

**SOUTHERN VIRGINIA FARMS**  
**FOR SALE AND LEASE**  
**Freddie S. Smith**  
**540/639-2262**  
 after 8 pm

**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**

**Bedford Co. PA, Monroe Twp.**  
 74 1/2 acres, road frontage on both sides, mostly cleared, fantastic view.  
**\$1,500/ac.**

★ 68 Acres, 1/2 wooded, small pond, road frontage on 2 sides, beautiful view, great hunting, **\$1,500/ac.**


**Gloria Ritchey Real Estate**  
 847 Raystown Rd., Everett, PA 15537  
**1-(877)-652-5196**

**Perfect for Horses, Beef, or Buffalo**



**Central PA Farmette**

8+ acre farmette in scenic Mifflin County is quiet, peaceful, and surrounded by hills & trees. The home is a 2-1/2 story old farm house that has been completely renovated. It consists of 3 bedrooms, 2 full baths, living room, den, gorgeous open stairway, large eat-in kitchen, laundry, and mud room. Attached to the home is a 16x18 screened patio. The home has lots of closets and storage. Also there is a large bank barn with straw shed. Immediately next to the house is a 25x42 workshop. Nicely landscaped w/a small stream. **\$185,000 Make an offer**



**717-543-5663**

**ENDLESS MOUNTAIN REAL ESTATE COMPANY**  
**570-659-5684** end@epix.net

**TIOGA & BRADFORD COUNTIES**

**Tioga County:** Country living could be yours w/this older 2 story farmhouse in need of updating, 1500+/- sq ft of living, 4BR 1-3/4 baths, hardwood floors throughout, NG/HWBB heat, fireplace, front porch, 0.59+/- acre lot w/shade trees & stream, surrounded by farm lands. **\$48,500. (#882)**

**Tioga County:** Motivated Sellers! Spacious 2 story home needing some updating, 2022 sq ft of living, 4BR, 1 bath, NG/FHA heat, sun room on second floor, over-sized 1 car det garage, 0.48+/- acres, lots of potential! **\$42,500 (#887)**

**Tioga County:** Spacious 2 story home w/lots of charm, 1971 sq ft of living, 4BR, 1-3/4 baths, NG/HWBB heat, upstairs needs updated, full bsmt, lovely wrap-around porch, 1 car det. garage w/plenty of storage space, large level lot w/nice shade trees **\$79,000 (#890)**

**Check Out Our NEW Web Site!**  
[www.endlessmtrealestate.com](http://www.endlessmtrealestate.com)


**92.4 ACRES for SALE**

Private - Gated - Secluded - Nice Views  
 Borders State Forest Land  
 Rt. 664, Gallagher Twp., Clinton Co.  
 Lots of Game  
 Great Investment Opportunity

**1-570-769-6445**

**POSSON REALTY & Auction Service**

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



**NEW YORK FARMS**

#1689 - New Listing! 182 acre dairy farm Two story drive-in barn, 58 tie stalls fairly new Patz barn cleaner New 2" pipeline 730 gal Mueller tank Everything is in good condition New 60x54 Morton machinery building A good two story 5 bedroom home This farm is an excellent farm for dairy, horses, beef, etc Would make a great retirement farm Has excellent soils and is priced to sell Asking **\$160,000.**

#1647 - Near Cooperstown 450 acre dairy farm, neat and clean, nice setting Two story dairy barn, 75 tie stalls, two story heifer barn for 100 head 5 upright silos A good 11 room 5 bedroom home, 2 baths Three stall garage, inground swimming pool This is a turn key operation Cows and machinery are also available Owner wants to sell, has reduced the price from **\$300,000 to \$280,000.** This is a must see operation

#1675 - Chenango County - Good operation! 105 acre dairy farm Two story 67 tie stall barn plus 30 stall free stall with mattresses and lock-ups 2" pipeline 8 units, 1250 gal tank Two concrete upright silos New concrete barn yard with outdoor waterer, state approved Remodeled two story 4 bedroom home with 1 car garage This farm has excellent soils and a lot of land to rent next door Custom cropping available plus purchase feed This farm is a money maker It also has ERA electric A must see **\$195,000.**

[www.possonrealty.com](http://www.possonrealty.com)

**Century 21 Wilkinson-Dunn Co.**

78 Main Street  
 Wellsboro, PA 16901  
**(570) 724-5921**  
 EMAIL [wilk1dunn@aol.com](mailto:wilk1dunn@aol.com)  
 INTERNET [www.century21.com](http://www.century21.com)

**TIOGA COUNTY**

W-1477 Build today on this heavily wooded 55.47 acre tract 1 mile from Wellsboro on quiet country road Septic approved/permit required Won't last Take a look Delmar Township **\$83,200.**

W-1502 Lake view property Ranch home on 1.78-acre lot nicely landscaped just minutes to Wellsboro Full basement nice deck, 2-car garage Don't Wait Charleston Township **\$89,900.**

W-1500 38 acre building lot within Wellsboro Borough limits Great views easy distance to town **\$89,900**

W-1498 Gracious Cape Cod in Hills Creek Estates Large level landscaped lot, entire property meticulously cared for Master bedroom suite has whirlpool bath and walk in closet Gas or wood fireplace, basement finished with 2 rooms and 1/2 bath Charleston Township Home Warranty **\$194,500**

W-1499 Lovely new custom ranch home close to Wellsboro 3 bedrooms 2-1/2 baths beautiful kitchen, deck to enjoy the view, finished basement with woodstove Field stone landscaping started Take a look it won't last long Delmar Twp **\$149,900**

W1504 Lovely home on 4.63 acres 2 story, beautifully maintained, 3 bedrooms, 2 baths fireplace, pond and stream Easy access on Route 6 Take a look Home Warranty Gaines Township **\$129,900**

**FARMS FOR SALE**  
**(Lancaster, York and Chester Counties)**

**91.7 +/- Acre Amish-equipped Farm** - Farmhouse, bank barn with new 41-cow setup, horse stable, gravity flow gutters, large equipment shed & shop, tobacco shed & other outbuildings, 65 acres tillable & pasture (add'l 11 acres rent ground also available for free) Holtwood area **Back on the Market, Asking \$535,000.**

**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 **Reduced Asking \$425,000.**

**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 1 to gently sloping Subject to Lancaster Co Farmland 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**

**THE REAL ESTATES OF MANSFIELD**  
 1671 S. Main St., Mansfield, PA 16933  
**(570) 662-2138 • Evening (570) 662-2363**

**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 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

**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.

**WELLSBORO SCHOOLS ACREAGE**

21.73 surveyed acres w/approved sewage site. Great mix of pasture, tillable fields & minimal woods in great country setting. Middlebury Twp., French Hill Road. Hurry! **\$23,700** M-1350

**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

**WALK TO HILLS CREEK LAKE**

From this 34.85 acres previously surveyed as 16 building lots. Electric, gas & phone avail. Private road thru property - 2 sides of tract border State paved road & Township road. 16 approved sewage sites. **\$119,000.** M-1254

**PRIME COMMERCIAL PROPERTY**

Located directly at the new Rt. 15 bypass interchange south of Mansfield, PA. Former Cole & Burd car dealership complex. 8,260 sq. ft. building on 2.856 acres zoned commercial w/municipal water & sewer. (Auto Non-competition Agmt required.) Would convert easily to many uses. M-1296 Asking **\$750,000.**

**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

**CALL COLDWELL BANKER**  
 FARM & RURAL PROPERTY DIVISION


**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](http://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](http://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](http://www.cbur.com)

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



**COLDWELL BANKER**

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

**CAI AUCTIONEERS REALTOR APPRAISER**

**UNION CO.**

This dairy farm is up for grabs to the first ready & willing buyer The farm was listed early for settlement in 2001 Now is the time to make your plans for March 1, 2001 and either start out on your own or step-up to a larger better operation For first time buyers I can show you how to buy this one at a very unheard of price You'll be surprised at how easy it is to own your own farm just north of Mifflinburg 92 acres of level land are waiting for you

**LYCOMING CO.**

This dairy farm is picture perfect The setting is ideal and the land is level to gentle slope just right for easy farming This farm has a 4 year old ranch home with 1 1/2 baths, 1st floor family room, eat-in kitchen, basement rec room and large game room area There is a 2 car attached garage and much more The barn now has 42 stanchions but could easily be made into 75 or 80 head with tails together There are box stalls and free housing for young stock This farm just had another 50 acres of woodland cleared for a total of 170 to 180 acres tillable This farm is ready for fall or spring settlement

My needs list continues to grow

I need - farms for Amish, small acreage, wooded acreage, beet, sheep, hog and poultry operations

I'm the only Realtor devoting my entire time to FARMERS that I'm aware of

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](mailto:farmboy@lamnauct.com)