

36 REAL ESTATE

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

CENTRAL VIRGINIA: Farms and land available from 5 to 500 acres, reasonable prices, very low taxes, farmer friendly communities agricultural economy, free catalog.

State Wide Realty Co.
Farmville, Virginia
804-392-6163

Farms & Rural Properties
Low Prices, Low Taxes, Free Catalog

CENTRAL PENNSYLVANIA FARMS, FARMETTES, LAND AND CABINS

Our Farm and Land Division currently has many farms, farmettes, land parcels, and cabins available in central Pennsylvania. We would be happy to send you a free farm and farmette list and/or rural land and cabin list.

See the March 25th or February 26th issues for a complete farm and farmette inventory.

Farm and Land Division

Fred Strouse (814) 364-1705
Mel Rokey (814) 466-6688
Terry Gingher (814) 364-1169
Jim Harpster (814) 238-2525



2300 South Atherton
State College, PA 16801
(814) 234-4000
1-800-876-3395

8 acres in Jackson Twp, Lebanon Co, w/perced & approved building site. Includes beautiful 3 acre spring fed pond which is stocked w/fish.

Earl M. Brandt
717-866-5015

LAKE RAYSTOWN AREA



Over 200' Juniata River frontage, city water and sewer, 2 BR home/cottage w/large roofed patio and A/G Pool on 1 9 A. Most contents included in asking price of **\$97,500**

717-248-6700

WANT TO BE YOUR OWN BOSS?

This would make the perfect place, be your own boss. It is a two story commercial property on busy Route 6 in the town of Galeton, Potter County. This operating business combines Gas, Groceries and Apartments. The first floor has the store, display area, washroom, bathroom, office and a storage room. Also this building has a 1-car garage/storage area. The second story has two apartments that are rented out for extra income. Each apartment has a kitchen, living room, laundry room, one bedroom and a full bath. This is an income property ready to move into. Was listed at \$225,000 has been reduced to **\$175,000.** G-5126



Stevens Real Estate

P.O. Box 94, Gaines, PA 16921 Tel: 814/435-6558
Fax: 814/435-2505 Toll Free: 888/435-6556
E Mail: stevensrealestate@penn.com
www.realtyonline.net (KEYWORD: SSTEVEN) www.stevensrealtors.com

THE REAL ESTATERS OF MANSFIELD

1671 S. Main St., Mansfield, PA 16933
(570) 662-2138 • Evening (570) 662-2363

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

GREAT PRICE - BORDERS STATE FOREST!

1 3 surveyed acres in Hamilton Twp. south of Blossburg, PA All wooded in deer, bear & turkey country! Approved sewage site w/privy 1,000 gal tank & top in place **\$8,900 cash,** or \$9,900 w/\$1,900 down, bal 9% 4 yrs \$199.08 p/m M/1006

BANK OWNED PROPERTY

Unopened restaurant on North side of Cowansque Lake in Lawrence Twp., Tioga County, PA Minutes to Corning, NY 5 000+ sq ft ready for use as restaurant or convert to other uses 3,520 sq ft shell for proposed 12 unit motel Approx **\$275,000.** M 1195

LOG CAPE 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

TREMENDOUS EXISTING BUSINESS LOCATION!

Commercially zoned property on Bus Rt 15 in Richmond Twp. 5,386 sq ft heated complex (per tax card) w/municipal water & sewer. Heavy passive traffic flow between WalMart & Mansfield Business District Just **\$159,900.** M-1193

NEW MILL CREEK LISTING

Recently surveyed 8.09 acres mostly wooded tract Existing in-ground septic system Drilled well (needs new pump) driveway in & utilities available Walk to Mill Creek & State land. Tioga Township **\$35,900.** M-1321

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

OGDENSBURG AREA LAND

1 75 acres w/ approved sewage site for privy or pressure dose sand mound. Just a few hundred feet to State Forest land in 2 directions **\$9,400 cash** or \$9,900 w/\$2,900 down, bal. 10% 3 yr. amort. \$225.87 p/m M-1030.

BRADFORD CO. PA UNITED NATIONAL NATIONWIDE PROPERTIES
R.R. 1 BX. 303 TOWANDA, PA 18848
TEL. 570-265-5924 FAX 570-265-7657

#4970 - FIXER-UPPER 33 acres -hillside brush, pasture, some woods. Well constructed circa 1850 2 story 4 bedroom home. hard rd. 10 miles to town. **\$95,000.**

#4983 - PRIVATE - hay fields, pasture, woods & view. 2000 sq.ft. 3 bedrm. home, 1 1/2 bath, great rm. 2 fireplaces, full basement with kitchenette living quarters. 2 car garage, 2 shops, pole barn, shooting pavilion. One half mile lane to home from hwyway. **\$285,000.**

Northumberland Co./Acreage Only (Broker Owned)

48 acres, 12 tillable	\$69,000
16 acres wooded	\$29,000
36 acres, 24 wooded, 12 tillable.	\$80,000
74 acres, 70 tillable	\$160,000
42 acres all wooded	\$80,000
Wooded & Open Lots 3 acres	\$29,000/each
108 acres, 50 tillable, 58 wooded	\$200,000
116 acres, 70 tillable, 46 wooded	\$235,000
70 tillable, 1 large field, excellent for hogs or layers	\$179,000

PETER B. CORTELYOU

Peter B. Cortelyou, PA 17830
Real Estate Herndon, PA
Real Estate Cortelyou, Broker
570-425-9177 Fax 570-425-2305

Enjoy the summer - Stay for the winter - Enjoy the Beach at Lake Mokoma as well as Cross Country Skiing - All season NEW home. Near Laporte & Lake Mokoma \$151,500

Beautifully Flat 11 ac. parcel. Mostly wooded ready for your cabin or home \$35,000

Just Because you're not a kid anymore doesn't mean you still can't have your own tree house! 2 Br, 2 bath, round house surrounded by woods and beautiful rock ledges. A must see! \$75,000

Fox Twp., Sullivan County, has this 2 BR 1-1/2 bath home on 2 -1/2 ac with tremendous views! \$52,500

This log home is beautiful! Close to gamelands. Very tranquil setting, lots of wildlife!! Ready for your finishing touch. If you're looking - look no further This is it! \$83,900

Sullivan County Real Estate, Inc.
Eagles Mere, PA 17731
570/525-3225
Email scrc@epix.net
INTERNET <http://www.eaglesmere.com>

BEAUTIFUL FINGER LAKES AREA SOUTHERN TIER FARMS

CASH CROP: 436+/-acres, part forest, part pasture part tillable large freestall barn machine shed Large pond and creek **\$240,000 #3949**
GENERAL FARM: 187+/-acres adjoining another 212 acre farm Large freestall barn pond 4 bdrm ranch house Mobile home setup Two road fronts **\$169,000 #3883**

PRATTSBURCH: New 3 bdrm 2 bath home with 16x24 attached garage Plus 28x32 newly built barn All on five acres Satellite dish security system Drilled well and 1000 gallon concrete septic **\$97,500 #3938**
GENERAL FARM: 112+/-acres, 30x60 main barn Two story home with 3-4 bdrms, eat-in kitchen, formal dining room fireplace in living room **\$125,000 #3929**

GENERAL ESTATE: 130+/-acres with REA electric Enjoy the fruit trees and view views Older two story home with all updates and newer 28x52 modular with 3 bdrms 2 baths **\$295,000 #3918**
GORGEOUS HILLTOP LOCATION WITH MILES OF VIEW: Newer 3 bdrm 3 bath ranch on 14 acres Kitchen island -- cheery cabinets Jenn-air cooktop dishwasher Butler's pantry master bath with whirlpool tub and shower Fireplace in family room Bow window Lower level 45x28 -- fireplace and Sherandoah woodstove workshop Fenced inground heated pool deck and garage with 14 and 10' electric doors Well landscaped **\$220,000 #3841**

MAKE MONEY FAST: 17+/-acres w/29,000 sq ft of barns Great for horses, auction barn hobby/craft shows Adjoining two story updated living quarters **\$150,000 #3790**

CASH CROP: 312+/-acres with forest pastures and durable buildings Updated farmhouse PLUS 2 mobile home setups **\$190,000 #3930**
LAKESHIDE: Quality updated Keuka Lake home 110+/-lake frontage, boathouse with double boat lift, sun roof, dock, one car garage across street Cedar closets, brick fireplace, and finished lower level **A BARGAIN AT \$190,000 #3894**

LOUCKS POND: Lovely two bdrm cottage with great room Carpeted throughout Screened porch, dock, 8x8 float Price includes 2 boats and fully furnished **PRICED AT \$27,900 #3839**

COMMERCIAL BUILDING: Three levels of commercial space available Some retail, some storage space 2 baths 200 amp electric **\$190,000 #3930**

Other commercial properties available Call today and ask about various acreage and recreational properties. Something for everyone!

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

NEW HORIZONS REAL ESTATE CO.

18 ACRES - Borders Eagleton State forest Good camp site Lots of road frontage Has 2 000 gal holding tank Good hunting for deer bear & turkey Will consider financing **\$36,000**

273 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.**

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 - Six pack takeout sub shop beer & liquor license Good clientele All equipment Located in hunting country. **\$85,000**

18 ACRES - All wooded mountain land off Beech Creek Mountain road Clinton County Good hunting **\$27,900**

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 bath, large living room family room with wood burning stove eat in kitchen spacious rec room & workshop 2 car garage **\$135,000**

2 ACRE HOMESITE - Lightly wooded near Woorrich Clinton County Approved septic Nice country view **\$29,900**

WILLIAMSPORT - 3 story house near Lycoming College 4 bed rooms 1 1 2 baths Gas heat 1 car garage **\$85,000**

WILLIAMSPORT - 2 story 2 bedroom house on Southern Ave 1 1/2 baths Good home for starter or retiree **\$48,900**

BLAIR COUNTY - Ranch in very nice condition on 12 acres Attached garage 3 bedrooms 1 1/2 baths Full basement **\$92,500**

1 34 ACRES State College home site Great view Located in area of spacious homes on spacious lots Public water & on site septic Protective covenants Country living **\$45,000**

(814) 355-8500
www.newhorizonrealestatepa.com

LUCAS COUNTY, IA - 1,532 ac cattle show-place 3 feedlots, excellent pastures, terraced cropland 2 homes and numerous outbuildings The finest we've ever listed! **\$995/ac.** An additional 300 ac of pasture available

LUCAS COUNTY, IA - 1,090 cattle/grain farm. Ap 490 ac tillable 4 silos and support buildings along with 3-bedroom ranch home. Nice unit for **\$954/acre.**

LUCAS COUNTY, IA - 758 ac cattle farm Full set of bldgs, 4 upright silos and feeder Nice family unit for only **\$775/ac.**

LUCAS COUNTY, IA - 26 ac hunters' paradise 118 4 ac in CRP with balance good timber. Very enjoyable investment at **\$710/ac.**

LUCAS COUNTY, IA - 538 ac grain/cattle farm. 225 ac till Balance pasture Full set of nice buildings Owner retiring **\$695/ac.**

LUCAS COUNTY, IA - 80 ac mini-farm with 3-bdrm ranch home, shop, 2-car garage and barn Very private and picturesque First **\$124,000** buys!

LUCAS COUNTY, IA - 92 2 ac till Balance pasture and timber Cheap unit at **\$625/ac.**

WAYNE COUNTY, IA - 661 ac outstanding grain farm 638 5 till Nice older home. 54'x75' Morton machine shed with liner, 23,000 bu storage, miles of tile outlet terraces Farm's PFC payments based on corn base of 255 9 ac with 117 bu/ac yield A great value at **\$1,695/ac.**

LUCAS COUNTY, IA - 320 ac grain farm 279 6 ac till Nice 3-bdrm ranch home with full basement. 2-car garage 10,000 bu storage, 8 ac pond, extensive terraces Very nice! Price reduced to **\$1,350/ac.**

SULLIVAN COUNTY, MO - 478 6 ac CRP/Sportsman farm 251 4 ac in CRP at **\$68/ac** until 2007 Attractive unit at **\$650/ac**

KENT FARM MANAGEMENT and REAL ESTATE

923 Braden, Chariton, IA 50049
Dan E Kent, Broker
Days 515-774-8676 • Eves 515-766-6160
Review other farms
[on www.lucasco.net/kentfarm](http://www.lucasco.net/kentfarm)

Nice Little Horse Farm.
Very nice 3 bedroom 2 bath ranch with 2 fireplaces, fully remodeled cellar 30'x30' horse barn with 3 box stalls and rail fencing All on 15 acres, with 6 more possible (and water frontage).
All For **\$129,900**

Small Dairy Farm.
190 acres, 175 tillable balance pasture. 65 tie stall barn with 4 unit pipeline 700 gal. bulk tank. 18x50 and 20x60 silos both with very good unloaders. Very nice 4 bedroom 1-1/2 bath home with hardwood floors, eat-in kitchen. 4-car attached garage. Several other sheds and outbuildings.
Asking Only **\$114,900.**

Finley Real Estate
Rural Properties, Farms Residential, Business
207 Montgomery St. Ogdensburg, NY 13669
24 Hour Phone # **315-393-6325**
RUSSEL J. FINLEY BROKER • OWNER