

REAL ESTATE CONSULTING & APPRAISAL

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

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



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



FARMS FOR SALE
All Sizes Dairy Farms For Sale In The Heart of Dairyland. Call Ken, Brian, Gerald, Scott, Ted - For Free Catalog
CHRISTENSEN SALES CORP
Abbotsford, WI (715) 223-6345

CENTRAL VIRGINIA



Lovely brick rancher situated on a knoll overlooking 32 beautiful acres Full finished basement, Florida room, 2 car garage, screen porch, and nice kitchen 8 stall horse barn and small pond. Great buy for **\$249,000.**

Great Buy - Lovely home located on a knoll overlooking 11 acres. Approximately 5 acres in grass, also office or studio and stable. Home is in excellent condition with an attached garage. **\$199,500.**

Brick Rancher on 28.78 Acres - Lovely 3 BR, 2 bath home (approx. 1,770 sq. ft.) in a park like setting with long road frontage. Home is in excellent condition, A/C and fireplace, garage, large porch, 20x24 workshop, good timber and much more. **Only \$165,000.**

Farmette - Farmville, Virginia - 17.64 open acres with two nice homes. They both have 3 bedrooms, 2 baths, full basements and 2-car attached garages, 50x60 workshop/garage and small barn. **\$254,500.**

Coldwell Banker Lafoon Realty, Inc.

Contact "Mike" or "Kip" Lafoon, or Bob Shelton

720 Oak Street, Farmville, Virginia 23901

1-800-767-6191 or 804-392-6191



After 5 - Mike 804-392-4375

Kip 804-392-3002

Bob 804-392-5697

www.mike@lafloon.com or www.lafoonrealty.com

BEAUTIFUL HOME, OUTBUILDINGS, & 126 Ac. +/-

Residence has modern kitchen, formal dining area, and breakfast nook Comfortable living room with fireplace, 1 1/2 baths and much more. Large 3 bedroom apartment attached for parents or rent to assist with mortgage. Good bank barn and outbuildings. Scenic setting with rolling hay fields and 2 ponds.

A unique offering for **\$189,500.**

N.W. Tioga City...C-2456

RAISED RANCH HOME & 40 AC. +/-

Spectacular view from front deck of unique raised ranch home in rural Potter County. 40 acres +/- with 20 acres +/- wooded. Spiral staircase to partially finished basement. 2 fieldstone fireplaces. 2 car detached garage in excellent hunting area. Potter County, PA.

Asking **\$119,900...C-2465**

- Call for an Appointment Today -

The Real Estates of Westfield

(814) 367-2249

DAUPHIN COUNTY



Halifax area, turkey & hog farm 62+ acres, 40 acres tillable Four bedroom farmhouse, one 70x365 brooder barn, two finish barns, room for 53,000 turkeys, two hog finish barns with 6' slurry pits, room for 4300 hogs, plus other farm buildings

BRUSH VALLEY



PENDING

Centre Co., east of Rebersburg, 76 acre dairy, 50+ acres tillable, very nice five bedroom house, 31 stanchion bank barn, 2 silos, implement shed, shop & large corn crib, stream on property, Amish equipped - Priced to Sell!

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



PENDING

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 Cahn Township, 45.59 acres, no buildings, good farmland, possible subdivision

NITTANY VALLEY Lamar **SOLD** yville area, 109 acres, 80 tillable, balance is woodlands, No buildings

BERKS COUNTY Lenhartsville area, 47.8 acre farmette Wooded & open acre **SOLD** ed farmhouse in excellent condition Beautiful location & setting

BERKS COUNTY **PENDING** Mostly tillable, 5 acres woodland

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** p, Strongtown area 105 acres, 84 acres tillable woodlands No buildings

Call Hiram Hershey, Broker
Thomas Hershey, Realtor Associate

HERSHEY FARM AGENCY, INC.

1-800-880-3831

FARMS FOR SALE

(Lancaster, York and Chester Counties)

134+ Acre Amish Equipped Farm - Large farmhouse, bank barn w/42 cow set-up, tobacco shed, heifer barn, horse stable, 2 silos & other outbuildings. 65+ acres tillable, 25+ pasture, balance in woods. Ready to Go! (Seller willing to split property into 2 farms, call for details) Honeybrook area. **Asking \$490,000.**

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 **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

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

CENTRAL PENNSYLVANIA RURAL PROPERTIES

BLAIR COUNTY

12+/- ACRE ESTATE horse barn, pond, large dwelling, excellent condition, pool, tennis court, etc. **\$495,000**

CENTRE COUNTY

JULIAN - 10 acres in clean & green with dwelling **\$175,000**

SNOW SHOE - 130 acres wooded land with stream & pond. **\$70,000**

TUSSEYVILLE - Farmette, 19.5 acres, dwelling, barn, sheds, good cropland and pasture Excellent condition! **\$369,000**

POTTER TWP. - 16 acres - pasture, some wetland, pole barn. **\$85,000**

YARNELL AREA - 74-acre farm, dwelling - outbuilding, pond. **\$269,000**

74 ACRE FARM - Near Yarnell - House, barn, outbuildings, pond, small streams **\$269,000**

BALD EAGLE - 50 acres wooded land. Good hunting **\$89,000**

JULIAN AREA - 39 acres with dwelling and horse barn, mostly wooded **\$159,000.**

PINE GROVE MILLS AREA - 100+ acres (25 tillable), excellent topography adjoins state land. **\$795,000.**

PLEASANT GAP - CENTRE HALL AREA - 10.48 acres open - some wooded, perked, great views. **\$99,000.**

POTTER TWP. - 232 acres, can be subdivided into small tracts. Ex farmland.

REBERSBURG - 59 a **SALE PENDING** xcellent hunting. **\$72,900.**

MILESBURG AREA - 35 Acres, Large Contemp. Home, Barn, Stream, Open Land **\$455,000.**

BLACK MOSHANNON STATE PARK - Residential building lots 1.5 to 2.5 acres, From **\$37,900.** Walk to lake and beach.

FILMORE ROAD - 44 wonderful acres, zoned for single family home or duplexes.

CENTRE HALL MOUNTAIN - only 1 lot left, 10 acres, wooded and open with great views. **\$85,000.**

CLEARFIELD COUNTY

13 ACRES OPEN LAND. **\$34,900.**

7.59 ACRES WITH LARGE Dwelling, 4600 sq. ft. Open Land. **\$159,900.**

CLINTON COUNTY

CAMP - 84 acres - Adjoins state land, good condition. Near Tylersville. Ex. hunting. **\$112,500**

BEECH CREEK AREA - 16 Acres, Contemporary home (1995) barn view. **\$189,000.**

HUNTINGDON COUNTY

FARM - 98 Acres, 73 **SALE PENDING** eam. **\$329,000.**

UNION COUNTY

MIFFLINBURG-90 Acre farm, brick dwelling, barn, stream, 53 acres tillable. **\$399,900.**

OTHER LAND PARCELS AVAILABLE. CALL OR WRITE FOR A FREE LIST.

WANTED: Rural land and farms. Have buyers. will list.

Farm and Land Division

Fred Strouse (814) 234-4000

Mel Rockey (814) 466-6688.

George Demchak (814) 625-9151

Tim Lake (814) 364-1327



2300 South Atherton

State College, PA 16801

800-876-3395

(814) 234-4000

Fax 814-234-1332

e-mail realty@tkbb.com

web site www.tkbb.com

The Professionals In Farm Real Estate Service

THE REAL ESTATES OF MANSFIELD

1671 S. Main St., Mansfield, PA 16933

(570) 662-2138 • Evening (570) 662-2363

realmans@youu-net.co

RUTLAND TOWNSHIP ACREAGE

Easy commute from this 25.16 surveyed acres to Mansfield, Troy or Elmira. 949 feet of frontage on Township road. 2 approved sewage sites. Easy access bldg. sites. Mansfield schools. **\$39,900.** M-1399

WOODED RETREAT

Remarkable cabin/home on 3.84 wooded acres in Ward Twp off Old Possessions Road on private joint-use road bordering State Forest. 1-1/2 story w/many extras inside & out Well, septic, elec & propane provide year-round use potential. Was \$75,900, now just **\$72,900.** M-1372

MIDDLEBURY TOWNSHIP ACREAGE

21.69 acres of fenced pasture, tillable fields in strips & some woods. Wellsboro Schools. Approved probe site w/perc. Will not last long at **\$25,900.** M-1403

VIEWS FOR MILES

In all directions from this Cape Cod built in 1997. 2,000+ sq. ft. 3 bdrm 2 1/2 bath home over full bsmt w/attached 2 car garage. High energy efficiency. 30.14 surveyed acres. as is **\$178,900.** Itemized finish for **\$189,900.** M-1390.

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 area. Improved driveway. 2 approved sewage sites. Travel trailer & approved privy. Town water avail. **Just \$39,900** M-1108

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

HOLIDAY AREA PROPERTY

3.94 surveyed acres bordering paved North Road in Middlebury Township. Remodeled farmhouse w/newer roof & vinyl siding. Garage/barn Fenced lot. Stream thru property Buy house & barn lot for **\$64,900,** & lot w/sewage site for **\$19,900,** or package for discounted **\$82,000.** M-1402

BORDERS STATE FOREST

32.7+ surveyed acres bordering State Forest lands between Blossburg & Ogdensburg in Tioga County, PA. All wooded w/approved sewage site for pressure dose mound or privy. Was \$31,500. **Reduced to \$29,900!** M-1100