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JEFFERSON COUNTY, NY DAIRY FARM
 370 acres, 315 tillable, 210 free stall barn, Double 6 milking parlor, shop, grain bins, bunker silo. 12 upright stave silos, lagoon, feed & supplies, 2 good homes
\$485,000 Bare
 Will Divide
 Farm #2 Available, 192 acres. 142 tillable, good 3 bedroom home, 42x80 metal barn & stave silo.
\$135,000
 Will Divide
 Jim Noonan, Broker
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Farm Financing Available
 To buy, build, expand, improve or refinance your farm business to increase cash flow & profitability.
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 call
Tom McAbee
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Malone, Franklin Co., NY Vegetable/Potato or Dairy Farm

 1060 Acres with 680 tillable, 380 wooded. All level ground. Property can be subdivided Complete information on yield, climate, soil, buildings, & maps Incl. 45x55 high refrig cooler (can also be rented). Potential fishing camp on trout river
 75% Financing possible, VCR tape Available
 Priced Reduced \$425,000
Jerry Shulman Produce Shipper, Inc.
 Box 41, Port Jefferson Sta., NY 11776
1-800-645-7776

Cooperstown, NY area
 Very nice country setting. 200 acres with 120 open acres balance mostly woods Borders year round trout stream. 6500' of road frontage. Nice views 2 story barn ideal for horses or livestock. Older 10 room farm house in need of updating. Outdoor wood burning furnace. Absentee owner asking **\$175,000**. Taxes \$2900 F289
 Visit our web side with pictures at
 www.valleyviewrealty.com
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 Sharon Springs, NY 13459
518/234-7676

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

CUMBERLAND COUNTY FARMLAND
****106 ACRES**** Approximately 75 acres tillable, 15 wooded acres, balance fronts a wet-weather stream. Gorgeous building site at foot of North Mountain. **\$215,000.**
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LOCATION! LOCATION! LOCATION!
 1844 Hotel/Bar/Restaurant on US Route 6, Tioga Co., PA. At the headwaters of the PA Grand Canyon. Walking distance to Pine Creek & Marsh Creek. Excellent hunting, fishing, hiking, snowmobiling & rafting. 8 Miles to Wellsboro.
 Building has separate one bedroom apt., dining room, game room, bar room, kitchen & 4 baths on first floor, 10 bedrooms, 2 baths, laundry & storage area on second floor, sleeps 26. Comes fully equipped & includes the liquor license, all beds & linens, new hvhb heat, upgraded wiring. Ready to operate. Inventory is extra.
 Bicycle rental on premises, horseback & wagon trail rides across road. 20 Minutes to Denton Hill ski slopes, & 10 minutes to Tyoga Golf Course.
 Opportunity to live in the beautiful mountains of Tioga County & own your own business.
PRICED AT \$215,000 G-5130

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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.

COUNTRY GET-AWAY
 Split level home w/1,028 sq ft on each floor. Majority of bsmt finished. Up to 4 Bdrms w/1 1/2 baths. 3 heat sources. 10.19 acres approx. 70%-30% open vs wooded. Small pond. Vinyl siding. Taxes \$911 in 1999. Near Coryland in Troy School District. Just **\$84,900**. M-1311.

FAMILY STYLE RESTAURANT
 Located near Canton & Grover in Bradford County, PA. on busy Rt. 14. Great reputation for homemade meals & baked goods. Sectioned seating for 100+ customers. All equip included. Active gift shop. Good annual gross. Lot rent of \$100 per mth. Taxes under \$1,200/yr. 2.55 acres. Price reduced! Was \$299,900, now **\$225,000**. M-1309.

EXCELLENT INCOME PROPERTY
 4 apartment complex in Tioga, PA (2 up & 2 down) in very good condition. Gross of over \$1,200 p/m when full for potential annual gross of \$14,400. Large parking area for tenants & guests. Municipal water & sewer. Just **\$79,900**. M-1269.

RICHMOND TOWNSHIP HOME
 Affordable 4 Bdrm. doublewide w/addition over full Bsmt. just minutes to Mansfield. Hardwood floors in Dining Room. New roof & gas FHA furnace in last few years. 3.53 acres. Just **\$69,900**. M-1288.

WALK TO HILLS CREEK LAKE
 From this 34.85 acres previously surveyed as 16 building lots. Electric, gas & phone avail. Private road thru property. 2 sides of tract border State paved road & township road. 16 approved sewage sites. **\$119,000**. M-1254.

BORDERS STATE FOREST
 32.7+ surveyed acres bordering State Forest lands between Blossburg & Ogdensburg in Tioga County, PA. All wooded w/approved sewage site for pressure dose mount or privy Was \$31,500. Reduced to **\$29,900!** M-1100

MODERN OFFICE/WAREHOUSE FACILITY
 Massive 20,660 sq ft 2 story steel building on 4.68 surveyed acres Paved entry & parking in front w/improved truck parking in rear Multiple loading docks 3 phase elec Improved office space Municipal water & sewer Asking **\$290,000** (Just over \$14/sq ft) Canton, PA M-1191

JUNIATA COUNTY 28 ACRE FARMETTE
 8 acres tillable, 20 acres wooded. Low taxes. Beautiful secluded area. 3-bdrm home, horse barn/ garage. Well and septic.
 Located 3/4 Mi. off Rt. 104 behind Oak Springs Wood Products on Klinger Hollow Road.
 1 1/2 Mi. North of 104 and 11-15 Junction
Owners Levi & Angela Stauffer
RR1 Box 230
Liverpool, PA 17045

This lucrative business was established in 1917, and has been under present owner since 1972. Situated on busy Highway 6, attracting local and highway travelers. This sale consists of a restaurant that has had some remodeling done, plenty of parking space, a house and 2.4± acres. Centrally located in the northern section of Pennsylvania, approximately 15 miles east of Coudersport and less than an hour from New York border. It is near State Parks, Denton Hill Ski area, Pennsylvania Lumber Museum and surrounded by recreational facilities, and activities. It is in a sportsman's paradise with state forest, state game lands, hunting, camping and especially fishing, as the area is noted for. Easily accessible from Highway 6, and Highways 49 and 449. The three-bedroom house is in very good condition with an attached one-car garage. Wood flooring in living and dining rooms, and built in oven and range in the kitchen. Nice large yard to go out and relax after a busy day.
 Price for Restaurant and home **\$375,000 G6077**

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