

REAL ESTATE CONSULTING & APPRAISAL

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



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



Master of Science Degree in Real Estate from Johns Hopkins University

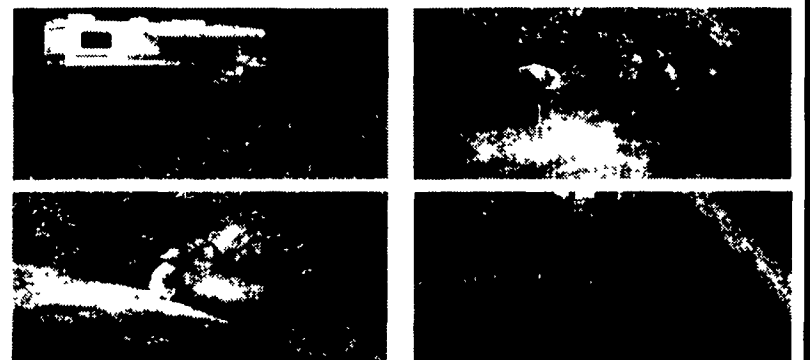
Problem: You have heard of a 1031 Exchange, but are unsure of how it can help you financially!

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!



23 Acres North of Ebensburg, Pa., Cambria Co.

1 mile of trout stream, nice road frontage for camp site, good spring water, electric and phone. Lots of deer, turkey and small game, beavers and good fishing.

Asking \$29,000

814/674-8756

Juniata Co. 49 acre farm, w/solid 3 bdr. home, several outbuildings, 2 springs, 2 wells, good fences, some woodland, good hunting & fishing area.
Perry Co., 23-1/2 acre wooded retreat or home site, good hunting, 200' deep, 3 miles to Ickesburg.
SALE PENDING
For Details Call Charlie Brooks - 717-436-8431
R M Walters Real Estate
717-436-8839

95 ACRE VIRGINIA FARM
A CATTLE & HORSE FARMER'S DREAM
Mecklenburg County (near South Hill, VA)



Located in Southside, Virginia, this farm is ideally suited for a small cattle and/or horse farm. Newly constructed (1998) 3 bedroom, vinyl siding home, with approximately 1,800 sq. ft. Living room, kitchen & dining area, 2-1/2 baths, attached 2-car garage. The farm includes approximately 70 acres of open land, balance wooded.

- Other improvements:**
- 2 bedroom rental house
 - Pole barn (68x83)
 - 2 ponds
 - Storage building (18x50)

Annual real estate taxes \$1,030. Priced at \$349,950. Adjoining 159 acre parcel also available.

For detailed information:

VAUGHAN AUCTION & REALTY CO.
P.O. Box 1, Keysville, Virginia 23947
(804) 736-8400 Office
Web Site: www.vaughanrealty.com

Tioga County PA Dairy Farm For Sale
310+ acres, complete main barn, 90 stalls, 3" pipeline milking system, 1500 gal. bulk tank, 2 concrete stave silos / unloader and bunk feeder, and attached garage / granary. Separate free stall dry cow / bred heifer barn. Separate young heifer barn, modern implement shop, older implement barn and modern 3 BR home and mobile home. All well cared for.
570/662-3752

LANCASTER COUNTY FARMS

NEW LISTING ★ 131 acre general farm, 110 acres tillable, 6A pasture, 6A woods, limestone soil, yields up to 200 bu of shelled corn per acre, bank barn for loose housing, alum impl. shed, 28'x32' 2 car garage, 14'x60' conc stave silo, 2 1/2 story frame 4 BR and 2 baths in very good condition E Drummer Twp Asking \$8,000 per acre

★ 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 \$795,000.

★ 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.



COLDWELL 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)
717-367-3500 or 717-653-6600

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.

BRADFORD COUNTY Wysox - Towanda Area 165 acres, 120 tillable, 5 bedroom farmhouse, 4 bedroom tenant house, 60 tie stall dairy barn with heifer shed, 3 silos, many other buildings, price reduced

CHESTER COUNTY West Caln Township, 45.59 acres, no buildings, good farmland, possible subdivision.

NITTANY VALLEY Lower Twp Mackeyville area, 109 acres, 80 tillable, bank barn & woodlands, No buildings. **SOLD**

BERKS COUNTY Lehighville area, 47.8 acre farmette. Wooded acreage Remodeled farmhouse in excellent condition. Beautiful location & setting. **SOLD**

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, Twp, Strongtown area 105 acres, 84 acres tillable, remainder woodland No buildings. **SOLD**

Call Hiram Hershey, Broker
Thomas Hershey, Realtor Associate
HERSHEY FARM AGENCY, INC.
1-800-880-3831

CALL COLDWELL BANKER
FARM & RURAL PROPERTY DIVISION



CENTRE COUNTY
NEW LISTING
Rebersburg Area Brush Valley - 38 acre tillable land parcel very nice setting, level to gently rolling topography Check out the details at www.cbur.com or give us a call



HUNTINGDON COUNTY
MOTIVATED SELLER
14 acre country residence, Shade Gap area 9.5 acres tillable Large pond, nice rural area, \$175,000 Additional 15.25 acres parcel available Complete details at www.cbur.com



CENTRE COUNTY
Centre Hall Area - 11 acre country estate Call for details or view the brochure and slide show on line at www.cbur.com.

View our complete farm, farmette, rural acreage, woodland, and cabin lists and brochures at **www.cbur.com**.
CALL TOLL FREE FOR DETAILED BROCHURES
ADDITIONAL FARMS, FARMETTES, VACANT LAND AND HUNTING LAND PARCELS AVAILABLE. FREE LISTS.



Don Myers
814-422-8111



Dale Sherman
814-692-8149

COLDWELL BANKER
UNIVERSITY REALTY
126 E. Foster Ave., State College, PA 16801
800-669-4925 Toll Free

CAI AUCTIONEERS REALTOR APPRAISER
CAI MEMBER
CAI AUCTIONEER & REALTOR
CALL FOR THE ADVANTAGES OF EACH.
WITH 31 YEARS OF EXPERTISE AS A
CAI AUCTIONEER & REALTOR,
I CAN HELP YOU MAKE THE PROPER DECISION.
A VISIT TO EXPLAIN WILL COST YOU NOTHING.

BLAIR CO. (Morrison's Cove) Just 3 miles west of Martinsburg I have this 97 acre dairy farm with a bonus package of a farrow to fattening pork factory The dairy has a large bank barn with approx 60 cows on pipeline and lots of free stalls This farm has limestone soils in high state of cultivation This property has all the facilities you'll need to be a successful farmer A good family type operation Extra living quarters for a son, in-law or hired help The owner just called and said to reduce the price he's interested in Wisconsin to be with his other family members

SNYDER CO. Close to the river is this 169 acre dairy farm It has great potential for produce since the Auction is less than 5 miles away The soils are great for grain and or produce The large 4 bedroom home is ideal for a large or growing farm family You'll like this one Price has been greatly reduced Call for all the details and a personal showing

I have other farmers I'm working with that have farms for sale Call me first for all your farm needs

- NEEDS are still growing**
1. Up to 175 acres in Manor Township, Lanc Co
 2. 350 to 400 acres below Williamsport
 3. 100 acres of woodland with a stream Williamsport area
 4. 10 or more dairy farms from \$300,000 & up
 5. A general farm with 90 acres tillable around \$250,000 +
- GIVE A YOUNG FARMER AN OPPORTUNITY TO GET STARTED.**
HELP WITH THE FINANCING. WE DO "IRC" 1031 Tax Deferred Exchanges.

My listings turn to "SOLD."
"Don't Wait To Buy Real Estate - Buy Real Estate & Wait"
SANFORD G. LEAMAN REALTOR,
CAI AUCTIONEER, CFS, CMI, GRI
101 WHITE OAK DRIVE, LANCASTER, PA. 17601-4842
(717) 569-4264 or Toll Free 1-800-836-8113, FAX 717-569-8847
"See Me On The Web" <http://www.lamnauct.com> email: farmboy@lamnauct.com