

Picture pretty dairy farm Northern Clark Co., WI.

Excellent 25 year old 36x130' dairy barn w/56 stalls and attached 38x64' w/54 stall heifer barn. 24x40 pole shed attached to dairy barn, 800 gal. bulk tank, 3 silos w/unloaders, manure pit w/pump, utility building, corn crib & oat bin. Has large Burg feed mixer w/elevator. Beautiful 10 room home w/2 attractive bow & 2 picture windows. 197 acres w/156 acres tillable & 25 acres woods & pond. Beautiful farm surrounded by 5 acres woods.

For sale by owners \$1,600/per acre. Avail. anytime. Call 715-223-6479 store, 715-229-4225 home.

PRINCESS ANNE, MD



On the Manokin River

2700 sq. ft. Historic Home situated on approx 107 Acres of Residential/Agricultural property \$549,900 (S728)

For Brochure, Call

Wanda Martellini ext. 8812

or Joe Grimes ext. 8524

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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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Tom McAbee

Farm Finance Consulting
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Koch Homestead Realty

MULTIPLE LISTING SERVICE

91 Princeton St
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1 North Main St
Mansfield, PA
570-662-3287

PRIME COMMERCIAL LOCATION! Large masonry building 60'x33' w/office area Barn w/over 800 sq. ft. of store or office space Ample parking w/660 ft of road frontage on Rt 6 **\$179,900. W057**

CLEAN, nicely furnished 12 unit motel in attractive setting Includes owner's apt w/3 bdrms amd 1.5 baths. Expansion capabilities with 6.5 acres of land Located near soon to be constructed Rt 15 interchange New roof installed 6/6/2000. Call for details **\$265,000. M144**

BUSINESS OR INVESTMENT OPPORTUNITY with retail store and spacious 7 room upstairs apartment Both presently rented for income Centrally located in downtown Blossburg **\$59,000. M141**

PERFECT SETTING for your new home Wooded lot just minutes from Wellsboro Driveway cut in and building site prepared Electric available **\$30,000 W041**

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

NEW YORK FARMS

#1592 - Showplace Farm! 335 acres mostly flat, well drained very productive ground Two story dairy barn, 38x250, 107 stalls, room for 50 head of heifers, 24x60 machinery building two big upright silos, concrete barn yard Very nice 4 bedroom home with blacktop driveways Asking **\$325,000.** Could sell for less with less land Owner is considering offers

#1605 - A very nice farm Located in central New York Two story drive in barn, 4 rows of cows 78 tie stalls 15 stalls for calves 1000 gal bulk tank, DeLaval pipeline system Two story 36x80 two story barn, 35 tie stalls, two big pens w/cleaner for heifers, 40x100 machinery building all situated on 170 acres, excellent alfalfa soils Five bedroom home two baths, very nice Asking **\$225,000.**

POSSON REALTY and Auction Service

787 Bates Wilson Road, Norwich, NY 13815

(607) 334-9727

www.possonrealty.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

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 - ★ "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 "
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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
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DEMEREER REALTY

199 N. Gardiner Rd.
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George Demeree, Broker



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#H-100 - 198 A. grass farm 51 stalls on pipeline, bulk tank, barn cleaner, mow conveyer, 2 silos with unloaders. 4 bedrooms, bath house - good, like new 40x80 machine shed. Stall size ideal for Jerseys, Exc. school system. **\$165,000.**

#H-201 - Dairy/Hobby Farm w/201 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.**

#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.**

#815 - Hobby/horse farm with 150 acres - borders Snow Ridge ski tow - 10 miles of riding trails - beautiful scenery - 2 big barns & insulated riding arena - also 30x40 ft. horse barn and trout streams on ea. side of road - Good 9 rm. home & 12x70 ft trailer - lots of road frontage could be commercial **\$198,000.**

#250 - Hobby farm w/280 A - 140 tillable, 113 pasture & 27 woods - 36x115 ft barn w/pipeline, B.T, barn cleaner & mow conveyer, 40x80 ft pole barn, lg mach shed & wood silo w/unloader - V.G 5 bedroom home - lots of water with 2 wells & yr around creek - good quiet location **\$237,000**

For these listings, call Bruce & Louise Holck, Agents, at 315-831-5681



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.

CAI AUCTIONEERS
REALTOR
APPRAISER

SNYDER CO. OWNER SAYS SELL. This dairy farm is ideal for beef, sheep, goats and or dairy again The cropland is ideal for produce The farm produce auction close by makes this a viable use The farm house is large and is a 4 or 5 bedroom home with a modern kitchen and pantry Wildlife abounds and the area is semi-private Owner says he'll consider a reasonable offer with quick possession

TIOGA CO. - The last farm in the upper counties I have left All the others are SOLD and have happy owners This farm was poultry and hog but let your imagination go to work This farm has great potential for veal, U-Store-It or go back to poultry Broilers or high rise layers Maybe even Breeder flocks The income from Breeder stock is very lucrative The price is open to any reasonable offer with immediate possession

SCHUYLKILL CO. - This small acreage farm has a modern veal and broiler operation with a new contract with Vineland Kosher for the broilers and the veal contract is ongoing The owner says sell now he will consider a reasonable offer He's moving to Eastern Bradford and has a farm picked out School bells will soon be ringing again and the motivation is great This one is a good money maker You won't need an outside job The home is real nice and has a large living-rec room

My needs list continues to grow. I have waiting buyers for Union, Snyder, Lancaster, Lebanon, Perry, Juniata, Berks and most any central PA Counties. Buyers for mountain land, cabins, large tracts with or without buildings. I need a large 250 to 300 acre dairy below Williamsport.

My listings turn to "SOLD."

"Don't Wait To Buy Real Estate - Buy Real Estate & Wait"

SANFORD G. LEAMAN REALTOR,

CAI AUCTIONEER, CFS, CMI, GRI

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Strawberry field.



Train to take U-Pick Customers to strawberry and blueberry fields.



Barn: 40' x 140' with cooler. 12' x 50' x 10' high, bathrooms, 3 loading docks, office.

FARM FOR SALE

Owner Retiring After 50 Years

CENTRAL NEW YORK STATE:

- Approximately 600 acres
- Grain or Potato farm
- Irrigated & Drained
- 40 miles north of Syracuse, N.Y.
- **\$400,000**

200 ACRE FRUIT FARM:

- 45 acres producing strawberries
- 35 acres permanently producing blueberries
- cold storage
- U-Pick & commercial production
- Small train to shuttle U-Pickers
- with 1 1/2 mile track
- **\$250,000**
- Labor Housing

ALSO 5 BEDROOM HOUSE ON FARM:

- 200 years old
- Modernized
- **\$60,000**

Will Finance For **TOTAL PACKAGE: \$650,000***

Will Sub-Divide to accommodate groups or families.

This farm has cranberry potential with large level, perfectly drained fields. Nearly unlimited water.

Adjacent to 300 acre cranberry farm.

Oswego County welcomes You!

Virtually No Zoning!

CONTACT: Davey - Joan's toll free (800) 813-8046 or (315) 964-2294

Rt. 13 in Williamstown, N.Y.

Financing available