

Christmas Tree Farm & Land, Bloomsburg Area, 72 Ac. 40,000 Christmas Trees, Doug Fir 5'-Up. Great Hunting, Fishing Locally, Spectacular Views. \$150,000. 610-269-1893. Discount Available for Quick Settlement

**Union County Farm**  
87 Ac. 80 Tillable  
\$210,000  
570-966-1658

**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

**NEW HORIZONS REAL ESTATE CO.**

**52 COUNTRY ACRES** - Located in Westfield area, Tioga County. Completely fenced land for horses or cattle, PLUS 3 bedroom ranch with a great view of the valley. Has Cedar Shake & stone exterior 5 minutes from town. Attached garage plus carriage house/loft & full basement. Rather private location \$150,000.

**213 ACRE DAIRY FARM** - Near Westfield in Tioga County 150 acres tillable, 7 wooded, balance pasture 450 extra acres for lease. 2-story house 65 stall barn plus additional box stalls with 8 unit pipeline, 1000 gal tank, 3 silos/unloader Heifer barn, loafing barn for 25 cows, drive through equipment bldg & metal implement bldg \$290,000.

**20 ACRES PLUS** - Large fish pond, plus 3 bedroom, 2 bath ranch & 3 large decks. Very nice condition PLUS separate heated studio bldg Plus large garage (holds 4 cars) & workshop. Country setting Clearfield County \$230,000.

**5.22 ACRES** - Mountain land in Eagleton Forest. Great for hunting camp \$8,500. Lot #88

**CAMP SITE** - 18 acres in Eagleton Forest & borders Sprout State Forest. Has 1,000 gal holding tank. Owner will finance \$36,000.

**LOG CABIN** - On 6.95 acres off Eagleton Road & borders Sprout State Forest. Has log out house/1,000 gal holding tank \$45,000.

**18 ACRES** - Clinton County, Wooded mountain land off Beech Creek mountain road in Grey Fox Sub-division. Good hunting \$27,000

**1-3/4 ACRES - PLUS** 2 story vinyl sided house & new 2-story barn & workshop. Amish equipped. On Long Run Road between Salona & Loganton, Clinton County \$57,500

**COLUMBIA COUNTY** - 10.7 acre farmette near Calawissa 32 x 200' brooder house plus 40 x 80' well established equipment repair shop. Has bridge crane & 3 overhead doors. Plus 7 room 2-story farm house & small barn \$175,000.

**ORRISTOWN** - Near Shippensburg - 7.66 Acre farmette. Brick 2-story farm house & bank barn. Ideal for horses or truck farm. Small stream on property \$165,000.

**ANGIE'S BAR** - Osceola Mills, Clearfield County. Bar & liquor license & restaurant \$95,000.

**RIPPERS BAR & RESTAURANT** - 100 Seat restaurant & bar. Near Prince Galitzin State Park & Campgrounds. On 1 acre 18 miles to Altoona \$150,000.

(814) 355-8500  
www.newhorizonrealestatepa.com

**24 ACRE GENTLEMAN'S FARM**  
All tillable w/newly fenced 1 acre pasture. Lg. Bank Barn w/new elec. 3 bd., 1.5 ba. home comp renov. inc. new eat in kit, baths, elec, plumb & heat. Clean & Green! Loc. outside E-town. \$330,000 ML#86759r/86578f  
**Call Sandy Lafferty**  
Realtor RE/MAX Associates of Lancaster  
(717) 581-4731

**ENDLESS MOUNTAIN REAL ESTATE COMPANY**  
570-659-5684 end@epix.net  
**TIOGA & BRADFORD COUNTIES**  
**Bradford County:** Spectacular views w/southern exposure, 2± acres, wooded, perc/survey complete, State Lands nearby, pleasant setting for new home or camp \$14,800 (#925)  
**Tioga County:** Check out this deal! Cozy 2 story home featuring 3BR, 1 bath, NG/FHA heat, recently replaced roof, 2 car det garage, paved drive, 0.23± acre lot PLUS a small cottage w/great room, 2BR, full bath for income possibilities, call for details. \$65,000 (#926)  
**Tioga County:** Attractive, recently remodeled 2 story home featuring large BR & full bath on ground floor, 3BR on 2nd floor, NG/HWBB heat, full bsmt, vinyl siding, over-sized 2 car det garage, 13 x 21 storage shed, low taxes. \$67,500 (#927)  
**Check Out Our Web Site!**  
www.endlesstrealstate.com

**Century 21 Wilkinson-Dunn Co.**  
78 Main Street  
Wellsboro, PA 16901  
(570) 724-5921  
EMAIL: wilk1dunn@aol.com  
INTERNET: www.century21.com

**W-1596** Victorian splendor abounds in this turn of the century brick home on 115 acres. Efficient custom designed kitchen, large rooms with high ceilings, cherry and oak floors, marvelous pocket doors, 2 granite fireplaces 4 bedrooms, and 1-1/2 baths. Plus 2 car garage with 2nd floor barn and relaxing patio. Sullivan Township \$299,500

**W-1600** Been dreaming about an A-Frame? This beautiful home is available at Hills Creek 3 bedroom, 1 1/2 baths, full basement. Large oversized 2 car garage all on 4.19 wooded acres. Charleston Township \$119,900

**W-1601** Affordable Living - remodeled 2 bedroom mobile home on semi secluded 1/4 acre lot with storage shed. Covington Township \$29,500

**W-1599** Located at the mouth of PA's Grand Canyon. Cute 3 bedroom on 2 acre lot. Camp or residence, let your imagination go. Shippen Township \$54,500

**W-1603** Looking for property near Wellsboro? Nice 2 bedroom mobile on 2.92 acres just north of town. Delmar Township \$43,500

**W-1598** Semi-secluded but easily accessible. Some remodeling started, 4 bedrooms, 1 car garage, all on one acre. Sullivan Township \$38,500

**Koch Homestead Realty**  
MULTIPLE LISTING SERVICE  
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

**FINISH** this new country home to your taste. This 3 bdrm, 1.75 bath home is on 10.23 acres, partially wooded, partially open. Storage shed, small stream and beaver pond. \$78,900. W218

**NICE WEEKEND RETREAT** only 6 miles from Wellsboro. Enjoy this camp that has 1 bdrm. plus large loft & includes storage shed on 1+ acres. Walk to state hunting land. \$39,900. W070

**SMALL BEEF/HORSE** farm with lots of open land for crops and pasture. Older farmhouse and barn need work. Total of 107 acres for \$125,000. E209

**8.52 ACRES** with perc work completed. Excellent location & views. Close to town, yet private. \$22,900. M121

Check out our web site [www.koch-real-estate.com](http://www.koch-real-estate.com)

Thinking of marketing your farm?  
You need to call on the experience of Harry Zimmerman for professional confidential service. Specializing in tax deferred exchanges.  
**TOWN & COUNTRY REALTY**  
717-299-4885 OFFICE  
717-355-2048 HOME



Here is an ideal Central NYS 72 cow family farm. Large tie stalls with Patz guard manger and new Patz cleaner. Inside spreader room VG 2 story barn with new TMR mixer 25x66 concrete bunk silo plus 2 upright silos. Beautiful cut stone remodeled 9 room 2 bath home. Enclosed front porch 2 car garage 239 total acres with 165 tillable in ex. Alfalfa soils. 46 acres of pasture balance wooded. All the neighbors are farmers here. Offered at \$295,000 Taxes \$4500

**Valley View Realty**  
Sharon Springs, NY 13459  
518-234-7676  
www.valleyviewrealty.com

I have many good buyers looking for farms. If you are thinking of selling call me. I will meet with you.

This space reserved for your ad. I need farms for several good buyers. Call for an appointment.

Please call if you are thinking of selling your farm or for any farms on market since ad was written.

**LANCASTER CO.**  
• 57 Acre - Dairy Farm, Great Setting, Stream, Pasture, Seclusion - A must see property for a farmer or investor, priced to sell - Drumore Township

**CHESTER CO.**  
• 6.5 Acre - A Great Homesite Next to Golf Course

**TIOGA CO.**  
• 35 Acre And 130 Acre Tracts Of Land - No Bldgs., Pond, Stream, Nice Location

WE CAN HELP YOU BUY OR SELL REAL ESTATE


Call Ken Rutt - a life long farmer and real estate investor who can assist you in any sale or purchase of real estate. Creative tax and financial arrangements, low farm mortgage rates. Serving Southeast PA. The Best Can Often Cost Less



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E-Mail RuttK@LancNews Infi Net


**CALL COLDWELL BANKER**

**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



**CENTRE COUNTY**  
Centre Hall Area - 11 acre country estate. Reduced to \$329,500. 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.



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

**Huntingdon Co., PA: 268 A** farm w/nice long limestone loam fields, good bldgs., beautiful view, exc. hunting, never failing spring water & 20 miles from Lake Raystown  
(814) 542-2895

**FOR SALE BY OWNER**  
Horse Farm, York Co, Dallastown Schools, 5.5A w/stream, 10 stall barn w/wash bay, tack area & office, 2400 sf house, 2 possibly 3 BR, 2-1/2 BA, 22x22 Florida room, in-ground pool, outdoor riding ring, \$223,000.  
This property offers the potential for additional income to offset your mtg. payment.  
717/246-2271

**MILLVILLE, PA**  
Facilities for over 100 cows - 95 acres with 65 level tillable. Currently farming over 500 acres—this land is available. 125' feed bunk with roof. 2 1/2 story 3 bedroom frame dwelling, very nicely restored - plus - 3 bedroom apartment above 5 car garage, 3 upright silos and 500 ton trench. Large, clean stream along boundary. Detailed video available. Call now for your showing.

**LANCASTER COUNTY**  
Stone 2 1/2 story Farm House with 2.8 Acre (Datestone 1810), 14x30 Kitchen, Small Barn \$134,900

26 Acres Open Land off Hilldale Road, No Buildings.

**Urgently Needed! New Farm Listings!**

Strange, isn't it, that square meals make round people!

**MAHLON OBERHOLTZER AGENCY**  
Your Central PA Farm Broker For 20+ Yrs.  
Spoketown, PA 17570 (Hann. Co.)  
717-392-1177  
Toll Free 877-293-9109

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

**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

**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

**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

**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

**COUNTRY HOME ON 10 ACRES**  
1440 sq. ft., 3 bdrms., 2 bath ranch home over full/dry walkout bsmt. Many appliances included. Detached 2 car garage. 10 acres is 75% wooded 25% open. Williamson Schools. Jackson Township. Won't last long at \$89,900 M-1392.

**BEAUTIFUL WOODED SETTING**  
3 bdrm, 2 bath chalet. Customized features include oak kitchen cabinets, pine ceiling & butternut trim on "window wall". Most appliances included, + hot tub off master bdrm/bath & woodstove. 3+ acres. 12 acre "Gem Lake" rights included. Quick commute to Mansfield & Troy. \$117,900. M-1405

**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

**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