

LANCASTER COUNTY POTENTIAL FARMETTE/BUSINESS

Ranch home on 11.8 acres w/additional 1000+ Sq. Ft. stone schoolhouse previously used as gift shop for greenhouse business. Off-st. parking for 25+, 475' road frontage, zoned for horses, Denver/Adamstown Area


KEITH STAHL - CHARLES & ASSOC.
1-800-783-9164 Ext. 3502

Older Heritage inc. REALTORS

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


OLD CHARM - mature landscaping easy access to major route 30 turnpike, 322 340, 10 or 23 Ideal as working farm or pleasure gentleman's farm Over 100 acres of land good mixture of tillable pasture and woodland 50x73 bank barn with box stalls many storage sheds garages and workshop If you are looking for a farm check this one out **\$969,000**

AN INVESTMENT - that will pay off every month when you own this lovely duplex in Caernarvon Twp 2 bedrooms up & 2 down Washer & dryer refrigerator & range in each unit Lots of basement storage & plenty of off street parking Renovated in 1993 Must see great value at **\$109,900**



Cambria County, PA. Dairy or Horse Farm

82 Acres nearly all tillable 3br 2 story farmhouse large 48 stanchion bank barn 30x60 workshop/garage machine sheds silos rental trailer (\$250.00 per mnth income) Set-up as a dairy could easily be converted to horses pigs or whatever Fantastic view! Offered at \$249,000 with all barn equipment Owner will sell dairy equip separately Several other options available call for details Garage is tall enough for tractor trailers 3 wells on property + spring Excellent spot for horse lovers



Cambria County, PA. Unique Property

45 acres approx with newer 3 Br Ranch home 2 car attached garage 24 acre private lake up to 20 deep stocked with Striped Bass Bass Walleye Channel Cats Perch and more Great spot for a sportsman's club or a private getaway Lake is spring fed always full Excellent potential for a pay pond or campground business Offered at \$325,000 Both of these properties are definitely worth a look! Call Curt Rager at 814-472-4761 E-mail CCR240@aol.com

Strayer & Assoc. Inc.
Phone 814-472-4761
Fax 814-472-6535
Ebensburg, Pa

12.8 Acres Farmette



Ideal For Horse Farm, or Small Cattle Farm 9 Year Old Victorian House 2400 Sq. Ft Custom Built Home 36 ft x 66 ft 2 Story Barn Built in 1981 10x40 Ft New Concrete Stave Silo Built in 1991 Never Failing Spring, Small Stream Through Meadow Black Top Driveway, Short Lane

Must Be Seen To Be Appreciated
(717) 665-5727

BEDFORD COUNTY, PA

Chaneyville - 25 acre farmette - remodeled 2 story house, barn, **\$115,000.**

Chaneyville - 48 acres with a cabin, frontage on a trout stream, secluded, private road, **\$125,000.**

New Paris - 15 acres with a cabin, secluded, private road, all wooded **\$35,000.**

Clearville - 10 acres with a 2 story house-cabin, well, septic, central air, 2 baths, secluded, view, **\$79,000.**

Clearville - 2 story remodeled farm house, vinyl siding, barn, out-buildings, lots of good water, **\$159,900.**

Bedford County Real Estate
3691 Business 220 Box 22
Bedford, PA 15522
814-623-1159 office 814-623-0499 fax #
Email brandt@bedford.net
Web Site www.bedford.net/Brandt

POSSON REALTY & Auction Service

787 Bates Wilson Road
Norwich, NY 13815
(607) 334-9727

#1647 - Price reduced! Located in Otsego County 450 acre dairy farm Two story dairy barn, 75 stalls Two story heifer barn for 100 head Five upright silos A nice eleven room five bedroom home, two baths Three stall garage In-ground swimming pool A turn key operation Cows and machinery also available Price reduced from **\$300,000 to \$280,000.** Near Cooperstown

#1605 - Southern Herkimer County Excellent buildings, owner retiring 245 acre dairy farm Two story drive-in dairy barn 78 tie stalls 15 stalls for calves, large mangers, two story heifer barn - 35 tie stalls plus two big calving pens 40 x 100 machinery building, 4 upright silos A very nice two story 5 bedroom home, 2 baths, 2-car garage This farm is a turn-key operation with the very best of soils Asking **\$265,000** Can be sold with 70 acres less for **\$225,000.**

#1556 - Owner is retiring! Showplace farm 400 acre 200 cow free stall operation Two bunker silos, big machinery building new horse barn A very nice four bedroom two story home Price has been reduced to **\$300,000** Will consider selling with 100 acres less property for **\$250,000.**

#1670 - 300 cow free stall operation 600 acres tillable, flat productive ground Six row drive-thru barn, 286 stalls 100 free stall barn for heifers and dry cows Loose housing barn for calving cows Double 6 parlor - automated 150 x 300 cement pad for forages Large machinery building with heated shop Three completely remodeled homes Priced to sell asking **\$700,000.**

#1651 - Turn-key operation! 150 acre dairy farm located in southern Otsego Co A very nice two story modern 40 x 150 tie stall barn 55 ties plus two big box stalls Tie stalls are 5x7 Large feed alleys with Patz Guard Enclosed manure room 40x50 machinery building plus a 40 x 36 heifer barn Shop and storage building Three upright silos, good unloaders Large milk house DeLaval pipeline system Older two story nine room 4 bedroom/2 bath home The herd average is 22,000# no BST Good line of machinery Cattle and equipment are available Asking **\$170,000** for bare farm

Visit us on the Web www.possonrealty.com

CENTRAL PENNSYLVANIA FARMS, FARMETTES, LAND AND CABINS

Our Farm and Land Division currently has many farms, farmettes, land parcels, and cabins available in central Pennsylvania. We would be happy to send you a free farm and farmette list and/or rural land and cabin list.

See the August 26th or July 29th issues for a complete farm and farmette inventory.

Farm and Land Division

Fred Strouse	(814) 364-1705
Mel Rockey	(814) 466-6688
Terry Gingher	(814) 364-1169
Jim Harpster	(814) 238-2525

KISSINGER BIGATEL & BROWER Realtors

2300 South Atherton
State College, PA 16801
(814) 234-4000
1-800-876-3395

NEW HORIZONS REAL ESTATE CO.

213 ACRE DAIRY FARM - Near Westfield in Tioga County 150 acres tillable, 7 wooded, balance pasture 450 extra acres for lease 2-story house, 65 stall barn plus additional box stalls with 8 unit pipeline, 1000 gal tank, 3 silos/unloader Heifer barn, loafing barn for 25 cows, drive through equipment bldg & metal implement bldg **\$290,000.**

5.22 ACRES - Mountain land in Eagleton Forest Great for hunting camp **\$8,500.** Lot #88

CAMP SITE - 18 acres in Eagleton Forest & borders Sprout State Forest Has 1 000 gal holding tank Owner will finance **\$36,000**

LOG CABIN - on 6.95 acres off Eagleton Road & borders Sprout State Forest Has log out house/1,000 gal holding tank **\$45,000**

LOG CABIN - Near Beech Creek & Foster Sayers Dam, Centre County in Eagles Nest Forest Development On 2.65 wooded acres Stove, refrig., bunk beds & sofa **\$32,500**

18 ACRES - Clinton County, Wooded mountain land off Beech Creek mountain road in Grey Fox Sub-division Good hunting **\$27,000**

1-3/4 ACRES - PLUS 2 story vinyl sided house & new 2-story barn & workshop Amish equipped On Long Run Road between Salona & Loganton, Clinton County **\$63,000**

CLEARFIELD COUNTY - Former hardware & lumber business in Smokerun area 32,000 sq ft of warehouse, show room, office plus 2,300 sq ft home On 3.5 acres Adaptable to many uses Good parking **\$425,000**

COLUMBIA COUNTY - 10.7 acre farmette near Catawissa 32'x200' brooder house plus 40'x80' well established equipment repair shop Has bridge crane & 3 overhead doors Plus 7 room 2-story farm house & small barn **\$175,000**

CLARENCE - 6 bedroom ranch in rather private location Has barn, pond & garage **\$109,000**

KARTHAUS - Beautiful setting in private location Spacious ranch on 2.3 well landscaped acres Lovely courtyard Clearfield County **\$195,000**

CENTRE COUNTY - 1.8 acres on Lower Georges Valley Small stream borders property 3 bedroom ranch, small barn, Garage, 2-car ports Very nice condition **\$120,000.**

RIPPERS BAR & RESTAURANT - 100 Seat restaurant & bar Near Prince Galitzen State Park & Campgrounds On 1 acre 18 miles to Altoona **\$150,000**

CLINTON COUNTY - Six pack takeout, sub shop, beer & liquor license Located in hunting country, Renovo **\$85,000**


ANGIE'S BAR - Osceola Mills, Clearfield County, bar & liquor license & restaurant **\$95,000**

7.66 ACRE FARMETTE - Brick 2-story, 4 bedroom house and bank barn in Orrstown area near Shippensburg Ideal for horses or truck farm Has small stream on property **\$165,000.**

(814) 355-8500
www.newhorizonsrealestatepa.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

- FRANKLIN COUNTY** - 16 acre farmette Several outbuildings including large barn Very private yet close to I-81 **\$164,000** (FL3301974NO)
- FRANKLIN COUNTY** - 19th Century 5 bedroom Stone House situated on 14+ acres with private springfed pond surrounded by meadows Smokehouse with original racks Garage with loft Too many exquisite features to detail **\$475,000** (FL3281098PG)
- FRANKLIN COUNTY** - 162+ acres with Dairy & Crop set-up Freestall barn with center aisle, conveyor, 67 stalls, Milkhouse and numerous other outbuildings **\$700,000.** (FL3030373JRVCC)
- FRANKLIN COUNTY** - 20+ Acre horse farm Well maintained with 72x100 stable - 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 **\$349,900** (FL3102030CC)
- FRANKLIN COUNTY** - Gentlemen's Farm - Hunt or fish on the grounds of this 6 year old Cape cod with 3 bedrooms and 2 full baths in situated on 48+ acres with stream Large barn on property **\$339,000** (FL3276010GW)
- ADAMS COUNTY** - 124+ Acres of beautiful farmland with Large Colonial Stone home Plenty of outbuildings Newly painted Barn Road Frontage **\$800,000.** (MLS#2005384DE)
- ADAMS COUNTY** - 103-acre working horse farm w/indoor riding arena, 4 barns, room for 40 horses, 2 ponds Access to Rock Creek **\$1,400,000** (MLS#2007146PL)
- ADAMS COUNTY** - 47 Acres w/native stone country Colonial circa 1777 Large bank Barn for horses or cattle Road frontage on 2 sides 3 wells and spring in cellar **\$315,000.** (MLS#2006079PL)
- YORK COUNTY** - 135 Acres of rolling countryside with breathtaking vistas in every direction 107x70 brick end barn with over 7000 sq ft 18th century home redone in English Cottage Style overlooking a 3-acre lake w/panoramic view of Verdant PA Landscape **\$895,000.** (MLS#2006775DS)
- YORK COUNTY** - 79+ acres mostly wooded with magnificent views Horse riding trails thru-out the property 35x44 Steel arch building, 16x40 Barn w/hay storage, 28x26 Barn w/poured footer across center aisle 4 bedroom home built @1900 w/partial basement **\$485,000** (MLS#0907441DS)

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

DEMERE REALTY

171 N. Gardiner Rd.
Little Falls, NY 13365
Phone (315) 823-0288
George Demere, Broker www.demereerealty.com

#27-A - DAIRY FARM OF DISTINCTION - very neat & attractive - 240 A w/108 tillable, 60 pasture & 72 woods - nice barn for 49 cows on pipeline & 42 heifer stalls - 2 mach sheds (45x30) - 2 mach sheds (30x24) - heated shop - 3 concrete silos w/unloaders & conveyors to covered bunk feeder - paved barnyard - sm cabin in woods & V.G 9 rm home w/deck & new DR & bath - also well, 3 ponds & creek - **\$295,000.**

#20 - 209 A. dairy or hobby farm w/125 tillable - lg 2 story barn w/72 ties, pipeline, 2 B Tanks, & heifer area - lg. pole barn, concrete & bunk silos - V.G 8 rm home & 3 car garage w/work shop, 2 wells, 2 ponds & spring - **\$195,000 complete.**

#646 - 540 A dairy farm w/300 tillable - lg. 2 story barn w/100 tie stalls, pipeline w/7 units, 1500 gal B T, 2 barn cleaners, 110x40 ft pole barn for mach & heifers - 4 lg. silos w/unloaders - good 10 rm home - 2 wells, pond & creek - **\$385,000.**

#645 - 441 A dairy farm w/250 tillable - 2 story barn w/75 tie stalls, pipeline w/6 units, 1000 gal B T, heifer barn for 100 head, 5 silos w/unloaders - Good 11 rm. home w/in-ground pool, 3 stall garage & circular drive-way - 2 wells, 2 ponds & creek - **\$280,000.**

#710 - LG. FREE STALL OPERATION FOR 1000 COWS - over 1000 acres w/560 tillable - double - 18 parlor - 6800 & 2450 gal B. tanks - 140x400 ft bunk silo w/concrete bottom - 500,000 gal slurry store - farm generator which supplies all electricity - 3 wells & reservoir - farm has permit to build 15 A lake - FARM COULD BE EXPANDED TO 5000 COWS WITH ENOUGH CROPS & MANURE DISPOSAL AVAIL - also good 6 rm home & 2 others - **\$2,000,000.**

#501 - LOOKING FOR THE BEST SOIL IN NYS - this could be it! 52+ /475 tillable - deep, fertile & well-drained - EX corn & soybean yields - frer & tie stall dairy barns, hog barn, lg storage shed w/moveable 20,000 bu, ca, city - 40 ton grain mixer, 2 silos w/unloaders, two 5600 bu. in-bin dryers, two 11,000 bu bins - also VG Victorian home & 2 farm rental house & 3 B R. each Duplex rental - **\$1,500,000.**