RUSSEL J. FINLEY
BROKER - OWNER

Finley Real Estate



315-393-6325

Rural Properties, Farms
Residential, Business
207 Montgomery St. •
Ogdensburg, NY 13669

General Store and Diner This little Gold mine has everything you need to walk in and get going (all store and restaurant equipment are in place) plus there are 2 gas pumps, large parking lot, and what a location right on US Hwy 11. Oh, Yeah and did I mention there is also 8 mobile home hook ups. All this income potential and location, location, location for just \$79,900

Koch Homestead Realty

MULTIPLE LISTING SERVICE

91 Princeton St
Wellsboro, PA
570-724-3500

1 North Main St
Mansfield, PA
570-662-3287

WELL ESTABLISHED FUNERAL HOME in Potter County Century old home with all necessary equipment and inventory is ready for new owner 3 bdrm. apartmnet upstairs \$138,500. W301 & W302

WOULD YOU LIKE SOME ELBOW ROOM? How about 70+ acres of woods and fields just 25 minutes from Wellsboro \$69,000. W204

WELL & 2 SEPTICS on 2 acres Close to Hills Creek & Hammond Dam Nice site for camp \$22,000. M004

HORTICULTURISTS DREAM. Unique home with secluded setting close to downtown Must see to appreciate 4 bdrms, 1-3/4 baths \$169,900. M002

Check out our web site www.koch-real-estate.com

153 ACRE DAUPHIN COUNTY FARM



This farm is ideally located at the base of a mountain range in Northern Dauphin County, (Lykens Valley), near Millersburg. The buildings are set several hundred yards off the main road, creating that perfect Currier & Ives setting everyone dreams about with the mountain as a back drop. The buildings feature a very well maintained brick center hall farm house with 4 large bedrooms and a large country kitchen. The out buildings consist of a 38x40 Bank Barn, 25x42 heated shop and 60x120 Morton pole building used for equipment storage. The majority of 100 tillable acres is gently rolling productive farm land with approximately 12 acres of pasture and 41 acres of woodland. This farm would be ideal for vegetable production with it's fertile crop land and abundant water supply for irrigation or it would make a perfect country estate, with it's beautiful setting and buildings.

Price \$800,000

Many Other Country Estates & Farms Available



new pennsylvania realty, inc.

Farms, Country Estates,
and Historic Properties

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

Perry Long

570-386-5000 or 610-264-3025

1-800-569-5167

DEMERE REALTY

199 N. Gardiner Rd.
Little Falls, NY 13365
Phone (315) 823-0288

George Demeree, Broker www.demereerealty.com



#14-A - NEW LISTING - Nice 200 A farm on quiet road - 170 A tillable - 2 story barn w/70 cows on 2 in. pipeline - barn has room for 110 head total - also free stall heifer barn 750 gal. B tank, new TMR mixer, 40x60 ft mach shed, 3 lg silos w/unloaders, 2-car garage w/heated shop - good 9 rm home has 2 kitchens & could be 2 fam home - also trailer spot w/pad, water & sewer - \$220,000.

#249 - 160 A. DAIRY FARM w/75 tillable - 2 story barn w/56 cows on pipeline - 32 heifer stalls - 40x96 ft shed - 22x100x9 ft. bunk silo with concrete floor - good 8 rm home - attached garage - \$170,000. Cows & machinery avail Total price \$280,000.

#247 - CROP, BEEF OR HORSE FARM has 370 acres w/300 tillable - 38x108 ft. one story barn, concrete feed bunks, lg. mach. shed & good 9 rm. home w/garage - lots of water on property - \$295,000.

#602 - 317 A. DAIRY FARM w/155 tillable - cow barn w/48 ties, 2 heifer barns, 2 silos, lg mach shed & 4 B.R. home in V.G cond - \$295,000.

#611 - 237 A. DAIRY FARM w/205 tillable - 62 cows on pipeline & two 20x60 ft & one 14x45 ft silos w/unloaders & outside bunk feeder - 2 lg mach sheds & beautifully restored 15 rm. colonial home on this Dairy of Distinction Farm - \$450,000. - **REDUCED TO \$298,000.**

#809 - 482 A. DAIRY FARM w/300 tillable - lg free stall barn for 140 head, 2 story barn w/64 stalls, 160x34 ft one story barn - also dry cow barn, lg. parlor & holding area, 120x24 ft covered feeder w/solid floor, 3 months manure lagoon, 4 bay commodity shed, 2 lg mach sheds, horse barn & shop - also 3 lg silos w/unloaders, 400 ton grain drying bin & 19 rm 2 fam home, lg 3 B.R ranch plus two 2 B.R apartments - also features 100x230 ft lighted horse arena & stands - asking \$925,000.

AUCTION or BROKERAGE
CALL FOR THE ADVANTAGES OF EACH.

WITH 30 YEARS OF EXPERTISE AS A
CAI AUCTIONEER & REALTOR

I CAN HELP YOU MAKE THE PROPER DECISION.

A VISIT TO EXPLAIN WILL COST YOU NOTHING.

UNDER CONTRACT THIS WEEK

Union Co Poultry Breeder layer operation. **UNDER CONTRACT IN LESS THAN 3 WEEKS.**

Perry County: Hog farm w/112 acres **UNDER CONTRACT IN 5 MONTHS**

This dairy farm was ready for this spring, however it would now be best for fall, unless you can make a move promptly and buy this years planting supplies. Fine dairy herd would also be available. Call now for all the details

IF YOU WANT YOUR FARM IN THE UNDER CONTRACT GROUP AND THEN MOVED TO THE SOLD FILE CALL ME NOW. I STILL NEED READY, WILLING AND ABLE BUYERS FOR THIS SPRING SETTLEMENT.

Toll Free Number for your Friendly, Competent & Reliable Realtor/Auctioneer for 31+ years 1-800-836-8113

Need Farms for Amish in Lancaster & other Counties
Need 100 acre dairy farm in Chester or Eastern Lanc. County
Need woodland in northwestern Lanc or Dauphin Co
Need farmette's in most any central location
Need private farms with no buildings except house

The list could go on and on - so just call me for selling your farms
OVER 30 YEARS REPRESENTING FARMERS AND INVESTORS.

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CAI AUCTIONEER, CFS, CMI, GRI

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(717) 569-4264 or Toll Free 1-800-836-8113, FAX 717-569-8847

"See Me On The Web" <http://www.lamnauct.com> email: farmboy@lamnauct.com

SOUTH CENTRAL PA FARMS FARMS NEEDED!

We have buyers! If you've been thinking of selling, give me a call for a marketing consultation.



PAUL GUNDER
Selling Farms
for over 20 years

• **DEVELOPMENT POTENTIAL** - 55 acres with road frontage on Route 997 in Quincy Township. Call for details \$250,000. (LF-FL2422797PG)

• **162 ACRES WITH DAIRY & CROP SET-UP.** 7 BEDROOM FARMHOUSE Freestall barn with center feeder, conveyor, 67 stalls, Milkhouse and numerous other outbuildings \$700,000. (LF-FL3030373JR/CC)

• **24.30 ACRE HORSE FARM** - Well maintained with 72 x 100 stable, regulation size riding arena with grandstand, lunging ring, hot walker, 4 outside paddocks, tack rooms—both barns have water and electric, 2 bedroom 1 1/2 bath pre-Civil war home with Hess custom kitchen. Property currently used as a 32 stall horse boarding business with great income potential \$375,000. (LF-FL3102030CC)

• **BEAUTIFUL PROPERTY ON 5.71 ACRES COMPLETELY FENCED** - Horse barn with 5 stalls with trailer stall, frost free hydrants in the barn and up to 7 frost free hydrants in the fields. 4 bedrooms 2 1/2 bath Split-level home with covered patio with stone grill for barbeque \$289,900. (LF-FL3131239AG)



Paul Gunder

1814 E. Main Street, Waynesboro PA

717-762-7114, ext. 116

1 (800) 582-2534

www.homedatabase.com/paul_gunder

Member of PA Farm Bureau



78 Main Street
Wellsboro, PA 16901
(570) 724-5921

EMAIL wilk1dunn@aol.com
INTERNET www.century21.com

Wilkinson-Dunn Co.

TIOGA COUNTY

W-1438 A Frame cabin on 10 10 acres Exterior complete interior partially finished Needs all utilities Great place to get away from it all Chatham Twsp \$35,900.

W-1441 Intown convenience from this lovely 2 story family. Family room overlooks deck and fenced in private yard 4 5 bedrooms 2 full baths, some wood floors. beautiful condition Take a look \$88,500.

W-1444 Affordable 4 bedroom home on corner lot in Wellsboro next to Park. Large storage shed included \$48,000.

W-1445 Commercial property on Main Street for sale! 4 000 sq ft corner location in center of Victorian village with strong downtown retail & tourist customer traffic 100% rented excellent condition Appointment only \$199,000.

W-1447 Near Wellsboro 3 bedroom ranch with new large addition to be used as family room Septic and well on 1.6 acre lot Charleston Twsp \$68,500.

W-1449 Older home in Quant Village 2 966 sq ft of usable space 3 bedrooms 1-1/2 baths public utilities and large double lot Knoxville \$35,000.

HOBBY FARM

55 Acres with Stream



Just off Rte 83 @ exit 3 Nice big bank barn and two dwellings- perfect for extended family or rental New roofs, new high tensile fence spring water (flows constantly) existing christmas trees w/plenty of room to plant an orchard etc Perfect place to raise a family

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 **SOLD** the soils Barn is 90x125' currently used in 3 silos - stream and beautiful brick barn 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**



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