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REAL ESTATE

**NEW HORIZONS REAL ESTATE CO.**

**Need A Mortgage?**  
 Alternatives to conventional institutional mortgages Private money allows flexibility in arranging first and second mortgages to fit individual situations Call  
**John Petuck - Broker**  
 Licensed PA Mortgage Broker  
 (814) 355-8500

**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

**SASSAFRAS RIVER REALTY, LIMITED**

12502 Augustine Herman Hwy.  
 Kennedyville, Maryland 21645  
 srrealty@friend.ly.net  
 410-778-0238

- 104 AC, 77 til, farmhouse \$350,000
- 121 AC w/gentle roll 118 tillable, good farmland \$500,000
- WATERFRONT! 167 AC, 120 til w/imps \$630,000
- GREAT HUNTING FARM - 325 AC, 210 til, 100 wded, pond, house, grain storage & buildings \$634,000
- CHOPTANK RIVER FARM - 396 AC, 263 til, 131 wded, numerous buildings, grain & vegetable storage, irrigation & Rancher \$925,000 **WILL DIVIDE.**

We have many other properties, small and large, to meet your needs.  
**CALL US TODAY!**

**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 room both barns have water and electric. 4 bedroom 1 1/2 bath pre-Civil war home w/press 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



78 Main Street  
 Wellsboro, PA 16901  
 (570) 724-5921  
 EMAIL wilkdunn@aol.com  
 INTERNET www.century21.com

**TIOGA COUNTY**

- W-1345 Room to roam or build Nice mixture of field and woods on 76.20 acres Cowanesque River bisects property bordered by Rt 49 and Potterbrook Rd Westfield Township \$59,900
- W-1397 Affordable home on quiet one way street in Wellsboro 2 nice sized bedrooms 1 3/4 baths Easy walking distance to amenities \$51,500
- W-1429 Multi Unit investment property 7 rental units 4 separate buildings plenty of parking Good income potential Call for appointment Delmar Twp \$119,900
- W-1435 Unique property for sale in Cammal PA! Constructed with river stone from nearby Pine Creek it borders State land Home and 2 car garage on small lot Lycoming County McHenry Township \$85,900
- W-1444 Affordable 4 bedroom home on corner lot in Wellsboro next to Park Large storage shed included \$48,000
- W-1451 Character and nostalgia are preserved in this downtown Wellsboro home Original woodwork in stairway floors moldings trim and pocket doors accentuate this beautiful home Updated kitchen vinyl siding and new porches Interior is tastefully decorated with fireplace 3 bedrooms and 2 full baths Must be seen to be appreciated \$129,900

**Koch Homestead Realty**

91 Princeton St Wellsboro, PA 570-724-3500  
 1 North Main St Mansfield, PA 570-662-3287  
 403 E Main St, Elkland PA 16920 814-258-7117

**NICE 7+ ACRE BUILDING LOT** with a conventional in-ground perc. Property also has second perc for a sand mound Located in a new development with nice homes. \$25,900. W013

**11 wooded acres w/older mobile home and foundation.** Great hunting area, close to Armenia Mt. - wildlife galore. Nice blend of permanent & Recreational properties \$35,000. W107.

**Tremendous panoramic valley view from hillside in Knoxville.** Remote location w/municipal services! New 4 bdrm home w/family area and additional space for hobby area in basement Well worth a look! 16 acres. \$105,000. E205.

**BUSINESS OR INVESTMENT OPPORTUNITY** with retail store and spacious 7 room upstairs apartment. Both presently rented for income Centrally located in downtown Blossburg \$59,000. M141

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

**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.

**GREAT PRICE - BORDERS STATE FOREST!**

1.3 surveyed acres in Hamilton Twp., south of Blossburg, PA. All wooded in deer, bear & turkey country! Approved sewage site w/privy 1,000 gal. tank & top in place. \$8,900 cash, or \$9,900 w/\$1,900 down, bal 9% 4 yrs. \$199.08 p/m. M-1006.

**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.

**GREAT VIEWS WITH POND**

60.93 surveyed acres in Deerfield & Farmington Townships Approx. 50 acres of tillable fields & some woods. 2 approved sewage sites w/utilities avail. Asking \$64,900. M-1337.

**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.

**SULLIVAN TOWNSHIP HOME**

On 2 acres w/great country setting. 3 bdrms & 2 baths in 1,404 sq. ft. ranch. Propane forced air heat. Appliances included. Fantastic landscaping. Detached 24x34 garage/shop. Just \$92,900. M-1353.

**EASY MANSFIELD, TROY, ELMIRA COMMUTE**

From this 12.1 acre surveyed parcel in Rutland Township near the Bradford County line. Tillable field off road w/some woods in back. Fantastic view. Approved sewage site. Just \$19,900. M-1360.

**RUTLAND TOWNSHIP ACREAGE**

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.

**ENDLESS MOUNTAIN REAL ESTATE COMPANY**

570-659-5684 end@epix.net

**TIOGA & BRADFORD COUNTIES**

**Tioga County.** Possible full-time residence w/your finishing specifications nice cottage. 2± acres, 2BR including loft bath needs completed, over sized 1 car det garage sewer permit available well installed, secluded wooded setting, gated access provides plenty of security & seclusion \$55,000 (#912)

**Tioga County:** Very well-maintained & updated mobile home featuring 4BR 2 baths, NG/FHA heat nice deck, good location in small, pleasant park \$20,900 (#913)

**Tioga County:** Pleasant rural setting for your new home or camp, 2.83± acres w/road frontage totaling 900' along 3 roads, NG/electric available survey complete, soils work to be done check it out! \$19,500 (#914)

Check Out Our NEW Web Site!  
 www.endlesstrealstate.com



564 Lincoln Way East, Chambersburg, PA 17201  
 Phone (717) 263-7776 • 1-800-377-3020  
 Fax (717) 263-7966

Website: www.innernet.net/undrealty  
 Email: mdrealty@innernet.net

**160 ACRES-** View of Tuscarora Mountains 7 Natural Springs, Bank Barn Round Roof Barn Plus Garage & Workshop Some Upgrades To 4 Bdrm Home \$427,500

**7.5 ACRE FARMETTE-** Great Visibility for Business 1/12 Story Barn, Poultry House, High Ceiling Metal Clad Truck Garage Plus Update 3 Bdrm Brick Home with Detached Garage \$250,000

**3.5 ACRE FEEDMILL-** 33,000 Bushel Grain Tank, Equipment Conveys Situated Along R.R. # \$100,000

**19 ACRES MOUNTAIN LAND-** Borders Letterkenny Army Depot Ideal for Hunting Only \$43,500

**8 ACRES Zoned LT Manufacturing/ Industrial** City Water Brick Rancher for Residence or Office Space, Plus Workshop & Garage \$265,000

**RESIDENTIAL BUILDING LOTS WITH PERC AND SCENIC VIEWS.** 6.5 AC/8.5AC/18AC/26 AC. ORRISTOWN, PA.

**FAMILY RESTAURANT-** Seating Capacity 150/1 Acre paved Parking Hwy Frontage Contents & Supplies Plus 3 Bdrm/1.5 Bath 1994 Redman Mobile Home with Appliances \$395,000

**PUBLIC AUCTION**

REAL ESTATE  
 FRIDAY, SEPT. 29, 2000

6:00 PM  
 92 SWATARA RD.  
 LEBANON, PA

**DIRECTIONS:** From Lebanon go north on Rt. 343 for about 4 miles turn left onto Greble Rd. (road to Jonestown). Go 1.5 miles turn left onto Dead End Road. Proceed 2 mi. and bear right onto Swatara Rd to property on the Left.

**REAL ESTATE:** Consisting of a 19th century 2 story vinyl sided log & frame home with a heated 2 car attached garage First floor contains a large eat-in kitchen with handmade solid Oak cabinets, dining area and a large open living room Interior exposed logs throughout the home. Second floor contains 3 hall-entered bedrooms and 2 baths. Master bedroom bath contains a whirlpool tub. Mostly all new windows. Property is serviced with a 2-yr. old fired hot water baseboard heating system. 200 amp service, full basement. Detached 30W x 50L x 16H 3 bay pole garage with second floor loft All this situated on a lot containing about 1.5 acres with mature shade trees and farm field views. Property is under renovation and needs TLC to make complete Inspection of the property by calling the Auctioneer at (717) 274-2073. Be prepared to buy, Highly motivated Seller. For photos and info please visit my website at www.PA.auction.com

**TERMS:** 10% down auction day, balance due within 45 days.

**CONDITIONS BY:**  
 Roland & Alice Miller

**ATTORNEY:** Paul Kilgore, Esq.  
 Spitler & Kilgore  
 Attorneys at Law

**AUCTION CONDUCTED BY**  
**RUSSELL S. WOLFE JR.**  
**AUCTIONEER**  
 345 BIRCH ROAD  
 LEBANON, PA 17042  
 (717) 274-2073  
 PA License # AU-002636-L

**REAL ESTATE CONSULTING & APPRAISAL**

FARMS - CONSERVATION EASEMENTS  
 COMMERCIAL INDUSTRIAL MULTIFAMILY  
 1031 TAX-DEFERRED EXCHANGE COUNSELING  
 REAL ESTATE INVESTMENT COUNSELING

**Problem:** You have heard of a 1031 Exchange, but are unsure of how it can help you financially!

**Problem:** You have sold your farm (or investment property) and need a 1031-exchange property, but you are unsure of your investment options!

**Problem:** You have sold your farm and found a like-kind property, but have additional proceeds from the sale that you do not want to pay taxes on!

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

**Solution:** Visit our website or call for free brochure!

Master of Science Degree in Real Estate from Johns Hopkins University



**Robert Zogorski, M.S.**  
 717-293-8500  
 www.real-pro.com  
 Lancaster County, PA  
 Multiple State Licenses



**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.

**95 ± Acre Farm:** Large farmhouse, bank barn w/48 cow setup, shed buildings & silo Kirkwood Area Reduced to \$650,000

**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