

36 REAL ESTATE

Farm Financing Available

To buy, build, expand, improve or refinance your farm business to increase cash flow & profitability

Loans, Mortgages, Leases and Lines of Credit for Real Estate, Cattle, & Equipment from conventional lenders, insurance companies and wealthy private investors.

Even bankruptcies, bad credit and difficult loan situations can be helped **CONFIDENTIALITY**

call

Tom McAbee

Farm Finance Consulting
Geneseo, NY

(716) 243-5174

DON'T GIVE THE FARM AWAY

Our exclusive group of developers and builders need more residential/commercial land in Lancaster, Chester, Berks and York Counties. We have developed fantastic programs to pay you the most for your land.

- Partnership Programs • Tax Free Exchanges • Trusts • Tax Deferral Plans
- Quick Cash Programs • Guaranteed Sales

Free consultation call now
717-581-4911

Ryan C. Hess
Re/Max Associates of Lancaster

LANCASTER COUNTY

BRAND NEW AND READY FOR YOU. You can own this new 3BR stone rancher located on 3.5 acres with large deck and 1-car garage and room for horses... **Only \$135,900**

75 ACRES PRIME FARMLAND: You can build the outbuildings the way you want them on this high producing 75 acre tract located in beautiful southern Lancaster Co. Possible owner financing... **\$429,000**

If you have a farm to sell call
Clarence Wenger
(717) 575-0053 (Car), 717-299-4885 (Office)

Town & Country REALTY

1271 Lititz Pike, Lancaster, PA 17601

Fulton County, PA

198 acres of beautiful rolling hills & farmland, much of it wooded on a paved township road. Property has over 2000 ft. of frontage on both sides of the road. Beautiful and serene Licking Creek wanders through this property. Farmhouse (3 BR, 2 bath) faces spring-fed pond and large bank-barn. Located near Hancock, MD, close to I-70. Private getaway from city life, yet close to Washington, Baltimore, Pittsburgh.

\$412,000.00

Owner: 410/381-6787 or 717/294-6117

Older Heritage inc. REALTORS

142 East Main Street,
New Holland,
PA 17557
717-354-4071

20 MINUTES FROM TURNPIKE - Large stone house, 7 bedrooms, already 2 units, large bank barn, 55 acres tillable, 20 acres woodland, 102 m/l total acres. Circular driveway, nice set back from road, mature shade. \$969,000

Koch Homestead Realty

MULTIPLE LISTING SERVICE

91 Princeton St
Wellsboro, PA
570-724-3500

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

CHARM OF YESTERYEAR! Most remodeling complete on this brick colonial built in 1865 Located in the center of 17 acres w/ great views. Custom made pine cabinets in kitchen, new heating system and 4-car garage plus numerous other amenities! **\$159,900. W048**

HISTORIC MANSION!! Relieve the Civil War years in this 14 room mansion complete with "widow's watch". See the secret room (underground railroad) and try to locate the secret tunnel which led to Crooked Creek. Where, but here, could you find a comparable property priced right? Our price **\$129,900. M207**

CLEAN, nicely furnished 12 unit motel in attractive setting Includes 4 bdrm, 1.5 bath home. 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.**

PUBLIC WATER & SEWER available, easy access to this 35+/- acre parcel within minutes to quaint town of Wellsboro **\$77,900. W007.**

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

FOR SALE

Custom built, 3265 sq ft., 3 bedroom, 3 1/2 bath, brick ranch home located in Selingsgrove Borough, close to Susquehanna University and close to a K-12 public school campus, all inspections completed, 400 amp electrical service, 1-car garage plus carport, hardwood floors in LR, FR, K, and grand hallway, 26 5x17' living, attractive library/office, outstanding floor plan, well suited for formal or informal entertaining, 2 fireplaces, 2 heat pumps, WoodMode wet bar, computer center and hallway cabinets, sun room, basement recreation includes pool table and bar Reasonable commute to Harrisburg area with the completion of Rts 11 & 15

Priced at \$239,000.00

A must see for the careful buyer
Contact **ERA Bowen Agency, Inc.**
Selingsgrove, PA @ **1-800-326-9365**

JUNIATA CO. HOMES

(#gla4) 2,340 sf elegant brick home. Features, solid oak trim, pocket doors, fireplace, stained glass windows, sunrm., brick patio, cozy den, 2.5 det. garage, Awesome in town living. Reduced **\$98,000.**

(#R158) Lovely Thompsontown cape, 4 bdrms., 2 baths, corner lot, oak cabinets, 1 car gar., central air, extremely well maintained. Great location just mins. from Rt. 322 exit. Just Reduced \$119,900.

(#gla16) New on the market! For the avid hunter... 60+ acres, mostly woodland, great hunting, secluded location. 2 story log sided home features 2,928 sf of living space, primarily new in 1999, 3-4 bedrooms, great room, 2.5 baths. Country porches front & back, wrap around deck, wildlife abounds! This is a one of a kind property that you won't want to miss. **\$325,000.**

Please call

Century 21

G&B Associates
1-800-841-5573 or
Gayle 717-436-5715 (h)

NEW HORIZONS REAL ESTATE CO.

18 ACRES - Borders Eagleton State Forest Good camp site Has 2,000 gal holding tank Good hunting Owner will finance **\$36,000**

213 ACRE DAIRY FARM - Near Westfield in Tioga County 150 acres tillable, 7 wooded, balance pasture 450 acres available for lease 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.**

TRUCK FARM - Over one acre planted in vegetables New 2-story barn and workshop 4 bedrooms vinyl sided house with enclosed front and rear porches Amish equipped Loganton area in Clinton County **\$67,500**

RENOVO - Six pack takeout, sub shop beer & liquor license, Good clientele All equipment **\$85,000**

18 ACRES - All wooded mountain land off Beech Creek Mountain Road, Clinton County Good hunting **\$27,000**

HUNTING CAMP - In Eagleton Forest Clinton County Borders Sprout State Forest Cedar Log Cabin on 6.95 acres Has 1000 gal holding tank **\$45,000**

OSCEOLA MILLS BAR - PLUS restaurant on edge of town PLUS liquor license

LOTS OF REAL ESTATE - Former hardware & lumber business 32,000 sq ft of warehouse show room, office - PLUS 2300 sq ft home on 3.5 acres Easily adapted to a variety of uses Clearfield County **\$425,000**

(814) 355-8500

www.newhorizonrealestatepa.com



TIME TO TRADE FARMS? 90 Ac farm w/Limestone farmhouse dating to 1700's (sits back lane) Hagerstown limestone soils Road frontage & wooded area included Located in Franklin Co This may be the setting you've been looking for House has 5 bdrms., FP, & chestnut floors Bank barn, loafing barn, machine sheds, and garage included Call Wayne!



"20 ACRE FARMETTE" Sporting a new paint job 5 bedroom house w/2 barns & machine shops included Additional acreage available with pond Call Wayne for details **\$259,000.** (10 min from Chambersburg)



"102 ACRES-SCOTLAND AREA" Prime limestone soils 75% flat, 25% rolling Current use agriculture Development potential YES! 1 mile from shopping mall Water & sewer nearby Comes w/2 unit house garages, barn and lots of potential! Call Wayne B

Wayne Berkstresser
(717) 264-7080

800-383-4067
144 S Eighth St., Chgb

REALTY EXECUTIVES

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

FARMS FOR SALE

(Lancaster, York and Chester Counties)

57 Acre Amish Equipped Farm, large farmhouse, bank barn with 34-cow setup, tobacco shed, silo, equipment shed, manure pit, heifer/dry cow barn and other outbuildings Drumore area. **Asking \$435,000.**

NEEDED! Investor/care person to purchase farm or help relieve debt for widowed family Call for more details

80.7± Acres Vacant Ground - 55 acres tillable, balance in pasture & woods, tillable ground mostly level to gently sloping Subject to Lancaster Co Farmland Trust easement (Ag Preserve) Nice views Wakefield Area **Asking \$285,000.**

91.7± Acre Amish-equipped Farm - Farmhouse, bank barn with new 41-cow setup, horse stable, gravity flow gutters, large equipment shed & shop, tobacco shed & other outbuildings, 65 acres tillable & pasture (add'l 11 acres rent ground also available for free) Holtwood area **Asking \$535,000.**

95 ± Acre Farm: Large farmhouse, bank barn w/48 cow setup, shed buildings & silo Kirkwood Area, asking **\$695,000**

Also - Maryland Farms available If you are interested in Cecil, Kent or Queen Anne Counties, let me know Arrangements have been made with a Maryland Realtor to show you what is available

Call Christ W. Taylor, Beiler-Campbell Realtors
717/529-2629 • 800/529-1118

THE REAL ESTATERS OF MANSFIELD

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

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 covenants 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 areas. Improved driveway. 2 approved sewage sites. Travel trailer & approved privy. Town water avail. Just \$39,900 M-1108.

"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.

HUNTING & RECREATIONAL LAND

159.35 surveyed acres in Morris Twp Mix of woods & strip mine acreage replanted to grass & pines Good hunting area, approved sewage site Just \$575/acre. \$91,650 M-1299

NEW HOME ON 16.94 ACRES

Cape Cod construction over full bsmt Custom built oak cabinets. 3 bdrms. 2 1/2 baths Approx 1,800 sq. ft Vinyl siding Detached 2-car garage or shop Nice country setting. Mansfield schools. Price was \$147,900, now reduced to \$145,900 M-1343

COWANESQUE LAKE OPPORTUNITY!

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

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