

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 **MAY 27th or April 29th** issues for a complete farm and farmette inventory.

Farm and Land Division

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



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

THE REAL ESTATERS OF MANSFIELD

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

COWANESQUE LAKE OPPORTUNITY!

Unopened restaurant on North side of Cowanesque Lake in Lawrence Twp., Tioga County, PA. Minutes to Corning, NY. 5,000+ sqft ready for use as restaurant or convert to other uses. 3,520 sqft shell for proposed 12 unit motel. Approx. \$60,000 of new equip. included. 30+ acres **Asking \$275,000.** M-1195.

3 LOTS -- HUGE DISCOUNT!

3 approved lots in Delmar Ridge Subdivision individually priced at \$53,300. Huge \$13,400 discount offered to buy all for just **\$39,900.** Approved sewage sites for all 3. Drilled well included on 7.08 acres. M-1164.

4 UNIT APARTMENT COMPLEX

4 units consisting of one 1-bdrm, two 2-bdrm & one 1-bdrm. Gross currently \$1,200 p/m when full w/ tenants paying all utilities including municipal water & sewer. Tioga location. **\$79,900.** M-1269.

COMMERCIAL LAND SITE

Existing site under 1 acre in Richmond Twp near Mansfield Boro line. Fronts on Richmond Drive just off Bus. Rt. 15 w/all utilities available on site or nearby including gas, municipal water & sewer, elec. phone and cable TV. Some fill required. **Just \$69,000.** M-1194.

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 mound or privy. Was \$31,500. **Reduced to \$29,900.** M-1100

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 \$4,900.** M-1311.

BUSINESS OPPORTUNITY

Multi-sectional garage w/attached office space. New drilled well & municipal sewer. High daily traffic count on Rt. 15 just North of Rt. 15 & 328 intersect. Separate 1.1 ac. commercial lot. Pkg. **\$139,800** or **\$89,900** & **\$49,900** individually Equip & home avail. Lawrence Twp. M-1121.

BREEDING HORSE FARM in a great location! 29 acres, totally fenced, 3 B/R house, 2 big barns with total of 34 stalls, 60' diameter covered pen, pond, and room for a track. Low Delaware taxes. **Only \$350,000**

350 ACRES of rolling farm land with a very nice 3 B/R brick home and two big barns with a shop and room for equipment/hay storage. 278 acres tilled. Perfect for horses, cattle, or sod farming. **\$899,000.**

LOW DELAWARE TAXES! 136 acres, mostly wooded, 70x100 insulated metal building, not far from the beaches. **\$325,000.**

COMFORTABLE 4 B/R, 2.5B, home on 4+ acres. 3,792 SF, 3 fireplaces, wood floors, in ground pool and big garage/workshop with wood stove. **Only \$230,000.**

Mickey Hayward
(888) 349-5912



LATHAM, KAGAN & ASSOCIATES
1139 Shore Highway,
Denton, MD 21629

(888)634-6699 (410)479-2700

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 **\$379,000 Price Reduced - \$349,000.** (LF-FL3102030CC)

- **99.17 ACRE FARMLAND - UNDER CONTRACT** - 50x84 Bank Barn w/2 levels, 30x50' tie stall barn w/41 tie stalls, 20x70 concrete pad and several outbuildings. Terms & conditions of Agricultural Conservation Easements available upon request. **\$325,000.** (LF-FL3117623PG)

For The Most Complete Information Off Farms Available in the State of Pennsylvania (Adams, Franklin & York 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

FARMS FOR SALE
Approx 121 acres located in Shamokin Township, Northumberland County
Approx 154 acres with Christmas Trees located in Huntingdon Township, Luzerne County
For information, please call Abraczinskas Nurseries, Inc. at (570) 356-3125.

BRADFORD CO. PA UNITED NATIONAL NATIONWIDE PROPERTIES
R.R. 1 BX. 303 TOWANDA, PA 18848
TEL. 570-265-5924 FAX 570-265-7657
#4998 - GOOD LAND FOR YOUR HOMESTEAD - 162 acres mostly level, 60% tillable, balance woods, small stock pond, long range view Build, develop or just hunt **\$185,000.** R.E. licensee owner.
#5002 - OLD TIME CHARM - 217 acres, fields, woods, sm. spring fed pond & sm. stream. Fully renovated 2 story farm home, 2 story barn. inviting clean farm area, A MUST SEE. **\$240,000.**

DEMERE REALTY
199 N. Gardinier Rd. Little Falls, NY 13365
Phone (315) 823-0288
George Demeree, Broker www.demereerealty.com
#H-201 - Dairy/Hobby Farm w/201 A. w/57 tillable & 135 pasture, 120x36 two story barn with 44 tie stalls on 2" pipeline, addition for 25 heifers, 500 gal. bulk tank, 3 stall garage, 6 yr. Ranch home - **\$160,000.**
#H-301 - 192 A. Beef farm, Beautifully kept & landscaped 200 yr. farm house w/EX Wood-mode kitchen, 5 B.R., Whirlpool tub, lg. covered front porch & lg. open rear deck - level land w/farm pond & 8 ft. recreational trail thru 57 A. of woods leading to frontage on Indian River - 29x39 ft. 2 story garage & attractive 18x29 ft. gift shop - A GREAT PLACE TO LIVE WITH EX. SCHOOL SYSTEM - **\$175,000.**
FOR THESE LISTING CALL BRUCE & LOUISE HOLCK, AGENTS, AT 315-831-5681

DEMERE REALTY
199 N. Gardinier Rd. Little Falls, NY 13365
Phone (315) 823-0288
George Demeree, Broker www.demereerealty.com
#306 - 122 A. dairy farm w/100 tillable - 90x40 ft. 2 story barn w/38 stanchions & 12 heifer ties - 540 gal. B.T., Surge milkers w/dumping station, 14x40 ft. silo, plentiful water supply & trout stream - An EX. starter farm with good home & bldgs. - **\$165,000. PRICE LOWERED TO \$145,000.**
#26 - TIE STALL BARN WITH MILKING PARLOR - 130 A. dairy farm w/70 tillable - 2 story barn w/50x126 ft. addition has 82 ties for cows & 40 heifer ties & 6 pens - also double six parlor, 1250 gal. B.T., 2 lg. mach. sheds, 3 lg. silos w/unloaders & good 8 rm. home & garage - **\$300,000** - also 300 A. land avail. to rent.
#38 - Very neat, attractive farmstead has 160 A. w/80 tillable - 2 story barn w/3 rows of tie stalls for 78 cows, pipeline, 1000 gal. B.T. & room for 15 calves - also heifer barn w/35 ties & 2 pens, 40x100 ft. mach. shed, 3 lg. silos w/unloaders - good 5 B.R., 2 bath home w/2 stall garage & paved driveway - **\$225,000** - more land avail.
#161 - 301 A. dairy farm w/100 tillable - lg. barn w/68 on pipeline, 1500 gal. B.T., heifer barn for 70 head, calf barn, mach. shed, 2 lg. silos & TMR feeding system - V.G. 8 rm. home - **\$260,000.**
#249 - 160 A. dairy farm w/75 tillable - 2 story barn w/56 cows on pipeline - 32 heifer stalls - 40x96 ft. shed - 22x100x9 ft. bunk silo with concrete floor - good 8 rm. home - attached garage - **\$170,000.** Cows & machinery avail. Total price **\$280,000.**

REAL ESTATE AUCTION
85,000 Cap. Top 5 Poultry Farm
Mardela Springs, Maryland
Sat. July 8th @ 11:00 AM
Held on Site - Rain or Shine
• 3,000 +/- S-f Home
• Four Bedrooms - 2 Bath
• Large Barn With Fenced Pastures
• Whole Farm - Home Generator
• Older Tenant Trailer
• Farm Machinery Av. To New Owner
buy@auction.com
"The Best Way to Buy"
302 628 9401 • 888 987 7653
Take 45 days to settle Sold w/marketable deed and title Farm and home will be in good working order \$10,000 deposit day of sale
Directions From Mardela Springs - Rt 313 and 54 intersection on Rt 50, go East to Athol Rd Take right, go 1 mile see farm on left
www.buyatauction.com

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SELLING A FARM OR RURAL PROPERTY? CHECK OUT OUR EXCLUSIVE WEB SITE AND THE FARM AND RURAL PROPERTY DIVISION AT www.cbur.com PROVIDING BUYERS AND SELLERS WITH THE BEST IN RURAL PROPERTY MARKETING OFFERING
★ The BEST rural property web site on the net with farm slide shows and complete property brochures
★ Experienced Farm and Rural Property specialists with a combined total of 31 years in rural property marketing.
★ Results count! The following comments are from our buyers and seller about our site:
★ "We are forwarding this correspondence to offer our compliments on your superior Web Page!"
★ "...you are leaders in providing real-time, informative, and easily accessible property information."
★ "The CBUR web site made our progress on this purchase extremely smooth."
★ "One of the things that really give a lot of added value to your site compared to many others, is the size of the pictures, and the number of them."
★ "Having your expertise and the marketing team of Coldwell Banker was the major reason I contacted you earlier this year I think that the website is proving itself by the speed at which things are moving along."
Give Don Myers or Dale Sherman a call at 800-669-4925 or e-mail us from **www.cbur.com**
Many rural land, hunting land, and recreational properties available.
Coldwell Banker University Realty, 126 E. Foster Ave., State College, PA 16801