

- * 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



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!

Master of Science Degree in Real Estate from Johns Hopkins University

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 October 28th or September 30th issues for a complete farm and farmette inventory.

Farm and Land Division
Fred Strouse (814) 364-1705
Mel Rockey (814) 466-6688
Terry Gingham (814) 364-1169
Jim Harpster (814) 238-2525



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

Juniata Co. 49 acre farm, w/solid 3 bdr. home, several outbuildings, 2 springs, 2 wells, good fences, some woodland, good hunting & fishing area.

Good location for your poultry operation Price Reduced!! For more info & appointment to see, call listing agent, Charlie Brooks - 717-436-8431.

R M Walters Real Estate
717-436-8839



78 Main Street
Wellsboro, PA 16901
(570) 724-5921

EMAIL wilk1dunn@aol.com
INTERNET www.century21.com

W-1488 Affordable ranch home on nice lot in Elkland 3 bedrooms, full bath and den Maintenance free vinyl siding \$39,900

W-1486 Elbow Room explains this 3 year old ranch home in Wellsboro! Located just in Borough limits On 56 Acre, 3 bedrooms, 2 full baths on main floor, full finished basement with 1/2 bath Won't Last! \$125,500

W-1493 Beautiful 2 story home situated within walking distance to downtown Wellsboro's gas lite streets Home features 4 bedrooms, formal dining room, living room with brick fireplace, 3 car oversized heated garage with workshop area Overhead of garage has large storage area and office all situated on a large nicely landscaped lot Reduced \$169,500

W-1509 Adorable home in low traffic area in Wellsboro Really cute home nicely remodeled, 3 bedrooms, 1 bath on 1-acre lot Plus all appliances included Home Warranty \$72,500

W-1521 Views, seclusion and privacy! This property is off the road Ranch home sits on a beautiful 30 acre parcel House has 3 bedrooms, 2 3/4 baths, partial finished basement Don't Wait Delmar Township, Home Warranty \$132,900

W-1516 Popular Potter County property 12.47 acres ready for your camp Sugar Bush Subdivision, level wooded lot West Branch Township \$24,900

DEMERE REALTY

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



www.demereerealty.com



#818 - NEW LISTING - Dairy farm w/365 A. - 180 tillable - EX. soil - flat to rolling - 210x38 ft. barn has room for 50 heifers & 95 cows on 2 in. pipeline, new 2700 gal. B.T. - free stall heifer barn for 50 head & free stall dry cow barn - 54x90 ft. Morton bldg. & lg. commodity bldg. for storage - 4 lg. silos w/unloaders - good 9 rm. home & 2 car garage - also V.G. 6 yr. old 14x80 ft. mobile home - \$498,000.

#32-A - Fam. sized dairy farm w/99 A. - 70 tillable - very neat, attractive & well-kept - bldgs. in EX. condition - 32x100 ft. single story barn w/49 ties on pipeline & B.T. - 30x70 ft. mach. shed, 40x80 ft. heifer barn w/hay storage capacity - 15x60 & 20x60 ft. concrete silos w/unloaders - EX. ranch home w/nice landscaping - attached 2 car garage - A DAIRY OF DISTINCTION AWARD WINNER - \$300,000.

#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 & conveyor to covered bunk feeder - paved barnyard - sm. cabin in woods & V.G. 9 rm. home w/deck & new D.R. & bath - also well, 3 ponds & creek - \$295,000.

#657 - Dairy farm w/270 A. - 103 tillable - 60 pasture & 100 woods - combination one & two story barn w/84 cows - pipeline, 2 bulk tanks, ten small box stalls with rm for 40 heifers - 2 (20x70) Harvestores w/unloaders, 2 mach sheds (60x36 & 30x30) & 50x30 ft. open heifer barn - also good 10 rm. home, all new upstairs - 20x40 ft. pool, yr. around creek & well - \$325,000

#637 - Hobby farm w/30 A. - 20 pasture, 7 woods & 3 tillable - 7 rm home w/attached garage & new septic system - 128x20 ft. 2 story barn & 36x38 ft. pole barn - \$85,000.

#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.

CENTRAL WISCONSIN DAIRY FARMS

200 ACRES, 170 top tillable acres, 60 stall barn, 6 unit pipeline, 3 BR ranch house. 83 years in same family.....\$295,000
110 Holsteins & excellent machinery line, optional.

130 COW PARLOR FREE STALL, turnkey operation. Quality Germania D-6 Herringbone parlor with ATOs. 1500 gal bulk tank. 4 BR, 2 BA home. Good buildings. 77.8 acres of land plus many available rental acres of cropland. "2nd generation farm".....\$295,000

110 ACRE PARLOR DAIRY w/8 unit like new swing parlor in 1999. Quality 4 BR home. Intensive grazing in recent years. Other cropland for rent in neighborhood.....\$179,000

325 ACRES, 196 tillable, 55 cow stalls w/room for more. 5 ATO pipeline, newer 1000 gal. bulk tank Large 4 BR, 1 3/4 BA ranch home (new in 1991). Good outbuildings, manure pit. "2nd generation farm"..... \$350,000

75.25 ACRES, mostly good high tillable land Good 40 cow stall, pipeline, 4 BR home Same owner, many years. \$139,000
Cattle and machinery, optional

SCHIFERL REALTY

P.O. Box 423
Abbotsford, WI 54405

"Jim Schiferl has over 40 years experience in Central Wisconsin Farm Property Values."
CALL JIM AT 715-223-4068

SOUTH CENTRAL PA FARMS NEEDED!

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

- FULTON COUNTY - Plenty of room to roam on this 198 acre farm Experience the glorious mountain views with each changing season. Take the kids swimming at your own private swimming hole This beautiful property in the "clean and green" offers 80 tillable acres, 50 acres of pasture and 68 acres of wooded area Enjoy the privacy this magnificent property has to offer \$395,000 (FU3340675)
- FRANKLIN COUNTY - Horse lovers paradise. Situated on 6+ Acres 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 I-81 \$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 - 100+ Acres with Dairy & Crop set-up Freestall barn with center aisle, 67 stalls, Milkhouse and numerous other outbuildings \$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 - Gentlemans 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/pay storage, 28x26 Barn w/poured footer across center aisle 4 bedroom home built @1900 w/partial basement \$485,000 (MLS#0907441DS)



PAUL GUNDER
Selling Farms
for over 20 years

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/paul_gunder
Member of PA Farm Bureau

JUNIATA COUNTY PROPERTIES

FARMETTES

Reduced! R161 - Thompsontown - Unique Geodesic Dome Home situated on 10 secluded acres. Includes 52x30 horse barn with 7 stalls and tack room and a 48x30 pole shed. Stream on property. Minutes to Rt. 22/322 \$165,622 to \$156,000

R183 - Mifflintown - Gentleman's Farmette-Love Horses? Horsebarn, fenced area, ranch home on beautifully landscaped 4+ acre lot Located just off the Rt 322 bypass @ Arch Rock Exit Midway between Harrisburg and State College \$159,900

R211 - Horse Farmette - Lovely bi-level situated on 4 ac 5 stall barn with all the extras Located just 1 mile off Rt 522 midway between Lewistown and Beaver Springs \$149,900

CAMPS AND CABINS

Reduced! R190 - Nook - One Story Cabin located within walking distance of State Game Lands. Cabin has well and septic \$42,900 to \$38,000

R185 - Thompsontown - Pristine river front property Great for boating and fishing along with stretch. Cozy ranch with porch, deck, screened porch Views!!! Rolling lawn to river. Beautiful setting. Shows pride of ownership. See other pictures. Once-in-a-lifetime opportunity. Great location Hunter or fisherman's paradise. \$89,900

R202 - Tuscarora - Secluded one room cabin on 4+ acres with electric service already installed. Perked for sandmound system. Deeded ROW access to State Forest and boat access to the Juniata River nearby. \$25,000

HUNTING AND CAMP SITES

L39 - Seven Stars - 127 acre wooded tract with Twp. road frontage that provides easy access. Small stream on property. Tract is dissected by Twp. road. No reserve on timber Excellent hunting grounds. Trees include oaks, sugar and red maples, ash, hickory and others and evergreens. Excellent turkey and deer hunting. Timber possibilities

L41 - Nook - Wooded acreage ideal for home or camp. Frontage on township road Borders Glatfelter Pulpwood. \$25,900

REDUCED! L55 - Spruce Hill Twp. - 24.8 acres of woods for your hideaway! Underground electric/telephone and drilled well. \$55,000

L56 - Hawstone - Wooded mountain 8.44 acres ideal for camp, retreat or home close to hunting or fishing Perked for standard system \$24,900



For more information contact:
Jack Gaughen Network
Hower & Assoc.

717-436-8200 or 888-436-8205

SUGAR RUN, PA

BRADFORD COUNTY FARM

Elm Glade Farm



- 311 ± Total Acres (110 ± Tillable)
- Mature Marketable Timber • 2 Stone Quarries
- 1.8 Miles of Stocked Trout Stream
- Homes, Barn & Buildings

Roan Inc. will offer 4 parcels separately, in combination and by entirety.

Auction to be held on site
Sunday, Dec. 3, 2000 at 2 PM

Inclement Weather: Monday, Dec. 4 at 2 PM

Bob Chuck & Rich

ROAN INC.

Auctioneers & Appraisers AU-000777-L
3530 Lycoming Creek Road
Cogan Station PA 17728
570-494-0170 • 800-955-ROAN (Outside PA)
Fax 494-1911 • www.roaninc.com



For an appointment to see this prime property and more information, page Michael T. Roan @ 570-370-3362 or call Steven Letteer @ 570-158-5204 or call Roan Inc 570-494-0170

REAL ESTATE AUCTION