

# Koch Homestead Realty

MULTIPLE LISTING SERVICE 

91 Princeton St  
Wellsboro, PA  
570-724-3500

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

"OH" WHAT A VIEW! 44+ Acres of nice open land with road frontage on two sides. Find the peace and quiet that everybody wants! \$44,000. W400.

WELL ESTABLISHED FUNERAL HOME in Potter County. Century old home with all necessary equipment and inventory is ready for new owner. 3 bdrm apartment upstairs. \$138,500. W301 & W302.

PRIVATE 2 STORY camp located on a drive-around driveway at a cul-de-sac high above Rt 287. 2 bdrms., 1 bath camp on 1.99 acres. Good hunting territory opposite of Hammond Lake. M208. \$29,900.

8.52 ACRES with perc work completed. Excellent location & views. Close to town, yet private. \$22,900. M121.

Check out our web site [www.koch-real-estate.com](http://www.koch-real-estate.com)

## 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

• 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. \$349,000. (LF-FL3102030CC)

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/paulgunder](http://www.homesdatabase.com/paulgunder)  
Member of PA Farm Bureau

## CENTRAL WISCONSIN DAIRY FARMS

TOWNSHIP OF AURORA, GILMAN WISCONSIN—325.8 Acre Grade A Dairy Farm has approximately 196 acres of crop ground, with the balance in pasture, trees and wildlife habitat. The dairy barn is 36' x 139' with 55 stalls (12 stanchions and 43 tie stalls). Mattresses and rubber mats have been installed to meet cow comfort needs. This unit has a 2" stainless steel milk pipeline, 3" PVC vacuum line, 5 Surge ATO milk units and a 1 year old 1000 gallon Mueller bulk milk tank.

The home was built in 1991, has 3-4 bedrooms, quality oak cabinets, 6" sidewalls, triple paned Weather-shield windows, high efficiency gas furnace, an air exchanger and central air. This is a very impressive, well built home on lot surrounded by mature trees.

Also available is a fine herd of 55 Holstein cows plus 49 heifers and calves—producing 22,944M 859F 747P. This farm's complete line of farm equipment has been well cared for and is also available.

Price of the 180 acre farm with fixtures to include all milking equipment, silo unloaders and feed conveyors. \$265,000

Optional:  
#1 145.8 acres of land in section 15 \$85,000  
#2 All cattle on premises \$105,000  
#3 Machinery and equipment \$85,000  
Total Price of this 325.8 acre dairy unit with fixtures, cattle and machinery \$540,000

TOWNSHIP OF JOHNSON, ATHENS - ABBOTSFORD AREA—75.25 Acre Grade A Dairy Farm with nearly 70 acres of tillable ground. This is a conventional 40 cow tie stall barn with a 2" stainless steel pipeline, a DeLaval vacuum pump with 2" PVC vacuum line, and 4 DeLaval milking units. Recent improvements to the barn include a new Berg gutter cleaner chain and rewiring and adding a 200 amp service to meet electrical needs.

The home is a comfortable 1 1/2 story dwelling with four bedrooms, one on the main floor and the other three on the second floor. There is a kitchen/dinette area, and a good sized living room area. The lot is well manicured with many mature deciduous and evergreen trees.

The dairy herd of 26 Holstein cows and 14 Holstein heifers is also available. To complete the package a complete line of farm equipment is being offered. If you are looking for a clean, well kept smaller dairy unit, here is the one to look at.

PRICE OF THE REAL ESTATE, CATTLE, MACHINERY AND FEED IS \$210,000

PRICE OF THE BARE FARM WITH MILK EQUIPMENT IS \$139,000

### SCHIFERL REALTY

P.O. Box 423  
Abbotsford, WI 54405

"Jim Schiferl has over 40 years experience in Central Wisconsin Farm Property Values."

CALL JIM AT 715-223-4068

# FISH GMAC Real Estate

202 Jay Street, Lock Haven, PA 17745  
Telephone 570-748-8067 Fax 570-748-8982  
E-Mail [fishre@cup.kcnet.org](mailto:fishre@cup.kcnet.org) Web Site [fishrealestate.com](http://fishrealestate.com)  
Contact Linn Barner 570-726-2482

OWNER FINANCING. CLINTON COUNTY (Exit 25 off I-80) Three bdrm home plus large barn (3,888 sq ft) on 1.5 acres. \$125,000 with 20% down, 7% financing

BE YOUR OWN BOSS. Food business plus a lovely 3 bdrm raised ranch in Clinton County. Everything needed to walk in and take over \$400,000

ROOM FOR HORSES TO ROAM. Five bdrm home Jacuzzi, includes mobile home for rental income, horse barn situated on over 19 acres. Clinton County. \$285,000

45 ACRES LOCATED IN CLINTON COUNTY. Land is cleared and level 1.2 miles from Exit 25 off I-80 \$1,350,000

## 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

IF YOU WANT YOUR FARM TO BE SEEN ON THE INTERNET - LIST WITH US!

[www.cburl.com](http://www.cburl.com)

800-669-4925

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NEW LISTING - HUNTINGDON COUNTY  
Shade Gap Area - 29 Acre Rural Residence. Call for Details or view the brochure on-line at [www.cburl.com](http://www.cburl.com)



NEW LISTING - CENTRE COUNTY  
State College Area - 7 acre farmette. Call for details or view the brochure on-line at [www.cburl.com](http://www.cburl.com)



NEW LISTING - CENTRE COUNTY  
Centre Hall Area - 11 acre country estate. Call for details or view the brochure and slide show on-line at [www.cburl.com](http://www.cburl.com)  
View our complete farm, farmette, rural acreage, woodland, and cabin lists and brochures at [www.cburl.com](http://www.cburl.com)

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Don Myers 814-428-8111  
Dale

COLDWELL BANKER UNIVERSITY REALTY  
126 E. Foster Ave. State College, PA 16801  
800-669-4925 Toll Free

## Small Hobby Farm

50 plus acres. Nice little 3 bedroom 1 bath home. Almost totally remodeled. Big Barn (needs some work). Lots of other land available.

Asking only \$59,900.

## 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



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## URGENT NEEDS NOW!!

- (1). A Dairy farm from Strasburg to the river 175 Acres or more. It could be land and new dairy and house would be built.
- (2). I could sell 10 Dairy farms if I had them listed in most any area south of Williamsport. My wife & I had a great week in New Orleans!!

## New Listing This Week

This dairy farm is situated in an area of Snyder Co. that has high visibility, mostly level land and good buildings. Owner is retiring from farming.

## This one won't last long.

Union Co. with possession next March. If possession could have been this past spring it would be sold, but now is the time to secure your farm for 2001.

Needed now in Mifflinburg area with creek frontage and some road frontage. Call to have your farm sold quickly if it fits this criteria.

Tioga Co. This is my last farm for sale in the Northern tier. It has been reduced drastically and should be sold this week. Seller is highly motivated.

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

101 WHITE OAK DRIVE, LANCASTER, PA. 17601-4842

(717) 569-4264 or Toll Free 1-800-836-8113, FAX 717-569-8847

"See Me On The Web" <http://www.lamnauct.com> email: [farmboy@lamnauct.com](mailto:farmboy@lamnauct.com)

# CENTRAL PENNSYLVANIA RURAL PROPERTIES

## BLAIR COUNTY

12+/- ACRE ESTATE horse barn, pond, large dwelling, excellent condition, pool, tennis court, etc. \$545,000

## CENTRE COUNTY

Just Listed - Potter Twp. - 232 acres, can be subdivided into small tracts

Aaronsburg - 6 Ares With 2 Story Farm House, Large Barn, Plus 2 Stall Horse Barn/Kennel \$169,000.

11 ACRE FARMETTE - dwelling, large garage, horse barn, stream \$165,000

POTTERS MILLS - 20 acre farmette, formerly petting farm for children, desirable building sites, 8 miles from P.S U \$399,000.

POTTERS MILLS - 64 acre farm with dwelling, barn, outbuildings, 45 acres tillable \$279,000.

REBERSBURG - 59 acres wooded mountain top, excellent hunting \$99,900.

MILESBERG AREA - 35 Acres, Large Contemp. Home, Barn, Stream, Open Land \$445,000.

MILLHEIM, ELK CREEK - House/camp, Excellent Fishing \$35,000.

BLACK MOSHANNON STATE PARK - Residential building lots 1.5 to 2.5 acres, From \$37,900. Walk to lake and beach

FILMORE ROAD - 44 wonderful acres, zoned for single family home or duplexes

CENTRE HALL MOUNTAIN - only 1 lot left, 10 acres, wooded and open with great views \$85,000.

## CLEARFIELD COUNTY

13 ACRES OPEN LAND. \$39,900.

7.59 ACRES WITH LARGE Dwelling, 4600 sq ft Open Land \$159,900.

## CLINTON COUNTY

BEECH CREEK AREA - 16 Acres, Contemporary home (1995) barn view \$194,000.

## HUNTINGDON COUNTY

FARM - 98 Acres, 73 Tillable, Dairy Facilities, Stream \$329,000.

## UNION COUNTY

MIFFLINBURG - 90 Acre farm, brick dwelling, barn, stream, 53 acres tillable \$399,900.

OTHER LAND PARCELS AVAILABLE. CALL OR WRITE FOR A FREE LIST.

WANTED: Rural land and farms. Have buyers, will list.

Farm and Land Division  
Fred Strouse (814) 234-4000  
Mel Rockey (814) 466-6688  
George Demchak (814) 625-9151  
Tim Lake (814) 364-1327



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