

CENTRAL VIRGINIA: Farms and land available from 5 to 500 acres, reasonable prices, very low taxes, farmer friendly communities, agricultural economy; free catalog.

State Wide Realty Co.
Farmville, Virginia
804-392-6163
Farms & Rural Properties
Low Prices, Low Taxes, Free Catalog

Koch Homestead Realty

MULTIPLE LISTING SERVICE

91 Princeton St
Wellsboro, PA
570-724-3500

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

SPECTACULAR VICTORIAN on popular gas lit blvd Totally restored w/decorative handpainting throughout 6 bdms, 5 full baths - currently used as a busy Bed & Breakfast and includes most furnishings Original oak molding, grand hall w/6' stained glass windows, faux copper ceiling View website for details at www.bluemooninn.com (cottage not incl) Excellent investment opportunity! **\$525,000. W047**

NICE HUNTING CAMP on 5 acres bordering state game land Has electric 3 bedrooms sleeps up to 6 persons **\$24,900. W042**

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**

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

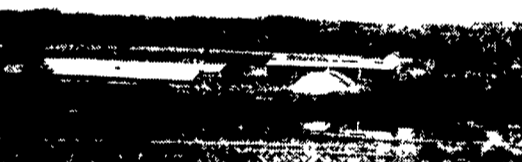
BERKS COUNTY



Longswamp Twp, Mertztown area, 210+/- acres, 190 +/- acres tillable Excellent land in high state of cultivation Development rights have been sold House, hog facilities, barn & many outbuildings Buildings in good condition

Call Hiram or Thomas for details.

NORTHUMBERLAND COUNTY



Sunbury area, 86 acre turkey farm, 50 tillable, 20 pasture, 8 wooded, 2 ponds, large 4 bedroom farmhouse, two story brooder barn, two finishing barns, room for 36,000 turkeys, 10,000 bushel grain bin, machine shed, garages, two chicken houses & many other buildings

Call Thomas for details.

NITTANY VALLEY



CENTRE COUNTY Bellefonte area, 82.5 acres, 68 acres tillable, 2 acres woodland Four bedroom house Large dairy barn with 42 tie stalls, two silos, two equipment sheds & other buildings, Amish equipped

NITTANY VALLEY



CLINTON CO., Lamar Twp., 127 acre dairy farm, 123 tillable 5 BDR house, bank barn w/heifer shed, two silos, four corn crbs, other farm buildings.

NITTANY VALLEY Lamar Twp, Mackeyville area, 109 acres, 80 tillable, balance is creek & woodlands, No buildings.

BERKS COUNTY Lenhartsville area, 47.8 acre farmette. Wooded & open acreage. Remodeled farmhouse in excellent condition. Beautiful location & setting

BERKS COUNTY Kempton area, 75 acres, Mostly tillable, 5 acres woodland No buildings, beautiful farmland.

BRUSH VALLEY, Madisburg, Bake shop & real estate Large house, 3 stall horse barn 20x30 wagon shed Buy with or without business. Call Thomas for information.

INDIANA COUNTY. Buffingtwn Twp, Strongtown area 105 acres, 84 acres tillable, remainder woodland No buildings

Call Hiram Hershey, Broker
Thomas Hershey Realtor Associate
HERSHEY FARM AGENCY, INC.
1-800-880-3831

FOR SALE BY OWNER

Gentleman or Horseman farmette in the beautiful Cumberland Valley. 3 minutes, 3 miles to downtown Shippensburg within 10 minutes to Interstate 81 - 15 minutes to Blue Mountain PA Turnpike.

Country living at its best - large 4 bedroom 100+ year old brick farmhouse with new kitchen, laundry room, full bath, large family, living room, with old fireplace, large built-in bookshelf, office room, front porch and deck, lg. old barn, big pasture with year-round trout stream running through full length, 7-1/2 acre. Perfect for the retired couple or horse farm (greenhouse optional). Asking **\$175,000**

717-532-9168

Jay and Cathy Stauffer

LOG HOME ON 4+/- ACRES

They could have filmed The Sound of Music from this location the views are fabulous Extremely well constructed 2 Bedrooms, 3-bath, great room, dining room, laundry room, full basement, 1/2 car garage and a nice deck on front Cathedral ceilings, ash custom cabinetry and more. Property is also within walking distance to State Forest Land and you can snowmobile from your front door. If you've been looking for a log home this one is a must see, give us a call for an appointment Don't wait on this one!

PRICED AT \$159,000. G-6085

LOOKING TO RELOCATE?

Immaculate ranch home with 2-car attached garage and paved driveway on 2.57+/- acres in the town of Galeton, Potter County about 20 minutes to the town of Coudersport. 2 Bedrooms, 2-baths, living, dining, kitchen, den and more. Property has been well landscaped and taken care of Close to all the amenities of town living yet enough room for privacy One of the nicer homes in the area, why not give us a call to check this property out? This property has just been reduced recently to **\$95,000. G-5193**

For Pictures go to internet site www.realtyonline.net

Use these keywords for these properties.

G-6085 - Keyword: R2366098

G-5193 - Keyword: R1439006

Stevens Real Estate

P.O. Box 94, Gaines, PA 16921 Tel: 814/435-6558
Fax: 814/435-2505 Toll Free: 888/435-6556
E Mail: stevensrealestate@penn.com
www.realtyonline.net (KEYWORD: STEVENS)
www.stevensrealtors.com

THE REAL ESTATERS OF MANSFIELD

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

OPERATING DAIRY FARM

Double 5 parlor w/ approx. 100 cow capacity in main barn, 50+ herd of heifers in detached bldg & storage/shop area in 3rd bldg 2 or 3 bdrm home. Nice mix of tillable fields & woods w/ pond on approx 60 acres \$149,900. M-1348

OLDER COUNTRY HOME

on 2 surveyed acres in Rutland Twp. near County Line. Mansfield Schools. Easy commute to Elmira, Troy & Mansfield. 3,000+ sq. ft. house gutted upstairs. All living space down Repairs needed Priced accordingly at \$42,900. M-1359

NEW HOME ON 16.94 ACRES

Cape Cod construction over full bsmt. Custom built oak cabinets. 3 bdms. 2-1/2 baths Approx. 1,800 sq. ft. Vinyl siding. Detached 2-car garage or shop. Nice country setting. Mansfield schools. \$147,900. M-1343.

COMMERCIAL/RESIDENTIAL PROPERTY

10 units in downtown Canton. New roof, new wiring, new exterior & extensive remodeling thru-out. Labor & industry approved improvements. 2 more units almost complete. Motivated seller. Has over \$300,000 invested! Will sacrifice at \$168,000. M-1110.

"FARMETTE" WAITING FOR NEW HOME!

58.474 surveyed acres in Rutland Twp. near County Line. Approved sewage site. Elect. & well service. Bank barn. Mix of fields, pasture & woods. Easy access road frontage. Commute to Mansfield, Troy & Elmira. \$59,900. M-1361.

FANTASTIC LAND PARCEL & POND

89.52 acres w/new survey. 2 approved sewage sites. Great mix. of tillable fields & pasture w/approx. 39 acres of woods. Long road frontage. Utilities avail. Farmington Twp. \$89,900. M-1340

WELL MAINTAINED GEM LAKE COTTAGE/CAMP

on 3.748 surveyed acres. Privy tank & top in place. Tongue & groove pine paneling. Woodstove included. Elec & phone connected. Approx 12 acre stocked lake commonly owned & used by all property owners. Gem Lake convenants apply. Mostly wooded lot. Nice deck. Sullivan Twp. Just \$34,900. M-1225

HOME OR CAMP SITE

Nice tract of rolling land in Hamilton Twp. near Morris Run. 59.95 surveyed acres. Partially stripped. Replanted to Pine trees. Some original wooded area. Improved driveway. 2 approved sewage sites. Travel trailer & approved privy. Town water avail. Just \$39,900 M-1108

COMPLETE HIDDEN DAIRY: Self-sufficient 148 acre farm on dead-end road 80 acres tillable Long growing season with low elevation Very good 52 stall barn with 2" pipeline. some Patz-guard managers. Patz cleaner, 16x50 and (2) 18x55 silos. Andersen windows in milkhouse Very good 4-5 bedroom home with 2nd home available INCLUDES 42 milkers, Young stock, 4 tractors and complete machinery for \$265,000 or bare for \$164,000

Mort Wimple Associates
Real Estate Sales - Management

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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 June 24th or May 27th issues for a complete farm and farmette inventory.

Farm and Land Division

- Fred Strouse (814) 364-1705
- Mel Rocky (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

4 BR 2 story frame house conveniently situated in Laporte Borough. Two car detached garage, open deck, spacious lawn **\$96,500.**

4+ Bedroom remodeled farmhouse on 5 acres in Fox Township. Property includes large barn, work/storage shed and 1/2 acre pond for fishing and swimming. Neat setting! **\$89,900**

Fox Township has this 2 bedroom, 1-1/2 bath home on 2-1/2 acres with tremendous views! **\$52,500**

Comfortable 3 bedroom, 1 bath cottage near Lake Mokoma. Great for year round living or that weekend getaway. **\$52,000**

Great getaway cabin on 1+/- of an acre outside of Estella. Stone fireplace, 4 BR, 1 bath and small creek. All you need is a hammock! **\$49,900**

Sullivan County Real Estate, Inc.
Eagles Mere, PA 17731
570/525-3225
Email scre@epix.net
INTERNET <http://www.eaglesmere.com>

SOUTH CENTRAL PA FARMS NEEDED!

We have buyers! If you've been thinking of selling, give me a call for a marketing consultation.



• 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 kitchen. Property currently used as a 32 stall horse boarding business with great income potential. **\$349,000.** (LF-FL3102030CC)



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

36 REAL ESTATE

Land for Sale: 36 acres east of New Ringgold, Schuylkill Co., PA Perc test for 13 lots approved ready for final approval from Township. \$179,900 (570)36-7331 leave message.

Dairy farm for rent. Write: Box 83, Lampeter, PA 17537

Approx. 49 acres, 47 tillable, 2 meadow, 730' road frontage, no improvements. Will qualify for Salem Co. farmland preservation, \$3800/acre. 856/358-2561.

TIOGA County 49 Acres w/Stream, 20% Wooded. Developed Spring, (2) In-ground Septic Systems, Access & Privacy Combined, Views. Westfield Township. \$52,000. Endless Mountain Real Estate 814-367-5380

TIOGA County Farmette on 21 Acres, Large Home, Garage, Small Barn, Shed, Rental Lot, Other Rentals, Sub-Division, Road Side Stand Possibilities, Westfield Township \$95,000. Endless Mountain Real Estate 814-367-5380

For Sale- Woodlands in Beautiful Bradford Co., 11 Acres \$150. 717-732-3237 For information.

Missouri Ozarks Mountain Splendor

Retreats & Ranches

Back Home Real Estate
Rt. 3, Box 251-D1
Ava, Missouri 65608

1-800-938-8800

SOUTHERN VIRGINIA FARMS FOR SALE AND LEASE

Freddie S. Smith
540/639-2262
after 8 pm

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RESTAURANT WITH LIQUOR LICENSE...

Located in Northumberland County on Rt. 405 South of Lewisburg. Includes real estate, business, equipment and 2+ acres with parking for 35 vehicles. Boat dock with river access and outdoor seating with a beautiful view of the Susquehanna provides for an enjoyable dining experience. For all the details call:



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