

N.W. Tioga County, PA:

Beautiful home, outbuildings and 126 acres+/- Residence has modern kitchen, formal dining area and breakfast nook. Comfortable living room with fireplace, 1 1/2 baths and much more. Large 3 bedroom apartment attached for parents or rent to assist with the mortgage. Good bank barn and outbuildings and 2 ponds.

A unique offering for **\$189,500.**

- Call -

The Real Estaters of Westfield
at (814) 367-2249
or an appointment

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 Thompsonstown 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)

THE REAL ESTATERS OF MANSFIELD

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

INCREDIBLE CASH FLOW POTENTIAL!

for this 8 to 10 apartment and 3 commercial unit investment property Also offers a fully "drive in" basement Well maintained and completely updated/remodeled Cash flow estimates available Owner is willing to consider offers Currently asking \$168,000 Excellent location at intersection of Rts 14 and 414 in downtown Canton, PA M-1110

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

LOG HOME & ACREAGE

1470 sq ft Log Home on 1658 wooded acres in Middlebury Township Cathedral ceiling & skylights. 3 bdrms Open loft Some finish work needed Detached 28x40 garage w/floored overhead space Wellsboro Schools Additional camp included at \$149,900 M-1362

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

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

BORDERS STATE FOREST

32 7+ surveyed acres bordering State Forest lands between Blossburg & Ogdensburg in Tioga County, PA All wooded w/approved sewage site for pressure dose mound or privy Was \$31,500 Reduced to \$29,900 M-1100

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

NEW LISTING: 115± acres, over 1/2 wooded, some tillable 3-4 bdrm house has new roof, some vinyl siding Large main barn, 2 silos, 30x40 machine shed, 1 small outbuilding Great for cattle or horses! **\$115,000.** #3979

NEW LISTING: 20 ac Farmette w/30x40 and 12x24 ba.ms 2 story frame house has 3 bdrms, 1-1/2 baths 1 car att garage **\$70,000.** #3977

OWNER FINANCE: 285± acres, partially wooded Tillable acreage has been stone picked Large barn, workshop, machine storage area Trout stream, pond, creek **\$185,250.** #3780

OWNER FINANCE: 135± acre, partly forest Small pond 60x40 metal bldg, 2 grain silos **\$94,000.** #3783

OWNER FINANCE: 17± acres Very attractive 29,000 sq ft barn Plus updated double house, 3 bdrm up, 2 bdrm down Close to Cohocton River **\$200,000.** #3790

20 ROOM MANSION: Features 8 bdrms, 2 brick fireplaces, new kitchen, new roof, freshly painted exterior Remainder is presently under restoration Carriage barn, smoke house, ice house **\$225,000.** #3880

CASH CROP: 312± ac, part forest, part tillable, part pasture Large barn and outbuildings 2 story, 3 bdrm house 2 mobile home sites **\$295,000.** #3951

170± ACRES: 30± ac forest, 2 springs 1925' macadam road front Great hunting **\$93,500.** #3901

YEAR ROUND LAKE HOME: 3 level home on attractive country lake Totally remodeled w/thermo windows, 7 sets sliders, spiral staircase, wet bar A paradise at **\$90,000.** #3970

COMMERCIAL: Located in the center of town, this busy building boasts 3 floors with 2 stores Full basement, 200 amp electr, village utilities **\$190,000.** #3930

OWNER FINANCE: Commercial bldg on 1.5 ac on Main Street Rubber roof, drilled well **\$145,000.** #3776

COUNTRY CABIN: Remotely located, excellent views Large bdrm plus loft Mostly furnished 1/2 acre bass pond On 6± acres **\$55,000.** #3879

★ HOMES ★ FARMS ★ COMMERCIAL ★
★ ACREAGE/LOTS ★ RECREATIONAL PROPERTIES ★

MAKITRA REAL ESTATE, INC.

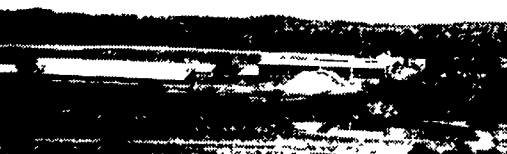
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BERKS COUNTY



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. Farm has high net income Ideal for 1031 tax free exchange.
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

CHESTER COUNTY West Cain Township, 45 59 acres, no buildings, good farmland, possible subdivision
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 **SOLD** 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, Madisonburg, Bake shop & real estate Large house, 3 stall horse barn 20x30 wagon shed Buy with or without business Call Thomas for information

INDIANA COUNTY. **SOLD** Twp, Strongtown area. 105 acres, 84 acre remainder woodland. No buildings.

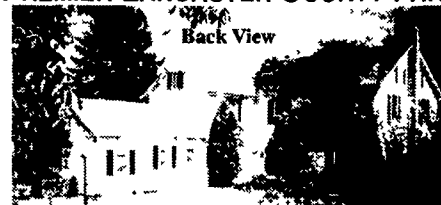
Call Hiram Hershey, Broker
Thomas Hershey, Realtor Associate
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PREMIER LANCASTER COUNTY FARM



Lovely 2800 square foot farmhouse 2 full baths, large family room w/fireplace. 4 bedrooms, hot water heat dishwasher, excellent condition



86'x45' Bank barn with several buildings attached including a 19'x45' corn barn Original condition with a good roof Also includes detached two car garage 24x24, and Tobacco shed/shop 25x48

95 acres M/L mostly open with approximately 90 acres tillable Some "prime" soils Very nice rolling land Piced as follows Whole Farm **\$650,000.** 40 acres M/L with buildings **\$390,000.** 55 acres open land **\$280,000.** ML 84946, 84948, 84947

Dale H. Stoltz
REALTOR

Res. 717/626-9157

Car 717/940-4412

Toll Free 888/636-0372



OFFICE

717/569-8701 717/733 3344

Fax 717/560-9791

1770 Oregon Pike Lancaster PA 17601

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.**

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B-120 - Hobby farm w/51 A - 40 tillable - EX 2 B.R. home w/attached 2 car garage & paved driveway - 20x44' mach. shed, 34'x52' dairy barn - located on main road w/nice stream & gravel soil - **\$124,900.**

B-124 - Quiet location w/nice view - 175 A. dairy farm w/70 tillable -78 tie-stall barn, 5 unit pipeline, 1600 gal. B.T., free-stall heifer barn, 3 up-right silos, 40x90 ft. bunk silos & nice 4 B.R. home - all bldgs. on same side of rd. - also mobile home set-up - **\$205,000**

B-310 - Hobby farm w/28 A. & very nice 2 B.R. home remodeled 6 yr. ago, 2000 ft. river frontage, municipal electric, gravel bed, older barn w/no equipment - also 2 B.R. mobile home - **\$99,000**

B-121 - Dairy farm w/61 A. & 70 cow freestall, double-4 parlor, two 600 gal. B. Tanks - lg. 9 rm. home in good cond't - could be 2 fam. - **\$125,000** - more land avail.

B-122 - Remote location w/beautiful view on dead-end road - 154 acres for **\$110,000** - more land avail.

B-106-A - Vacant land in quiet location w/nice view & Ex. hunting - 90 A. w/36 tillable, - also has gas rights & royalties - **\$77,900**

Farm Financing Available

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

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