



Circa 1848

Beautiful 2 story home, slate roof, 5 bedrooms, 2 baths, remodeled, barn, garages, 20 AC open, fencing, stream, pond site, a real beauty, \$199,500.

Brian Atkins, STATE WIDE REALTY CO.,
203-B E. 3rd St., Farmville, VA 23901
804/392-6163

SELLERS: We have Buyers who want farms, timber, acreage in Central/Northcentral PA.

REALTY WORLD
Town & Country Properties
570/743-1999 or
888/321-0928

FARMS FOR SALE
Dairy Farms for sale. Some bare, some stocked & equipped. Call Ken, Jeff, Ted, Gerald or Briar. for free catalog.
CHRISTENSEN SALES CORP
Abbotsford, WI (715) 223-6345

NEW ON THE MARKET!

#1657 - 300 Acres all in one block. 220 tillable, 80 pasture land lays very nice. Big fields. Very nice 10 room colonial home - 5 bedrooms, 2 baths. Two story barn 82 tie stalls. Free stall barn for heifers and calves. Machinery building. 4 silos. This is a very nice farm, owner retiring. Asking \$299,000.

#1650 - Owner has other business. Cows have been sold. 170 acres, gently sloping land. Very nice 10 room 4 bedroom 2 bath home. Two story dairy barn - 58 tie stalls, heifer barn, machinery building. Located on quiet road. Asking \$180,000.

#1651 - Great buy! 112 acres, additional 100 acres leased. Good 7 room home. Two story barn, 52 tie stalls. Machinery building. 2 silos. Asking only \$125,000. Large mortgage available.

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** soils. Barn is 90'x125' currently used for storage - 3 silos - stream and beautiful brick 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.**

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

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.

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.

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

DEMERE REALTY
199 N. Gardiner Rd. Little Falls, NY 13365
Phone (315) 823-0288
George Demere, Broker www.demereerealty.com

#21 - 540 A. dairy farm - w/400 tillable - lg 2-story barn w/87 ties & 20x40 ft ell for calves plus room for 30 heifers - pipeline, B T, gravity manure system with 1 yr storage - 2 lg silos w/unloaders & TMR system - also 2 homes, 2 mobile homes & log cabin - lots of water - well, spring, creeks & 7 ponds - GREAT POTENTIAL FOR THE RIGHT BUYER - \$425,000.

#4 - A VERY ATTRACTIVE COUNTRY PROPERTY - 40 A. w/36 tillable & 2 pasture - A beautiful, well taken care of 9 rm home is the focal point of this special piece of property - also includes 2 story barn & 72x40 ft steel storage bldg - located on quiet country road just 3 mi from town - spring & 2 ponds on property - \$198,000.

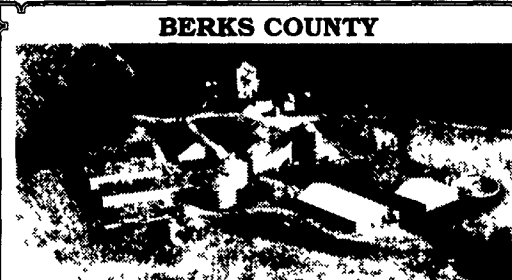
#1 - NICE ROTATIONAL GRAZING SETUP - 242 A dairy farm w/145 tillable - lg 2 story barn w/82 ties on-2" pipeline, TMR mixer, new cow mattresses, Patz-Guard mangers, 1 yr manure storage pond, dry cow barn, 2 lg mach storage bldgs, 4 lg silos w/unloaders, good 9 rm home w/replace - also tenant house, 2 ponds, 2 springs & lake bordering property - \$325,000.

#38 - Very neat attractive farmstead - has 160 A w/80 tillable - 2 story barn w/3 rows of tie stalls for 78 cows, pipeline, 1000 gal B T & room for 15 calves - also heifer barn w/35 ties & 2 pens, 40x100 ft mach shed, 3 lg silos w/unloaders - good 5 BR, 2 bath home w/2 stall garage & paved driveway - \$225,000 - more land avail

#239 - Good soils & location - 282 A dairy farm w/137 tillable - 2 story barn w/72 on 2" pipeline, calf barn w/31 stalls, heifer barn w/50 stalls, lg pole barn for storage or free stalls, 3 lg silos w/unloaders, also fully re-modeled 11 rm home - very well kept - & 12 rm 2 farm rental house in good cond - also potential gravel bed - \$288,000. - REDUCED TO \$240,000. Could be bought for \$198,000 without rental house and 22 acres

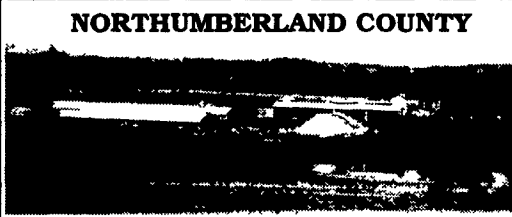
#346 - PICTURE PERFECT 120 COW DRIVE-THRU FREE STALL OPERATION 456 A with 358 tillable & 300 rented acres all adjacent to farm - double-six parlor w/automatic take-offs, 1500 gal B T, 2 lg barns for youngstock, dry cows & bred heifers, 5 silos w/unloaders & lg trench silo w/concrete floor - also 2 BEAUTIFUL LG HOMES w/attached garages, paved driveways & in-ground pool - 3rd home avail - asking \$1,250,000 negotiable.

BERKS COUNTY



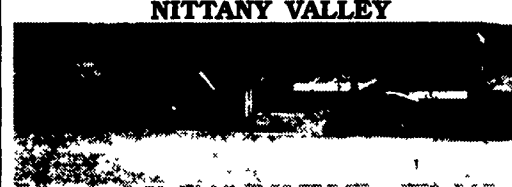
Longswamp Twp, Mertztown area, 210+/- acres, 190 +/- acres tillable. Excellent land in high state of cultivation. Development rights have been sold. House, hog facilities, barn & many outbuildings. Buildings in good condition.
Call Hiram or Thomas for details.

NORTHUMBERLAND COUNTY



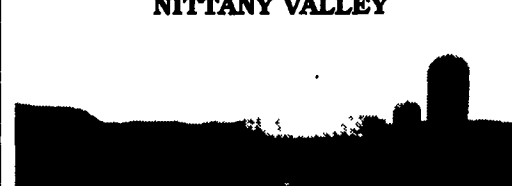
Sunbury area, 86 acre turkey farm, 50 tillable, 20 pasture, 8 wooded, 2 ponds, large 4 bedroom farmhouse, two story brooder barn, two finishing barns, room for 36,000 turkeys, 10,000 bushel grain bin, machine shed, garages, two chicken houses & many other buildings. Call Thomas for details.

NITTANY VALLEY



CENTRE COUNTY 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 CO., Lamar Twp., 127 acre dairy farm, 123 tillable 5 BDR house, bank barn w/heifer shed, two silos, four corn cribs, other farm buildings.

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.

INDIANA COUNTY, Buffington Twp., Strongtown area. 105 acres, 84 acres tillable, remainder woodland. No buildings.

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

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

UNDER \$50,000 IN MANSFIELD!!
3 bdrm, 1-1/2 bath, 2 story home. Prime location for rental investment property or starter home. Seller will pay up to \$1,500 of Buyer closing costs at list price! May/June possession available. **Just \$46,500.** M-1283

NEW LAND LISTING
36.55 surveyed & wooded acres in Middlebury & Farmington Townships. Frontage on 2 roads. Approved perc site. Seasonal stream thru 1 corner. Good hunting area. **Just \$38,900.** M-1316.

LOG CAP 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.

CAMP NEAR IVES RUN
"A" frame camp on 1.8+ surveyed acres across Rt. 287 from Hammond Lake & State Park near Tioga, PA. Electric to 700 sq. ft. "A" w/commercial toilet. 8x20 deck. Privy w/approved sewage site. Was \$32,900. **REDUCED to \$29,900!** M-1125

NEW LISTING!
Raised-ranch style home w/4 bdrms., one & 3/4 bath, woodstove +HWBB Gas heat & full basement (4 rooms partitioned off). Horse barn, silo, pond & detached 2-car garage in the country on 8 surveyed acres! **Price \$89,900.** #M-1310 (104186).

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.

ACREAGE NEAR STATE FOREST
15.35 all wooded acres. Close to/walk to State Forest near Blossburg, PA. Approved sewage site w/privy permit purchased & included. Shale driveway into campsite. **Just \$16,950.** M-1002

CAI AUCTIONEERS REALTOR APPRAISER

CALL FOR THE ADVANTAGES OF EACH. WITH 31 YEARS OF EXPERTISE AS A CAI AUCTIONEER & REALTOR I CAN HELP YOU MAKE THE PROPER DECISION. A VISIT TO EXPLAIN WILL COST YOU NOTHING.

These 2 farms need to be sold now. Poultry & veal in Schuylkill Co. with excellent income track record. Nice house, plus other features. Pine Grove Area.

Tioga Co. was poultry converted to hog. Do another conversion to veal or keep it hog. We will sell the equipment if you want something other than hog. Call Sandy for info.

Still have all the needs I've been asking for.

- 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 31 YEARS REPRESENTING FARMERS AND INVESTORS.

My listings turn to "SOLD!"
"Don't Wait To Buy Real Estate - Buy Real Estate & Wait!"
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CAI AUCTIONEER, CFS, CMI, GRI
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