

SOUTHERN VIRGINIA FARMS FOR SALE AND LEASE
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DON'T GIVE THE FARM AWAY

Our exclusive group of developers and builders need more residential/commercial land in Lancaster, Chester, Berks and York Counties. We have developed fantastic programs to pay you the most for your land.

- Partnership Programs • Tax Free Exchanges • Trusts • Tax Deferral Plans
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Free consultation call now
 717-581-4911
Ryan C. Hess
Re/Max Associates of Lancaster

RESIDENTIAL LOTS FOR SALE

E. COCALICO TOWNSHIP - 9.2 acres zoned R-2 with public water & sewer nearby Quiet location with development possibilities. ML 75836 **\$150,000**

MIFFLIN COUNTY - All wooded tract (80.99 acres) near Reeds Gap State Park. Small stream along front. ML 73695 **\$110,000**


CLAY TOWNSHIP - 52.1 acres woodland with small pond near State Game Lands Call for details. **\$295,000.**

MIFFLIN COUNTY - All wooded tract (113 acres) near Reeds Gap State Park. Good deer and turkey hunting. ML 73696 **\$120,000**

WEST COCALICO TOWNSHIP - Super, secluded 14.8 acre wooded parcel. Any builder permitted. Great location for horse back riding. ML 77445 **\$130,000**

BRECKNOCK TOWNSHIP - Your choice of three all-wooded lots with good elevation, any builder. 18.136 acres - **\$150,000**; 21.438 acres - **\$165,000**; 16.222 acres - **\$165,000.**


GEO. WOLF & ASSOCIATES, INC.
 717/859-2001
TOLL FREE 877/499-4760



Farmland, 90+ Acres with Barn, Southern Tier, N.Y. Valley / Lake View. Lake Lots & 3 Bdrm. Ranch House Also Avail.

Ask for Mike or Jack.
Lucy Knapp Real Estate
 1-800-246-1139
Lucyknapp@linkny.com

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

Century 21 Wilkinson-Dunn Co. 78 Main Street Wellsboro, PA 16901 (570) 724-5921
 EMAIL: wilk1dunn@aol.com INTERNET: www.century21.com

TIOGA COUNTY

W-1448 Gaslights greet you from the front porch of this gracious home 8 bedrooms, 3 baths, Bed & Breakfast potential Expertly renovated, beautiful kitchen with original antique cabinets Curved wall at top of gracious stairway, pocket doors, wood floors, wooden shuttered windows Home Warranty Wellsboro **\$269,500**

W1447 Near Wellsboro, 3 bedroom ranch with new large addition to be used as family room Septic and well on 1.6 acre lot Charleston Township **\$68,500**

W-1469 Horse Lovers' Escape to the country in this delightful ranch home on 8.13 acres Fenced with 30x20 barn with stalls and tack area Barn has water and electric Westfield Township **\$77,000**

W-1471 Borders State Lands! Cabin shell on 2.9 acres approximately 7 miles from Wellsboro Privy for sewer, furnishings included Delmar Township **\$41,500**

W-1472 Views! Build your dream home on this beautiful 3 acre lot Just minutes out of Wellsboro on paved highway Call for details. Charleston Township **\$25,000**

W-1473 Pleasant mobile home on 4.5 acre lot in Nelson for sale. Public sewer and water. 1991 Titan, 3 bedrooms is in great shape. **\$31,900**

PERRY COUNTY

ICKESBURG
 Nature surrounds this 2 bedroom fully furnished cabin. Appliances - range, refrig, washer, microwave, whole house fan. Screened front porch plus enclosed back porch woodstove in living room, storage shed for tools, mower etc. on rented lot \$450 00/yr not to be used as full time residence **ML#10054409. \$34,900**

BLAIN
 Large 5 bedrooms, 2 baths on 2.152 acres Near State Game Lands. Hardwood floors, 2 kitchen/dining areas, living room and family room. Perfect property for home or recreational use. Great trout stream within walking distance **AD#10215 \$79,900**

NEW BLOOMFIELD
 Swiss chalet on approximately 4 acres. Den, sunroom, 2-3 bedroom & 2 full baths Has 200 bale horse barn with fenced in pasture **AD #10172. \$134,900**

ELLIOTTSBURG
 3 bedrooms, 1-1/2 baths completely remodeled farmhouse. Barn formally an art gallery & antique shop Would work for horses. New pond. Rural living at it's best. **AD #7786 \$249,900**

MARYSVILLE 717-957-3866

NEW BLOOMFIELD 717-582-8104

JACK GAUGHEN REALTOR
 www.jgr.com ERA

NEW HORIZONS REAL ESTATE CO.

18 ACRES Borders Eagleton State forest Good camp site Lots of road frontage Has 2000 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**

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**

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 **\$27,000**

MOTEL & RESTAURANT - 19 unit motel near Dutois 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**

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

WILLIAMSPORT - 3 story house near Lycoming College 4 bedrooms 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 **\$45,900**

MARTINSBURG Ranch in very nice condition on 1/2 acre Attached garage 3 bedrooms 1 1/2 baths Full basement **\$92,500**

(814) 355-8500
 www.newhorizonrealestatepa.com

PA HORSE FARMS AND LAND FOR SALE

YORK CO. - Horse Country! Beautiful Spanish Style Contemporary Home, Indoor Riding Arena, Boxstall Barn, Large Garage Storage Building, In-ground Pool, Near State Land Riding Trails, Fenced Pastures, Off-Road Setting. **\$329,000.** Call Dan or Travis. Take a virtual tour at <http://tours.bamboo.com/usa/pa/2003982.htm>. **MLS 2003982.**

ADAMS CO. - 4300 Sq. Ft Brick Victorian Home, 30' Ceilings in Great Room with Field Stone Sides, Florida or Jacuzzi Room, Master Bed & Bath on Main Floor, Open Country Kitchen, Acreage Negotiable, Steel Open Span Barns for Storage, Horses, Etc., **\$325,000.** Call Dan or Travis. Take a virtual tour at <http://tours.bamboo.com/usa/pa/2003787.htm>. **MLS 2003787.**

ADAMS CO. - 11 Acre Horse Farm, 1800 Sq Ft Home with New Roof, Partially Restored Inside, Boxstall Barn, Large Equipment Shed, Open Span Pole Building, Bank Barn, **\$265,000.** Call Dan or Travis' 24 hr. info/fax line at 1-800-770-4898, ext. 2441. **MLS E2001822.**

YORK CO. - Horse Farmette, Near PA/MD Border, 2800 Sq Ft., 3 Bedroom Rancher, Large Master Bedroom w/Full Bath & 3 Clothes Closets, Beautiful Lower Level Features Game, Family, Computer and Weight Room with 3rd Full Bath, 4 Stall Barn, Fenced Pasture, Stream, **\$199,000.** Call Dan or Travis. Take a virtual tour at <http://tours.bamboo.com/usa/pa/2003626.htm>. **MLS 2003626.**

YORK CO. - 12 Acre Farmette being Subdivided, 3000 Sq. Ft Brick Home, Large Bank Barn, Many Other Outbuildings, Blacktop Lane, Additional Land May Be Available. **\$255,000.** Call Dan & Travis' 24 Hr. info/fax line at 1-800-770-4898, ext. 2451. **MLS 2002229.**

Call for land parcels in York and Adams Co.
 If we can't find a horse property, maybe we can make one for you!

RE/MAX Dan Rodgers Travis Lippy
 Quality Service, Inc. 300 Frederick St. Hanover, PA 17331 800-634-0081 717-632-5111

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 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 pad-docks, 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 Price Reduced - \$349,000. (LF-FL3102030CC)**
- **BEAUTIFUL PROPERTY ON 5.71 ACRES COMPLETELY FENCED** - Horse barn with 5 stalls with trailer stall, frost free hydrant in the barn and up to 7 frost free hydrants. 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, 20x70 concrete stall barn w/41 tie stalls, 20x70 concrete unloader and several outbuildings Terms and conditions of Agricultural Conservation Easements 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/paul.gunder
 Member of PA Farm Bureau


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 \$109,900 \$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)
 717-367-3500 or 717-653-6600

Gene Kreider
 Realtor
 717-898-2345

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

RUSSEL J. FINLEY
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 Rural Properties, Farms Residential, Business
 207 Montgomery St. Ogdensburg, NY 13669
 24 Hour Phone # 315-393-6325