

Farm Financing Available

To buy, build, expand, improve or refinance your farm business to increase cash flow & 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

PA & NY PROPERTIES

***Reduced to \$75,000! Newer cape in edge-of-woods country secluded setting. Great kitchen, full basement, everything you need on the first floor with upper level unfinished guest area. Plumbing installed for upper level bath. 6+ acres.

***Industrial building on the outskirts of Elkland with municipal water and sewer. Recently housed garment manufacturing, also offers a convenient two-bedroom apartment for owner or employee.

***Fifty acres of woods just one and one-half miles from Cowanesque Lake. Makes a handy location for the hard-to-find hunting spot. **\$43,400.**

***PA small beef/horse farm with lots of open land for crops and pasture Older farmhouse and barn need work. 107 acres.

***NYS dairy farm with 166 acres, two-story farmhouse, machinery shed, approx 85 tillable acres. **\$143,500**



BEARD REAL ESTATE

403 East Main Street, Elkland, PA 16920
(814) 258-7117

Eric L. Beard, Broker

www.twintiershomes.com/Beard



NEED SOMEONE WHO CAN FILL THE SHOES?

Try A Help Wanted Ad In Classified.

Phone: 717-394-3047 or 717-626-1164

FARM FOR SALE

Cumberland Co., Lower Frankford Twp., 7 miles west of Carlisle. Old 2-1/2 story house, bank barn & outbuildings, 84+ acres. Mix shell & clay soil 55 acres farmable, 29 acres non-farmable. Conogunit Creek frontage. Small run going through the property. 2 Small ponds, road frontage through the property.

717/776-5701 • 717/243-7034

LANCASTER COUNTY



133 Acre general farm in high state of cultivation, 88 acres tillable, 22 acres pasture with pond, 18 acres woods, 58'x102' bank barn, 20'x113' impl. shed, shop and garage, 44'x324' high-rise pullet house (65,000 bird capacity), Big Dutchman equip., tri-deck cages.

2-1/2 story frame and vinyl dwelling, 4 BRs, 2 baths, very good condition.

In Mount Joy Township
Asking \$875,000



Gene Kreider
Realtor
717-898-2345



HOMESALE SERVICES GROUP
1255 S. Market St.
Elizabethtown, PA 17022
717-361-HOME 717-665-HOME
717-367-1112 (Fax)
1-800-850-1069 (PA Only)
717-367-3500 or 717-653-6600

Koch Homestead Realty

MULTIPLE LISTING SERVICE

91 Princeton St
Wellsboro, PA
570-724-3500

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

HISTORICAL LANDMARK. This multiple bedroom Antebellum home has style and a rich history from the Baldwin House to tea with Eleanor Roosevelt From the sprawling front porches to the gazebo nestled in the side yard, this home has history & style Must see to appreciate **\$73,500. M208**

LOW MAINTENANCE RANCH HOME near Cowanesque Lake Vinyl siding and windows. New furnace w/humidifier and new water tank. Oversized garage with workbench, fenced yard. Close to lake and state lands for sports & recreational activities **\$39,900. W205**

HUNT WITH CAMERA OR RIFLE. Wildlife galore 62 acres, mostly wooded Great views Private and peaceful location just minutes from Wellsboro. Owner financing possible. **\$43,400. W019.**

GREAT BUSINESS OPPORTUNITY. Operating restaurant off Blvd w/3 bdrm living quarters above Rent or reside. **\$189,900. M008**

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

• **PRICE REDUCED!! DEVELOPMENT POTENTIAL** - 55 acres with road frontage on Route 997 in Quincy Township Call for details **\$215,000.** (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)

• **99.17 ACRE FARMLAND - UNDER CONTRACT** - 50x84 Bank Barn w/2 levels, 30x50 tie stall barn w/41 tie stalls, 20x70 concrete silo w/unloader and several outbuildings Terms and conditions of Agricultural Conservation Easements available upon request **\$325,000.** (LF-FL3117623PG)



Paul Gunder
1814 E. Main Street, Waynesboro, PA
717-762-7114, ext. 116
1 (800) 582-2534

www.homesdatabase.com/paulgunder
Member of PA Farm Bureau



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

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



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

315-393-6325



This beautiful Victorian home is located in Canandaigua, New York...
...the heart of the Finger Lakes.

Country living just outside the city, but still within walking distance to schools, churches, and shopping Only two miles from the clean and beautiful Canandaigua Lake for the family's swimming, boating and picnicking pleasures. All is accessible by sidewalks Just minutes away you will find the Finger Lake Community College, hospitals, horse racing, and many fine golf courses If winter sports are your pleasure, then you will enjoy just being minutes away from Bristol Mountain ski resort, with two more resorts close for some of the best skiing in New York There is something close to do in every season You are also only 30 minutes from Rochester, with businesses like Kodak and Xerox to mention a few

Tall pine trees surround this 1880 Victorian home The house boasts 15 rooms with a beautiful, cherry spiral staircase, 10ft ceilings, eat in kitchen with a picture window to watch the wild life as you dine, large 10 X 24 deck off the kitchen for barbeques, 2 full baths There is 2 acres mature trees, manicured lawn, a total of 10 957 acres in well-groomed property, 2 out buildings, electric and water, 1 barn has 2 box stalls, 2 fenced pastures, fenced yard and 2 driveways for easy access

MAKITRA REAL ESTATE, INC.
4 West Steuben Street, Bath, New York 14810
607-776-6665 after hrs. **607-776-2468/2386**

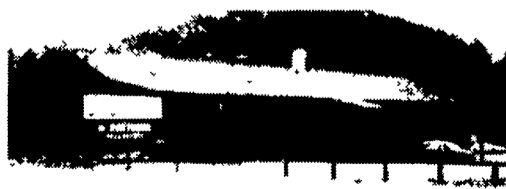
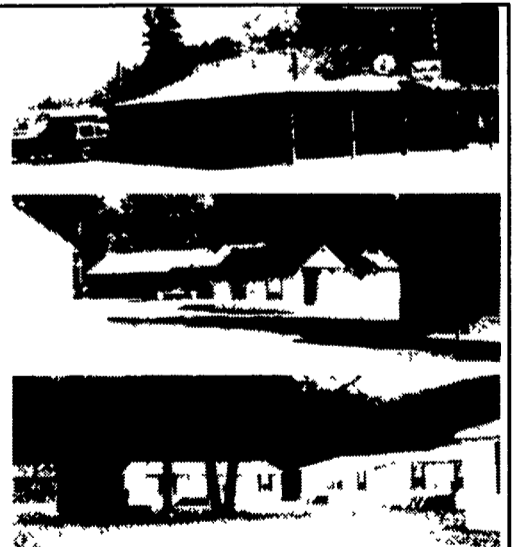
COUDERSPORT AREA

Turn Key Operation - First Time Offered - Operating in full capacity - Restaurant & bar w/liquor license - Table service for 100 people

9 Unit Motel completely remodelled w/underground utilities for 3 more units - T.V. cable & public water & sewer - Very nice 2 bedroom home for living quarters or rental unit - Full basement & nat. gas heat.

Also

8 Double Wides on 42 Acres - Each completely furnished & have 3 bedrooms and 2 full baths - Quality throughout - Stoned drive - Has own well w/1200 gallon reservoir - Presently leased to Executive Corporations - Package has complete service w/all equipment and furniture for the entire operation - Everything is A-1 condition. Call for Details - Serious buyers only #536



First Time Offered - Known as "The Northern" - First class bar & restaurant - Turn-Key operation - Seating for 100 - Includes all equipment & liquor license - Lg. game room - Storage room - Beautiful 3 BR apartment for living quarters - This property is only 13 years old - Excellent condition - Public water & sewer - 1.5 Acre corn lot - Lg. parking area - Property is operating in full capacity - Due to health reasons owner is selling - Call for details - #535

North Country Real Estate
RD #1 Box 356-A, Coudersport, PA 16915
(814) 274-8570