

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

Clearfield County

Bigger Township, Madera. 29 acres open and wooded old farm, no buildings, spring, brook, southern exposure, road frontage, electricity. **\$67,500**

Girard Township, Frenchville. 32 open and wooded acres for hunting and home site. Electricity, road frontage. **\$40,000**

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GENERAL STORE & GAS STATION



This two story frame general store built in the 1800's is situated in the village of Germania in beautiful Potter County. The general store caters to the residence of Germania as well as the surrounding farms and camp owners. The gas station has been improved and meets all EPA standards. The upstairs of the general store has rooms for rent to hunters, snowmobilers, fishermen, and tourists. These rooms have been remodeled and are in good condition. The first floor has adequate space for living quarters for the owner. A turn key operation for the individual wanting to live in a small town atmosphere with an excellent tourist trade in beautiful (God's Country) Potter County, Pennsylvania. **Asking \$179,500.**

For picture of property go to www.realtyonline.net use they keyword.

Keyword for this property is **C2092342**

STEVENS REAL ESTATE
814-435-6559 814-435-2505 Fax

THE REAL ESTATERS OF MANSFIELD

realmans@youu-net.com

1671 S. Main St., Mansfield, PA 16933
(570) 662-2138 • Evening (570) 662-2363

WESTFIELD TOWNSHIP LAND

Survey in progress to create 20 acre parcel. Mostly grown over pasture w/some woods. Approved for 51" sewage site for shallow placement sand mound. Utilities onsite or nearby. Fronts on 2 roads. Firm price of \$24,900. M-1391.

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. **Asking \$750,000.** M-1296

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

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

NEW HOME / MOTIVATED SELLER

16.94 acres w/new Cape Cod over full bsmt. Custom built oak cabinets 3 bdms, 1 1/2 baths. Approx. 1800 sq ft. on 2 floors. Detached shop/garage. Country setting near Mansfield. Originally \$147,900 reduced to **\$139,900.** Hurry! M-1343

HUNTING & RECREATIONAL LAND

159.35 surveyed acres in Morris Twp. near Wellsboro, PA. Mix of woods & strip mine acreage replanted to grass & pines. Good hunting area approved sewage site. Just \$575/acre **\$91,650.** M-1299

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

REDUCED PRICE - BUSINESS OPPORTUNITY

Unopened restaurant of 5,000+ sqft overlooking Cowanesque Lake. Great layout for many uses. 3,500+ sqft shell next door for motel rooms, home etc. Approx. \$50,000 of new equipment included on 30+ surveyed acres. Was \$275,000 now **Just \$249,500.** Would easily convert to another business use or home w/fantastic view! M-1195

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Beautiful West Virginia Farm

490 acres includes 100 acres woodland plus level to rolling fields and pasture. Great location.

Call today 304/538-6634

POSSON REALTY & Auction Service

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



CENTRAL NEW YORK Farms and Land

#1680 - Free Stall with Parlor! 200 free stalls, double six parlor. New calf barn. Heifer barn. Nine room 5 bedroom home plus 7 room 4 bedroom home. Buildings are in very good condition. 200 acres, the very best land. 500 acres leased \$20 per acre. high Ph well drained soils. Farm has been appraised for \$550,000. Owner will consider offers. Dairy also available 23,000# herd average. Good line of machinery.

#1668 - 180 acres, mostly woods, deer and turkey. Great location for camping or recreation. **Asking \$72,000**

#1694 - 160 acres open fields and woods. Great location for hunting, camping, etc. Also good for beef cattle or sheep. No buildings. **\$70,000.**

Posson Realty sells only farms and land. We have sold a number of farms this year, we are getting new listings. Call for appointment. Dick or Dave Posson
(607) 334-9727

DEMERE REALTY

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



#28-A - Dairy farm with 204 A. - 140 tillable - 36x180 ft. barn w/67 tie stalls, shop, storage bldg., 2 silos - good 3 B.R. home - productive, easy to work level land w/brook running thru property - priced to go - **\$195,000**

#29-A - 10 rm. Federal-style home with new roof & up-stairs wood stove, oil hot air heat - 3 car garage & out bldgs. - 12 A. lot - nice location w/view - **\$85,000**

#1 - NICE ROTATIONAL GRAZING SETUP - 242 A. dairy farm w/145 tillable - 1g. 2 story barn w/82 ties on 2" pipeline, TMR mixer, new cow mattresses, Patz-Guard mangers, 1 yr. manure storage pond, dry cow barn, 2 lg mach. storage bldgs., 4 lg. silos w/unloaders, good 9 rm. home w/fireplace - also tenant house, 2 ponds, 2 springs & lake bordering property - **\$325,000**

#629 - 202 A dairy/hobby farm w/135 tillable - 2 story barn w/70 cows on 2" pipeline w/10 units & 1000 gal. B.T. - 20x70 ft. concrete silo w/unloader & 36x75 ft. bunk silo w/concrete floor - re-modeled 9 rm. home w/pine kitchen & extra lg. L.R. - very quiet location w/yr. around creek - also ideal for sheep, beef or heifer operation - **\$175,000**

#654 - Free stall dairy w/597 A. - 400 tillable for 114 head plus calf & heifer barns for 80 plus head - double-5 parlor with ATO's, 2 lg. pole barns, heated shop, 55x120 ft. bunk silo w/concrete floor, 3 lg. silos, 2 lg. grain bins & elevator w/dump pit for 50 ton - V. Good 10 rm. brick home & 14x70 ft mobile home both have 2 car garages - 2 creeks - one w/trout - this farm features EX. land w/lg. fields - **\$450,000**

#415 - LG. FREE STALL OPERATION FOR 300 COWS - Updated double-six parlor - drive thru feeding, hospital & freshening area, lg. office, 3 yr. old 100 free stall heifer barn, calf barn, 3 lg bunk silos, 23,000 gal water storage - also creek, spring, well & pond - V.G. 5 B.R., 2 bath home - owner willing to provide feed for operation - **\$600,000. OWNER FINANCING**

SOUTH CENTRAL PA FARMS NEEDED!

We have buyers! If you've been thinking of selling, give me a call for a marketing consultation.



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• **FRANKLIN COUNTY** - Horse lovers paradise. Deluxe 6 bay stable w/loft riding ring 4 bedroom 3 bath house w/central vacuum patio and more!! **\$345,000** (FL3319775JK)

• **FRANKLIN COUNTY** - 16 acre farmette. Several outbuildings including large barn. Very private yet close to 181 **\$164,000** (FL3301974NO)

• **FRANKLIN COUNTY** - 19th Century 5 bedroom German Country Farmhouse 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** - 160+ acres w/ Dairy & Crop set up. Freestall barn with center aisle. 67 stalls. Milkhouse and numerous other outbldgs. **\$700,000** (FL3030373JR/CC)

• **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. **Price Reduced to \$1,300,000** (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. **Price Reduced \$289,000** (MLS#2006079PL)

• **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

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This dairy and hog operation has great potential and a golden opportunity for an ambitious farm family. This farm is expandable and convertible to other uses. We will offer it two ways but hurry there is interest in the land only so if you want to concentrate on just dairy, veal, or maybe even broilers rather than hogs. This is all easily workable and makes good farming economic sense. The price is reduced to a farming operation value. There is computerized feeding system and much more, so call me now for spring possession but contract needed this week. Seller moving west to be with his sons.

New listing coming on Friday. Call me!!

Former Campground in Union Co. 79 acres with 3 ponds & 5 living units. Great hunting opportunity. Immediate possession.

Urgent Needs

30 - 40 acres Franconia area
Hog & Poultry operations Dauphin - Schuylkill Co's.
Amish farms - Manor Township or East to New Holland.
High Rise Poultry west to Huntingdon Co.

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