

NEW HORIZONS REAL ESTATE CO.
Need A Mortgage?
 Alternatives to conventional, institutional mortgages. Private money allows flexibility in arranging first and second mortgages to fit individual situations. Call **John Petuck - Broker Licensed PA Mortgage Broker (814) 355-8500**

NEW HORIZONS REAL ESTATE CO.
18 ACRES - Borders Eagleton State forest 1 acre cleared for good camp site. Lots of road frontage. Has 2,000 gal holding tank. Good hunting for deer, bear & turkey. Will consider financing. **\$36,000**
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**
52 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.
RENOVO - Neighborhood bar/all equipment license real estate included. **\$40,000 SALE PENDING**
RENOVO - Six pack takeout sub shop beer & liquor license. Good clientele. All equipment. Located in hunting country. **\$85,000**
18 ACRE - All wooded 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

Century 21 Wilkinson-Dunn Co. 78 Main Street Wellsboro, PA 16901 (570) 724-5921
 EMAIL: wilkdunn@aol.com INTERNET: www.century21.com

TIOGA COUNTY
W-1440 Lovely Cape Cod in attractive subdivision, Wellsboro. Completely new custom oak kitchen, oak floor in foyer, 1st floor bath bedroom and laundry. Second floor bedrooms are accented by dormers with a skylight in the full bath. Basement features family room, 1/2 bath and 2 car garage. Professionally landscaped lot with fencing, public sewer and drilled well. Don't let this pass. **\$179,900**
W-1443 Near State Lands-recreation or residence. Nine-year-old mobile with 3 bedrooms, septic & well on a one acre lot with above ground pool and equipment. **\$38,500**
W-1450 Quaint but roomy ranch in Mansfield. Masonry exterior accents the cute home. 3 bedrooms, 1 1/2 baths, 2 car heated garage attached, full basement and large lot. **\$85,900**
W-1451 Character and nostalgia are preserved in this downtown Wellsboro home. Original woodwork in stairway. Floors, moldings, trims and pocket doors accentuate this beautiful home. Updated kitchen, vinyl siding and new porches. Interior is tastefully decorated with fireplace, 3 bedrooms and 2 full baths. Must be seen to be appreciated. **\$141,500**
W-1453 You must take a look at this spacious ranch home. Easy floor plan, 3 bedrooms, 2.5 baths, family room with fireplace, plus office. 2.35 acre lot landscaped with 2 car garage. Don't wait. Delmar Township. **\$118,000**
W-1454 Let rent pay your mortgage in this country duplex. Each unit has 3 bedrooms. Owner currently occupies one unit. All utilities are split. Middlebury Township. Home Warranty. **\$65,000**

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

38 ACRE GENTLEMAN'S FARM
Lancaster County, PA
 Elegant 4 year old 3,000 sq. ft custom home. Four bedrooms, 2-1/2 baths, formal dining room, large great room w/brick fireplace, master suite on 1st floor. Includes 10 acre pasture (3 A wooded) w/spring fed stream. Spectacular views overlooking Litzitz & Manheim. This is truly a prime property for the horse enthusiast or gentleman farmer. For sale by owner.
\$579,000
 For Info or Showing Write to: P.O. Box 513 Litzitz, PA 17543

LANCASTER COUNTY FARMS




1 room school house built in 1910, 48x36, HW floor, all brick, new porch floor, 3 car concrete block garage with concrete floor on 1/2 acre lot. Country location surrounded by farmland. **Asking \$409,900 \$104,900**

54 Acres, 37 Ac. tillable, 11 Ac. pasture, 4 Ac. woods, frame bank barn with loose housing, corn barn used as shop, 2 1/2 story brick dwelling with 4-5 BR, 1 1/2 bath, large rooms, oil HW BB heat, house built in 1854. **Asking \$338,000**

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**

RAPHO TWP. - \$199,900




Manheim Central School District. 5 Bedrooms, 1 Bath, 1872 Sq. Ft.
 4.3 acre farmette, bank barn, 2.5 story frame & aluminum dwelling, 5 bedrooms, modern kitchen with laundry, gas and electric heat, country setting, black top drive.

COLDWELL BANKER
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)
 717-898-2345 717-367-3500 or 717-653-6600

ENDLESS MOUNTAIN REAL ESTATE COMPANY
 570-659-5684 end@epix.net
TIOGA & BRADFORD COUNTIES
Tioga County: Cozy Cape Cod style home, 3 BR, 1-3/4 baths, hardwood floors, Knotty Pine kitchen cabinets, NG/FHA heat, full bsmt, front porch, rear enclosed porch, new roof, breezeway leads to att. garage w/workshop, State Park nearby for picnicking, fishing, boating, etc., nice landscaping, priced to sell! **\$64,900 (#885)**
Tioga County: Exceptional home featuring 5 BR, 3-1/2 baths, lots of closet space, full width front deck, oversized 2 car att. garage, heated 30x40 shop w/1 car garage, office, 3/4 bath, & electric, 25± acres, plenty of seclusion, panoramic views, too much to list! Call for more details. **\$249,900 (#886)**
Tioga County: Spacious older home on nice lot, 4 BR, 1 bath, some hardwood floors, NG/FHA heat, oversized 1 car det. garage, stream, schools, local park, etc. close by, lots of potential. **\$42,500 (#887)**
Check Us Out on the Web! www.nvo.com/end

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

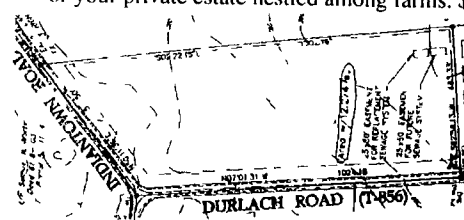


PAUL GUNDER
 Selling Farms for over 20 years

- **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) 582-5334
 www.homesdatabase.com/paulgunder
 Member of PA Farm Bureau

12 ACRES IN CLAY TOWNSHIP NEAR EPHRATA
 Near level, 12 Acre tract, ideal for horse farm for small farm operation, or your private estate nestled among farms. \$148,900 Call Lynn today!!



E-Mail: lynn@kingswayrealty.com
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Call Listing Agent: Lynn Zimmerman
KINGSWAY REALTY Office: (717) 569-8701 Home: (717) 738-0687

FARMS FOR SALE (Lancaster, York and Chester Counties)

8+ Acres Vacant Ground - Large bank barn, stream, tillable ground, Oxford Area **\$132,000**

65.4± Acres Amish-Equipped Farm double house, bank barn with 41-cow setup, tobacco shed, silos, equipment shed, 2 silos, greenhouses (optional) and numerous other outbuildings. Refton/Willow Street area. **Asking \$425,000.**

80.7± Acres Vacant Ground - 55 acres tillable, balance in pasture & woods, tillable ground mostly level to gently sloping. Subject to Lancaster Co Farmland Trust easement (Ag Preserve). Nice views Wakefield Area. **Asking \$285,000.**

91.7± Acre Amish-equipped Farm - Farmhouse, bank barn with new 41-cow setup, horse stable, gravity flow gutters, large equipment shed & shop, tobacco shed & other outbuildings, 65 acres tillable & pasture (add'l 11 acres rent ground also available for free) Holtwood area. **Asking \$535,000.**

112+ Acre Farm - Farmhouse, mobile home, large bank barn, and numerous other outbuildings 60+/- acres tillable, 10+/- pasture, balance in woods. Large creek and lots of "Trails" meander through woods. Bring your horses or convert to dairy operation. Lots of possibilities! Delta, York County area. **Asking \$399,000. Reduced \$329,000.**

98 ± Acre Farm: Large farmhouse, bank barn w/48 cow setup, shed buildings & silo. Kirkwood Area, asking \$7.500 acre **\$735,000**

Also - Maryland Farms available. If you are interested in Cecil, Kent or Queen Anne Counties, let me know. Arrangements have been made with a Maryland Realtor to show you what is available.


Call Christ W. Taylor, Beiler-Campbell Realtors
717/529-2629 • 800/529-1118

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