

SOUTHERN VIRGINIA FARMS FOR SALE AND LEASE
Freddie S. Smith
540/639-2262
 after 8 pm

FARMS FOR SALE
 Dairy Farms for sale. Some bare, some stocked & equipped. Call Ken, Jeff, Ted, Gerald or Brian for free catalog.
CHRISTENSEN SALES CORP
 Abbotsford, WI (715) 223-6345

Wisconsin Dairy Farm
 320 ac. dairy farm, 2-3 family operation, located in Chippewa County, WI
 92 & 50 cow barns, 2 houses, & several other outbuildings on both farms.
 Farms are contiguous to each other. Located on 320 ac. rectangle tract of land. Buildings are in excellent cond.
Call Rod LaRose C-21 Metro Realty, Inc.
715-832-2222
 or contact Rod by E-Mail
 rodneyl@ecol.net
 ask for information & full set of color pictures of property
Priced at \$474,900

Rare Find! Caernarvon Twp, Lancaster Co, 77 acres, all wooded, small stream w/view & privacy. Property has MILES of horse trails, artesian well drilled, road frontage on 3 roads. Will be sold w/4 deeds. Close access to turnpike & major roads. Great price, \$374,900. Call for private showing, brochure & plot plan.
(717) 940-1763 (717) 355-0849

Perfect for Dairy or Beef - 130 cow Freestall Double 6 parlor, 2,000 gal. bulk tank, Small heifer facilities in main barn separate heifer Barn. Large shop, several other sheds and outbuildings. Very nice 3 to 4 bedroom 1 1/2 bath home. Also a second home (well from a distance it looks like a house, but up close pretty rough, perfect for the Mother in law). All on 335 acres with 180 tillable, 105 pasture, 30 woods.
Asking \$159,900.

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

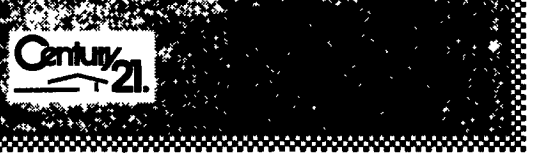
LAND FOR SALE
 SULLIVAN AND LYCOMING COUNTIES

- This **312.39 Acres** in Cherry Twp., Sullivan Co., has it all, super view, old apple trees, springs, pond sites, and **Excellent Hunting**. Enjoy peace and seclusion, watch the sun rise and set. **Asking \$214,900.**
- **Lycoming Co.: 54.5 Acres** in the North Mt. Area of Jordan Twp. woods and fields, super view, trout stream, pond site, good hunting area, old barn. **Lot's of Road Frontage**. Build Your Dream Home Or Cabin Here. **Asking \$89,900.**
- **Sullivan Co.: 1,000 Acres** with a **100 Acre Lake**, borders game land #66 & 13 excellent hunting area for deer, bear, turkey, ducks and geese. **Owners will finance and will consider selling all or part - Call Now!**

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 Call Ron Arthur 570-482-2040 Specializing In Land Sales - Call Toll Free 1-888-431-7283

NEW HORIZONS REAL ESTATE CO.
 18 ACRES - Borders Eagleton State forest Good area to build a hunting camp Has 1 000 gal holding tank Owner will finance \$36,000
 STATE COLLEGE AREA - 1.34 acre homestead in area of spacious homes & spacious lots in country near town Public water & on-site septic \$45,000
 18 ACRES - Hunting land in Clinton County off Beech Creek Mountain road Owner will finance \$27,000
 2 ACRES - Rather private country homestead near Woolrich on Little Plum Run Road Perked land \$29,900
 MARTINSBURG AREA - 3 bedroom ranch on Apple Packer road on nearly half acre in country setting Attached garage Quick occupancy \$92,500.
 RENOV - Six pack shop & restaurant & liquor license All equipment \$85,000.
 213 ACRE DAIRY FARM - Near Westfield in Tioga County 150 acres tillable 7 wooded balance pasture 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.
 KARTHUS - Bar & restaurant in good hunting country All equipment, liquor license plus all restaurant equipment Serves good food \$165,000.
 1.7 ACRES - Good building site near Drifting, Clearfield County for home or camp Perced for septic Electric available Rather private \$13,900
 5+ ACRES - Parcels, 5 building sites near Phillipsburg, 25 miles from State College. Sited for permanent home or recreational home Each parcel \$30,000.
 OSCEOLA MILLS BAR - Bar & restaurant on edge of town Equipment fixtures, liquor license plus nearly 1 acre with room for house \$125,000.
 OUTSTANDING REAL ESTATE - Former lumber and hardware business 32,000 sq ft office, shop, showroom, warehouse space All in excellent condition PLUS 2300 sq ft elegant living quarters 3.5 acres of well maintained land Paved driveways and parking areas in top condition PLUS many unique features Easily adapted to a variety of businesses Clearfield County \$425,000
(814) 355-8500
 www.newhorizonrealestatepa.com

- 83 AC - Farm - \$249,900 - Bedford County
- 195 AC - Mostly wooded, \$156,000 - Bedford County
- 44 AC - Mostly wooded \$44,000 - Bedford County
- 23 AC - Christams Tree Farm, \$74,000 - Bedford County
- 125 AC - Farm \$400,000 - Blair County
- 40 AC - Mostly Wooded \$56,000 - Somerset County
- 78 AC - Mostly Open - \$75,000 - Clearfield County
- 6 AC - Farmette - \$120,000 - Huntingdon County



Southern New York, Steuben County
 100 cow tie stall, silo, pole barn, heifer area, updated 4 bedroom farm house, private, on gravel road, 50 acres, REA electric. **Asking \$130,000.**
 31 acre dairy farm, bank barn, 59 tiestalls on pipeline, heifer area, pond, fenced for grazing, like new 3200 sq. ft. 3 bath farm house, private view. **Asking \$165,000**, more land for sale.
 Valley farm, 50 tillable acres, bank barn, shed, pole barn, 4 bedroom house on Route 15, park like setting. **\$140,000.**
 190 acres open and wooded, secluded view, near PA border. **\$150,000.**
 65 acres open and wooded, pond, view, **\$35,000.**
 57 acres open and wooded, joins State Forest Lands. **\$27,000.**
 Organic farm, 63 acres, Greenhouse, 3 bay garage, Retail store, On State Road **Asking \$89,900.**

LEW REAL ESTATE
 141 Chestnut St., Corning, NY 14830
607-937-5637

MIFFLINBURG

 9 acre farm, with stream, brick dwelling (1800's) 2-Story bank barn, out building All in good condition Near to the borough of Mifflinburg
For Info or Showing Contact:
 Fred Strouse or Brian Kissinger
 2300 S. Atherton Street
 State College, PA 16801
 800-876-3395 • (814) 234-4000

Koch Homestead Realty
 MULTIPLE LISTING SERVICE
 91 Princeton St Wellsboro, PA **570-724-3500**
 1 North Main St. Mansfield, PA **570-662-3287**

PRIVATE SETTING with large front yard Mobile home could sleep 4. Screen house w/an A-frame roof. 27 ft travel trailer included in the sale. 3.9 acres in good hunting area. **\$34,600. W209**

ROUTE 6 ROAD FRONTAGE. 27 acres of mostly open land with some woods. Great piece of land close to Mansfield with electric, telephone, & gas on property. **\$79,900. M150**

INVESTMENT OPPORTUNITY with this well maintained 3 unit home. New windows, recently painted exterior, large lot with ample parking, Detached workshop and garage for extra rental income **\$124,900. M149**

BUILD YOUR HOME HERE! Beautiful 10 acre building lot. Perc site and a view that quit. Access off private road, minutes from town. **\$24,500. W026**

Check out our web site www.koch-real-estate.com

I have many good buyers looking for farms. If you are thinking of selling call me. I will meet with you.

This space reserved for your ad. I need farms for several good buyers. Call for an appointment.

- LANCASTER CO.**
- 163 ac. dairy farm, Southern Lanc Co. A very nice farm, good soils, great setting.
- TIOGA CO.**
- 35 Ac. And 130 Acre Tracts Of Land - No Bldgs., Pond, Stream, Nice Location

WE CAN HELP YOU BUY OR SELL REAL ESTATE

Call Ken Rutt - a life long farmer and real estate investor who can assist you in any sale or purchase of real estate. Creative tax and financial arrangements, low farm mortgage rates. Serving Southeast PA *The Best Can Often Cost Less*
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 P.O. Box 306, Quarryville, PA 17566
 E-Mail RuttK@LancNews.Infi.Net

GREAT BUY!
Owner Retiring

#1632 - 340 acres, 160 tillable, 40 pasture, balance woods. Good 8 room 4 bedroom home, barn for 100 head, 3 silos, Large river frontage. A good farm for farming or recreation. Asking \$210,000. Owner will consider all offers, anxious to sell.

#1651 - Owner retiring! 150 acres, 90 tillable, large pasture. Excellent two story dairy barn - 55 big tie stalls, heifer barn, machinery building, 3 silos. Nine room home. Located on quiet road. Only \$170,000.

#1605 - Owner retiring! Showplace farm. 170 acres, 100 tillable, 45 pasture. Very productive land. Colonial 13 room 5 bedroom 2 bath home. Two story dairy barn - 78 tie stalls, heifer barn, machinery building, 4 silos. Asking \$225,000.

There are good farms priced right. Ask for our free farm list. See us on the Web.
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791 Acre Gorgeous Estate, 6 homes over 450 tillable 3 ponds & 2 dairy barns, \$1.9 million.

390 Acre Operating Dairy Farm For Sale - Mohawk Valley - Herkimer County. 230 tillable, 50 pasture 100 acres woodland, 40x200' Barn 2 Harvestore silos, barn cleaner with manure pit, nice 4 bedroom home, 1-1/2 baths, large country kitchen, dining area. Huge living room with fireplace Hot water baseboard heat 2 pole barns. **\$360,000** or stocked and equipped **\$530,000.** 2nd home available

EQUESTRIAN ESTATE. 225 Acres with Horse barns, indoor riding area, SHOWPLACE FARM 2 Beautiful Colonial Homes. Call for details

175 Acres Hunting Land or building spot Beautiful 12 acre Lake. 4000' Road Frontage. **\$125,000.**

68 Acres Farm Land with small pond Beautiful building spot. **\$65,500.**

MANY MORE FARMS, LAND AND HOMES FOR SALE, CALL FOR DETAILS

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 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 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)

Most Complete Information On Farms Available in the Southcentral PA Area (Franklin & Fulton Counties) Call

GAUGHEN
 www.jgr.com

Paul Gunder
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