

DON'T GIVE THE FARM AWAY

Our exclusive group of developers and builders need more residential/commercial land in Lancaster, Chester, Berks and York Counties. We have developed fantastic programs to pay you the most for your land.

- Partnership Programs • Tax Free Exchanges • Trusts • Tax Deferral Plans
- Quick Cash Programs • Guaranteed Sales

Free consultation call now

717-581-4911

Ryan C. Hess

Re/Max Associates of Lancaster

CENTRAL VIRGINIA: Farms and land available from 5 to 500 acres, reasonable prices, very low taxes, farmer friendly communities agricultural economy, free catalog.

State Wide Realty Co.

Farmville, Virginia

804-392-6163

Farms & Rural Properties
Low Prices, Low Taxes, Free Catalog

Brush Valley, Fulton County 160 acre dairy farm with 75 acres tillable. 2 silos 54 freestalls Pipeline and bulk tank barn cleaners and much more. Historic stone home with some restoration completed. Only \$300,000.00 can be bought with cattle and equipment.

Blair County 550 acres next to canoe creek state park. 8 miles from Hollidaysburg. Mostly wooded. 2 miles of road frontage. Borders Juniata river at rear of property. Excellent hunting and fishing. Great investment property. Only \$1300.00 per acre. Must take whole tract.

Bedford County 56 acre farm with restored log home. New metal barn, PVC pasture fencing, pond and small stream. 20 acres cleared with the balance wooded. \$175,000.00

RE/MAX Results Realty Group
Logan Centre, 1001 Logan Blvd
Altoona, PA 16602



814-946-9355
Wes Appleyard
814-934-3142

UNION COUNTY, PA.



CREEKSIDE SETTING

Well maintained 3 bedroom, 1 bath, cozy cabin, kitchen, dining room, living room with a stone fireplace. Extra large enclosed porch with grill. Great hunting and fishing, just a short distance to State Forest. Located in Western Union County. Fun for Everyone!!! \$73,900



A STORY BOOK SETTING

Call to view this completely re-done cottage tucked in the woods. 3 Bedrooms, beautiful kitchen, dining room, living room, additional 16x22 family room with a useable attic. Situated on 1.62+/- wooded private acres. Close to fishing & hunting, easy to maintain. Located in western Union County. At \$84,900. Won't last long.



LITTLE PARADISE

Call to view this 3 bedroom, 2 bath ranch home on a lovely wooded 6+/- acres. Immaculate condition, wood burning stove, enclosed porch for extra living space. A 12x22 eat-in kitchen with separate dining room. Just minutes from Mifflinburg. Don't Let This One Get Away!! Call Today!!! Priced at \$99,000



CREEKFRONT ESTATE

Over 2500 sq ft of finished floor space awaits the new owner of this creekfront two story 5 bedrooms and 2 full baths, sunroom overlooking Penns Creek with a picturesque view of Jacks mountain to the rear are just a few of this fine homes magnificent features. Situated on 1.90+/- acres. Be the first to see this one of a kind treasure! \$110,000

RE/MAX Country Living, Inc.

100 Chestnut St., Mifflinburg, PA 17844
(717) 966-9999 email remaxcl@sunlink.net
Visit our website at www.remax.com

Koch Homestead Realty

MULTIPLE LISTING SERVICE
MLS

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

EXCELLENT investment property 6 units, includes 3 apts, 3 retail, 1 block from Main St., Wellsboro. Call for details. \$168,900.00 W033

NICE 2 ACRE LOT situated on Twp Road. Excellent views, old well on property. Soils approved for sandmound. Prime location between Wellsboro and Mansfield. \$20,900 W063

WELL MAINTAINED large home on quiet street, close to University. Presently rented as a double unit, but easily converted into single dwelling. 5 bdrms, 2 baths, 2 story \$93,000. M157

FULLY RENTED commercial building in the heart of downtown. Currently retail and office; flexible floor plan to meet tenants' requirements. Large storefront windows take advantage of high visibility on Main Street. Rear parking for employees \$63,500. E214

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

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 Cain Township, 45.59 acres, no buildings, good farmland, possible subdivision.

NITTANY VALLEY Mackeyville area, 109 acres, 80 tillable, **SOLD** creek & woodlands, no buildings.

BERKS COUNTY Lehighville 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
HERSHEY FARM AGENCY, INC.
1-800-880-3831

CALL COLDWELL BANKER

FARM & RURAL PROPERTY DIVISION



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.

CENTRE COUNTY

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. Reduced to \$339,500. 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.



UNIVERSITY REALTY
26 E Foster Ave. State College PA 1680
800-669-4925 Toll Free



DEMERE REALTY

171 N. Gardiner Rd.
Little Falls, NY 13365
Phone (315) 823-0288
George Demeree, Broker



www.demereerealty.com

#H-201 - Dairy/Hobby farm w/201 A w/57 tillable & 135 pasture, 120x36 two story barn with 44 tie stalls on 2" pipeline, addition for 25 heifers, 500 gal bulk tank, 3 stall garage, 6 yr Ranch home - \$160,000.

#H-202 - Dairy farm w/180 A - 175 tillable - 100 cow insulated free stall operation - upstairs calf barn w/20 free stalls - 1500 gal B.T. double-4 parlor - free stall heifer barn for 52 head, lg mach shed, 5 silos - VG 4 B.R., 2 bath home w/lg deck & in-law apartment over garage - pond & 2 wells - \$325,000.

#H-203 - SHOWPLACE - A FARM ANYONE WOULD BE PROUD TO OWN - 147 A farm with 100 tillable - 74 lg tie stalls with mattresses - also 36 heifer ties - all bldgs in EX condition - 2 Harvestors w/unloaders 20x60 & 14x40 ft concrete silos, TMR mixer in lg feed rm, 40x80 ft mach shed, 2 stall garage & lots of good land avail to rent - also beautiful 5 B.R. ranch-style home - \$280,000.

#H-204 - EX land featured in this 164 A dairy farm - free stall barn with side curtains 84 sand bedded stalls, double-5 Boumatic parlor & manure lagoon - land & bldgs on same side of rd - 7 rm home & 2 stall garage - \$270,000.

#H-301 - 192 A Beef farm, Beautifully kept & landscaped 200 yr farm house w/EX Wood-Mode kitchen, 5 B.R., whirlpool tub, lg covered front porch & lg open rear deck - level land w/farm pond & 8 ft recreational trail thru 57 A of woods leading to frontage on Indian River - 29x39 ft 2 story garage & attractive 18x29 ft gift shop - A GREAT PLACE TO LIVE WITH EX SCHOOL SYSTEM - \$175,000.

#H-205 - Dairy farm w/223 A in Lewis Co SET-UP FOR ROTATIONAL GRAZING - EX 8 rm home - cheap municipal power - barn w/59 stalls on 2 in pipeline, 1000 gal B.T., cow mats, tiled mangers - heifer barn for 30 head w/cleaner & mach storage - 20x50 ft silo & 2 lg grain bins - \$148,500.

For these listgs., please call Louise & Bruce Holck, agents at 315-831-5681.



CAI AUCTIONEERS
REALTOR
APPRAISER



AUCTION or BROKERAGE
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.

My listings are getting low since I've had the best year so far. I'm at \$3,000,000.00 in sales and the listings are coming in. I expect 2 more this week. I've sold several within a three week period of the listing and you do the same for you if your farm meets the criteria for the growing list of buyers I have. Crops look great over the eastern half of Pa which I cover. However, I still have the dairy or beef farm in Snyder Co. the Dairy & Hog farm in Morrison's Cove as well as the Poultry & veal farm in Schuylkill Co. All these are priced right and have ready and willing sellers. If you want your farm sold this fall call me I will do the best job possible for you.

Since last week I've gotten many calls for farms \$350K or less. Some for small dairies and some for beef. Also a hog operation for feeder to fattening. I have a need for a 90 acre farm under \$300K to be used as a gentleman's farm.

LYCOMING CO. is this nice 200 acre farm with a new ranch home with an attached 2 car garage, full basement with family room, 3 bedrooms, beautiful living room and very nice modern kitchen. There are 42 stanchions but continue on through and made it 75 to 80 with tails together in two rows. There is approx 180 tillable and all terrain is level to gentle slope. No hard hills at all. This one is ready for your inspection and careful consideration. Priced right for the serious buyer. Do an IRC 1031 tax deferred exchange and save those hard earned \$'s.

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



- 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