



Farm For Sale:
74 Acres in Juniata Co 3 BR House w/Large Kitchen, 1-1/2 Bath, Oil Hot Water Heat, New Windows, Vinyl Siding Bank Barn, Pole Shed, 9,000 Ft High Tensile Fence, 30+- Acres Till, Low Taxes
Phone: 717-694-9189

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

Tioga Co., Wellsboro
PA Grand Canyon
Gentleman's 77 Acre Farm
Very nice, big remodeled 4BR house, bank barn, 1 room schoolhouse, great fences, pond, and much more. Can move livestock in immediately. **\$210,000**
(570) 724-3285

Northumberland Co./Acreage Only
(Broker Owned)

48 acres, 12 tillable, balance wooded	\$69,000
116 acres, 68 tillable, balance wooded, spring water, 4,000 ft road frontage, Amish neighbor	\$189,000
75 acres, 70 tillable	\$225,000
40 acres, 40 tillable	\$139,000
166 acres, 75 tillable, balance wooded	\$349,000

PETER B CORTELYOU
Real Estate Herndon, PA 17830
Peter B Cortelyou, Broker
570-425-9177 Fax 570-425-2305

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

91 Princeton St Wellsboro, PA **570-724-3500**
1 North Main St Mansfield, PA **570-662-3287**

CAMP OR RESIDENCE 2 bdrm ranch in small village. Walk to state land and Pine Creek. Small 2 story outbuilding. **\$38,000. W306**
NICE RANCH HOME on 109 acres. 3 bdrms, 1 full & 2 three-quarter baths. Partially finished basement. Commercial & subdivision possibilities. Borders Rt. 15 and Mansfield Boro line. **\$295,000. M132.**
HUNT WITH CAMERA OR RIFLE. Wildlife galore. 62 acres, mostly wooded. Great views. Private and peaceful location just minutes from Wellsboro. Owner financing possible. **\$43,400. W019.**
MOTIVATED SELLER. 3 unit rental in small town. Needs fixing up, as reflected by the price. Located just off busy Rt. 15 **\$13,900. M108**

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

Two New Dairy Farm Listings

120 Acres - Shippensburg Area
(Cumberland County) Offered at **\$685,000**

180 Acres - Shippensburg Area
(Franklin County) Offered at **\$550,000**

RE/MAX Realty Agency, Inc.
1132 Kennebec Drive
Chambersburg, PA 17201
717-267-0011
Contact Lane or Don

NEW LISTINGS IN New York State

#1679 - 140 acre dairy farm located in central NY 70 cow two story barn, nice machinery building, 2 upright silos, 3 bedroom mobile home **Asking \$100,000.** 10% down, owner will finance the balance for a qualified buyer

#1677 - 267 acre dairy farm Very productive land Two story barn, 123 stalls on pipeline plus side addition for heaters 40x100 machinery building, 2 20x60 concrete silos plus cement pad for silage 70x150 Two story five bedroom two bath home plus additional two story five bedroom home ERA electric Farmers light bill was \$300 last month Additional land available for rent **Asking \$225,000.**

Visit us on the Web www.possonrealty.com

POSSON REALTY and Auction Service
787 Bates Wilson Road, Norwich, NY 13815
(607) 334-9727



Seven Valleys - Butcher Shop and Equipment.
Equipped for custom butchering and retail sales. Located along Yellow Church Road near Seven Valleys. Other options based on wants, needs and zoning.
Contact 717-428-2086

LANCASTER COUNTY FARMS

- ★ A good farm for the horse lover with Amish neighbors, 54 acres 37 acres tillable, 2-1/2 story brick dwelling, frame bank barn with loose housing, shop, location in Mount Joy Twp **Asking \$338,000.**
- ★ 133 acre general farm, 88 acres tillable in high state of cultivation, 21 acres pasture with beautiful pond, 58'x100' bank barn with stone gable ends, 20'x113' frame implement shed, 44'x324' high rise pullet house, 65,000 bird capacity with good income, beautiful 2-1/2 story 4 bedroom dwelling, concrete block building converted into beautiful office in Mount Joy Twp **Asking \$875,000.**
- ★ 78 acre farm, 70 acres tillable, 6 acres in borough of Mount Joy Zoned Traditional Neighborhood District, 40'x109' frame bank barn, 26'x106' frame tobacco shed, 2-1/2 story brick dwelling with attached 1-car garage, in East Donegal Twp, public sewer and water to the dwelling **Asking \$775,600.**
- ★ 2-1/2 story brick 3-bedroom dwelling in Rapho Twp on 0.48 acre lot in Rapho Tap **Asking \$84,900.**

GOLDWELL BANKER

HOMESALE SERVICES GROUP
1255 S Market St
Elizabethtown, PA 17022
717-361-HOME 717-665-HOME
717-367-1112 (Fax)
1-800-850-1069 (PA Only)
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1031 TAX-DEFERRED EXCHANGE COUNSELOR
REAL ESTATE INVESTMENT COUNSELOR



Problem: You've sold your farm (or investment property) and need a 1031-exchange property, but you're not sure of your investment options!

Problem: You've sold your farm and found a like-kind property to buy, but have additional proceeds from the sale that you don't want to pay taxes on!

Problem: You're looking at non-farm investment properties and aren't sure how to analyze them!

Solution: Visit our website or call for free brochure!

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RealPro Valuation, LLC • 565 Greenfield Road, Lancaster, PA

RealPro Valuation

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

RUSSEL J. FINLEY
BROKER • OWNER

Rural Properties, Farms Residential, Business

207 Montgomery St.
Ogdensburg, NY 13669

24 Hour Phone # **315-393-6325**

FARMS FOR SALE
(Lancaster, York and Chester Counties)

60 +/- Acres of Vacant Ground, 53 acres tillable, 7 acres wooded, Oxford Area **Asking \$270,000.**

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, gutter 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

HORSE FARMS AND LAND FOR SALE

ADAMS CO. - 4300 Sq Ft brick Victorian home, 30' ceilings in great room with field stone walls, Florida or Jacuzzi room master bed & bath on main floor, open country kitchen Acreage negotiable Steel open span barn for storage, horses, etc **\$325,000. MLS 2003787**
<http://tours.bamboo.com/usa/pa/2003787.htm>


ADAMS CO. - 11 acre horse farm 1800 sq ft home with new roof partially restored inside Bank barn with boxstall, large equipment shed open span pole building **\$265,000. MLS 2001822**
For 24 hour info/fax line: 800-770-4898 ext. 2441

YORK CO. - Horse Country! - Beautiful Spanish style contemporary home Indoor riding arena, barn with box stalls fenced pastures large garage, storage building, in-ground pool Near state land and riding trails off road setting **\$319,000. MLS 2003982**
<http://tours.bamboo.com/usa/pa/2003982.htm>

YORK CO. - Horse Farmette near PA/MD border 2800 sq ft, 3 bedroom rancher, large master bedroom with full bath and 3 closets Beautiful lower level features game, family computer and weight room with 3rd full bath 4 stall barn, fenced pasture, stream **\$199,000. MLS 2003626**
<http://tours.bamboo.com/usa/pa/2003626.htm>

YORK CO. - 9 acres m/l, farmette being subdivided 3 bedroom home with summerhouse, Large bank barn metal siding outbuildings near Codorus Park **\$170,000. MLS2006356**

Dan Rodgers or Travis Lippy
800-634-0081 or 717-632-5111

 Above the Crowd!
RE/MAX
Quality Service, Inc.
300 Frederick Street • H. Innov. PA 17331
Can't find a horse property? We can make one for you!

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

- **GENTLEMAN'S FARM** - Hunt or fish on the grounds of this 6 year old Cape Cod with 3 bedrooms and 2 full baths is situated on 48+ acres with stream Home offers hardwood floors, 2 fireplaces, family room and more Large barn on property **\$339,000. (FL3276010)**
- **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
Member of PA Farm Bureau