

Small Hobby Farm
Fully Remodeled 3 bedroom 2 bath home new kitchen, new bathrooms, new everything. Large bank barn perfect for horses, cows, goats or sheep. Available with 15 up to 75 acres.
Asking \$69,900
(Some owner financing possible)

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

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Rural Properties, Farms
Residential, Business

24 Hour Phone # 315-393-6325

207 Montgomery St.
Ogdensburg, NY 13669

ST. LAWRENCE CO., NY



Buy a barn, outbuildings & acreage for virtually the price of a house. Have space for animals, outdoor sports, just stretch-ing out. 190 A w/4 bedroom - 2 bath Cape Cod house. A homemaker's dream with modern eat-in kitchen, formal dining room & closets galore. **\$140,000 Negotiable.** Adjoining 188 A with 2 barns and small 2 bedroom house **\$78,000** or **\$198,000** for both. Crop land rental and hunting fees help pay reasonable taxes and main road location is a bonus for possible businesses.

315-287-1187

BEAUTIFUL FINGER LAKES AREA SOUTHERN TIER FARMS

212+/- ACRE CASH CROP: Two road fronts, newer barn Older 2 story home Adjoins another 187+/- acre farm **\$155,000 #3936**
400+ ACRE CASH CROP: Large fenced pastures part tillable part forest Large freestall barn machine shed All weather creek and pond **\$240,000 #3949**
300+ ACRE CASH CROP: Solid buildings Partially wooded, fenced pastures 4 all weather creeks Two story 3 bdrm 2 bath home Two mobile home setups **\$295,000 #3951**
110+ ACRE CASH CROP: 50 acres wooded Two story 7 room 3-4 bdrm 2 bath house Combination wood coal oil heat Fireplace full basement 30x60 two story barn **\$125,000 #3929**
131+ ACRE NEAR TOWN: Older updated 5 bedroom home and 28x52 modular all on one property Three car and one car garages 7320 ft road frontage Views of distant hills and valley **\$295,000 #3918**
GORGEOUS HILLTOP LOCATION WITH MILES OF VIEW: Newer 3 bdrm 3 bath ranch on 14 acres Kitchen Island -- cherry 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 Shenandoah woodstove workshop Fenced inground heated pool, deck and garage with 14 and 10 electric doors Well landscaped **\$220,000 #3841**
29,000 SQ. FT. OF BARN: Ideally situated for farm/craft market auction barn or horse arena All on 17+/- acres **\$150,000 #3790**
WALKING DISTANCE TO MILES OF STATE LAND: Two story older home 3 bdrms 15 1/2x16 family room spacious living room formal dining area 200 amp electric service Full dry basement Great buy for the growing family **\$54,600 #3914**
TWO UNIT HOME: One is a two bdrm one 3 bdrm Good condition with separate utilities newer electric Close to amenities **A BARGAIN AT \$50,000 #3952**
ADORABLE COTTAGE: Lovely two bdrm cottage with great room on Loucks Pond Carpeted throughout Screened porch dock, 8x8 float Price includes 2 boats and fully furnished **PRICED AT \$27,900 #3839**
COMMERCIAL PROPERTY: Waste disposal business complete with all equipment and five acres 24x30 building with insulated floor and woodstove **\$90,000 #3924**
ROOM TO ROOM: Two story 9 room home Spacious kitchen, 18x18 Mstr bedroom 200 amp electric REA electric outbuilding All on 76+ wooded acres **\$60,000 #3926**
RECREATIONAL FARM: 60+/- acres with four outbuildings and 3 silos Main barn has 75 stanchions Stream partially wooded open land level to rolling to steep hill **\$80,000 #3962**
Other commercial properties available
Call today and ask about various acreage and recreational properties. Something for everyone!
★ HOMES ★ FARMS ★ COMMERCIAL ★
★ ACREAGE/LOTS ★ RECREATIONAL PROPERTIES ★

MAKITRA REAL ESTATE, INC.
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THE REAL ESTATERS OF MANSFIELD

1671 S. Main St., Mansfield, PA 16933
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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

LOCALLY OWNED WATER TREATMENT BUSINESS

Individual operation w/significant expansion potential Price includes right to sell water treatment systems, inventory, truck, fax, phone number w/Yellow pages ads, customer list & rental income. Call for details **\$33,500.** M-1212

BUILDING SITE BORDERING STREAM

2+ surveyed acres w/country stream in back Fronts on paved road just minutes from Wellsboro Easy access home site Approved sewage site for inground system Utilities available **Just \$14,900.** M-1068

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

HUNTING & RECREATIONAL LAND

159 35 surveyed acres in Morris Twp Mix of woods & strip mine acreage replanted to grass & pines Good hunting area approved sewage site **Just \$575/acre \$91,650.** M-1299

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

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.** M1269

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 Dist. **Just \$84,900.** M-1311

DEMERE REALTY

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



www.demereerealty.com

#16 - A NICE HOBBY FARM ON PAVED DEAD-END ROAD - 238 A. w/100 tillable, 120 A. of pasture & woods - 2 story barn for 50+ head w/barn cleaner - 24x70 ft. mach. shed & 2 lg. storage sheds plus shop - 20x40 ft. concrete silo - also V. good 6 rm. home w/new cherry kitchen, hard wood floors, fireplace & radiant heating system - good spring & 2 creeks on property - **\$250,000**
#20 - A DAIRY FARM W/289 A. - 200 tillable - 2 story barn w/55 tie stalls, pipeline & 2 B. Tanks - also 104x60 ft. free stall for heifers & dry cows - 30x70 ft. heifer barn & 2 concrete silos - 2 creeks & pond also good 7 rm. home w/attached 2 car garage - **\$180,000**
#14 - 30 A. DAIRY FARM - 2 story barn w/60 stanchions, 2 in. pipeline, 4 Surge units, 1000 gal. B.T., barn cleaner, full length mow conveyor, lg. mach. shed, 3 silos w/unloaders - good 10 rm. home - **\$80,000**
#20 - 209 A. DAIRY OR HOBBY FARM W/125 TILLABLE - lg. 2 story barn w/72 ties, pipeline, 2 B. Tanks, & heifer area - lg. pole barn, concrete & bunk silos - V. G. 8 rm. home & 3 car garage w/work shop, 2 wells, 2 ponds & spring - **\$195,000** Complete or **\$145,000** w/112 acres
#710 - LG. FREE STALL OPERATION FOR 1000 COWS - over 1000 A. w/560 tillable - double-18 parlor - 6800 & 2450 gal. bulk tanks - 140x400 ft. bunk silo w/concrete bottom - 500,000 gal. slurry store - farm generator which supplies all electricity - 3 wells & reservoir - farm has permit to build 15 A. lake - farm could be expanded to 5000 cows with enough crops & manure disposal avail., - also good 6 rm. home - **\$2,000,000.**

IF YOU WANT YOUR FARM TO BE SEEN ON THE INTERNET - LIST WITH US!
www.cbur.com
800-669-4925

Internet Slide Shows are on line
Over 1000 visitors a day work!
Users from 78 countries have visited our site!
Email: donmyers@statecollege.com

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BEDFORD COUNTY - 200 ACRE DAIRY FARM
Modern Free Stall Operation with Parlor - Sound Buildings - Well Maintained. Well suited for dairying or as a heifer replacement facility. **PRICE REDUCED!** See our complete brochure at www.cbur.com. Be sure to view our Internet Slide Show



BEDFORD CO. - 205 ACRE GENERAL FARM
195 A tillable, productive land, 2 homes, large quonset barn, easily accessed, very private setting. 200 Acre Dairy Farm Also Available See our complete brochure at www.cbur.com Be sure to view our Internet Slide Show

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800-669-4925 Toll Free

SOUTH CENTRAL PA 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

- **126 ACRE FARM IN WAYNESBORO** - Large 4 bedroom stone farmhouse, fireplace in both living room and family room, farm includes 45x100 beefbarn, 2 Harvestore silos 1 w/unloader, loafing shed, Machine Shop and more Great possibilities for Horse farm - Good trails to Michaux State Forest, some wooded acreage with stream Great views **\$640,000** (LF-FL3191603PG)
- **PRICE REDUCED!! DEVELOPMENT POTENTIAL** - 55 acres with road **SOLD** 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 **SOLD** in the barn and up to 7 frost free hydrants **SOLD** has 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 **UNDER CONTRACT** tie stalls, 20x70 concrete **UNDER CONTRACT** w/unloader and several outbuildings **UNDER CONTRACT** conditions of Agricultural Conservation **UNDER CONTRACT** payments available upon request **\$325,000.** (LF-FL3117623PG)

For The Most Complete Information On Farms Available In The Southcentral PA Area (Adams, Franklin & Fulton Counties) Call



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

AUCTION or BROKERAGE 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.

I'm puzzled! This fine poultry & veal opportunity is still on the market. The profit picture is very good and is basically a one man operation Contracts are in place and you can be one of America's entrepreneur's The residence is very nice with just a bit of redecorating in the older section to make living in ease and comfort a reality. Priced right for a quick sale but please take a look for yourself
NEXT SPRING SETTLEMENT This one could be for you Mifflinburg is a quaint central PA town with lots of history and good heritage About 2 miles north along a country road is this level excellent soil dairy farm. There have been many interested parties for spring 2000 settlement but you need to be patient The tenant farmer has til March of 2001. After 3/1/01 this can be yours so take a look & I'll show you how to own a nice tract at a very reasonable figure.
AVAILABLE NOW This fine 31 acre tract along Salem Church Road in Union Co is a great place to build your country setting as you want it. There is a nice ever flowing stream for natural water for your horses, sheep, cattle, or whatever you want to raise **Price just reduced so call back and buy it.**
Needs list continues to grow.

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 farmettes 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.

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