

SOUTH CENTRAL PA FARMS NEEDED!

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



PAUL GUNDER
Selling Farms
for over 20 years

- **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 (FU3340675PG)
- **FRANKLIN COUNTY** - Horse lover's paradise Situated on 6+ Acres Deluxe 6 bay stable, 4 bedroom, 3 bath house w/central vacuum and more!! \$345,000 (FL3319775JK) **UNDER CONTRACT**
- **FRANKLIN COUNTY** - 16 acre farmette Several outbuildings including large barn Very private yet close to I-81 \$159,900 (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 \$450,000 (FL3281098PG)
- **FRANKLIN COUNTY** - 162+ acres with Dairy & Crop set-up Freestall barn with center aisle, 67 stalls, Milkhouse and numerous other outbuildings \$700,000. (FL3030373JR/CC) **UNDER CONTRACT**
- **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
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

NORTHEAST PA LUZERNE COUNTY



FORMER FEED MILL

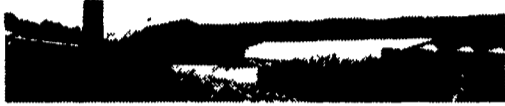
Remodeled into 3 BR, 2-1/2 baths with Whirlpool tub, beautiful kitchen, central air, studio or workshop area on 4 acres with creek - A Must See Property. \$190,000.



42 North Main Street,
Shickshinny, PA 18655
Residential -
Commercial - Land

1-800-241-2272 or 570-542-2141

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



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



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

NITTANY VALLEY Lamar, 109 acres, 80 tillable, balance is woodedlands, No buildings. **SOLD**

BERKS COUNTY Lenhartsville area, 47.8 acre farmette Wooded & open acreage **SOLD**

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, Strongtown area, 105 acres, 84 acres tillable, balance is woodland No buildings. **SOLD**

Call Hiram Hershey, Broker
Hershey Farm Agency, Inc.
1-800-830-3831

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.

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call
Tom McAbee
Farm Finance Consulting
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(716) 243-5174

POSSON REALTY &

Auction Service

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



NEW YORK FARMS

#1651 - Turn Key Operation! 150 acre dairy farm located in southern Otsego Co. A very nice two story modern 40x150 tie stall barn, 55 ties plus two big box stalls The stalls are 5x7 Large feed alleys with Patz Guard Enclosed manure room 40x50 machinery building Three upright silos, good unloaders Large milk house DeLaval pipeline system Older two story nine room 4 bedroom 2 bath home The herd average is 22,000#. no BST Good line of machinery Cattle and equipment are available Asking \$170,00 for bare farm

#1696 - 200 acre dairy farm located in Madison County Very nice two story drive-in barn with a one story addition 60 stalls on pipeline, 14 stalls for dry cows or heifers Two upright silos Beautiful home, 8 room 4 bedrooms, 2 baths Farm overlooks and comes with a 23 acre pond This farm has an excellent location A beautiful setting! Asking \$279,000

#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 A good 5 bedroom 2 bath home Three stall garage Inground swimming pools This is a turn-key operation Cows and machinery available Owner is retiring Has reduced the price of this good farm from \$300,000 to \$280,000

We THANK everyone that bought and sold farms through Posson Realty this year
A very Merry Christmas and a Healthy Happy New Year

DEMERE REALTY

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



H-106 - Lg farm has some land zoned for commercial use - 9,500 ft of road frontage on well traveled rd. - 130 A. tillable, 70 pasture & 65 woods - older 90x30 ft. barn with newer metal sided 36x36 ft addition - also 21x60 ft garage/workshop - \$320,000.

B-131 - Dairy/hobby farm on dead-end road w/beautiful view - 200 A w/125 tillable - 40x240 ft barn for 70 cows plus young stock - 2 lg silos, trailer hook-up & 3 B.R home - \$170,000.

#25-A - Nice small farm on dead-end rd - 179 A w/90 tillable, 70 pasture & 10 woods - 50 cow barn has 2" pipeline, 1000 gal B T & wide fronts - 2 silos w/unloaders, 2 grain bins, lg garage & 40x60 ft mach shed - also V Good 3 B R ranch home w/2 stall garage, in-ground pool & deck EX value at \$150,000.

#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) & (30x24) - heated shop - 3 concrete silos w/unloaders & conveyor to covered bunk feeder - paved barnyard - sm cabin in woods & VG 9 rm home w/deck & new DR & bath - also well, 3 ponds & creek - \$295,000.

#17-A - Family sized farm has 152 A w/80 tillable - 2 story barn w/52 stanchions 9 dry cow stalls & 2 box stalls, 2 in pipeline, B T, barn cleaner, lg mach shed & 3 silos w/unloaders - also good 9 rm home & 3 stall garage - \$165,000 - cattle & machinery avail.

#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.



AUCTION or BROKERAGE
CALL FOR THE ADVANTAGES OF EACH.
WITH 31 YEARS OF EXPERIENCE AS A
CAI AUCTIONEER & REALTOR,
I CAN HELP YOU MAKE THE PROPER DECISION.
A VISIT TO EXPLAIN WILL COST YOU NOTHING.

Blair Co. (MORRISON'S COVE) Modern Dairy farm with computerized feed grinding/mixing system 8 feed bins with all feed piped to bins for different formula's. There are 92 acres with silos, manure slurry, bunk feeder, 42 cows on 2" ss Pipeline, bulk milk tank and young stock growing facilities plus a real nice 4 bedroom house This farm can be purchased with 12 acres and all buildings at a lesser price or buy it all for \$575,000.00. Let me show you this one and let's work out the price and financing For 1st time farm buyers I can work out a beautiful package

Same area I have up to a 10 acres with a nice modern dairy barn and brick house This one is priced right. You can farm without buying a lot of equipment Spend your time making milk and let someone else do the crop growing Several feed Co's close by & custom farmers for supplying your feed Call now with rather quick possession

Want a large operation. Call me for all the private details 288 acres + This would be great for a large family operation or you could feed cattle or maybe split it up You be the judge. Level land and limestone soils

Snyder Co. I still have his great opportunity for a first time farm buyer 169 acres or just 120. You decide how big you want to start up This one is ready for your serious consideration

Union Co. 31 acres vacant land with stream In "Clean & Green" so build your farmette or horse farm, or build your poultry houses as you want them Price Reduced for quick settlement

Still have many needs but listings are coming in so call for some that aren't listed here
Many good opportunities still available

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: farmlady@lamnauct.com

BEAUTIFUL FINGER LAKES AREA SOUTHERN TIER PROPERTIES



20 ROOM MANSION: 8 bdrms, 2 baths New kitchen Home is about 2/3 restored Fully restored carriage barn & wrought iron fence On 28 acres \$225,000 #3880

NEW LISTING: Unique contemporary log cabin on 14 +/- acres ready for horses Front deck w/hot tub overlooks 1+ acre stocked pond Elite newer kitchen, fireplace, master suite w/jacuzzi Can't be seen from road \$123,900 #3995

NEW LISTING: Newer Ranch w/every possible amenity 3 bdrms, 2 baths, 1/1, d/r, family room, kitchen w/lunch counter PLUS 12x36 - 4 season sun room, 13x17 soft tub room, 12x20 breezeway 3 bay attached garage w/office & heat, detached garage, shed, pavilion 12 RV sites plus tent sites Beautiful year round creek All on 11+/- acres in excellent location close to expressway \$165,000 #3985

NEW LISTING: Zoned comm/res, this 2 story home, detached garage, and barn borders State Route plus quiet town road Great spot for small business \$109,000. #3992

COMMERCIAL: 620' total road front on 2 streets in center of town Total of 15+/- acres w/well, septic nat gas Terms \$145,000 #3376

285+/- ACRES: Trout stream, pond Over 1/3 wooded Terms \$185,200. #3780

17.5+/- ACRES: Large building for imaginative business, 2 unit house in very good condition Panoramic views! Terms \$150,000 #3790

EXCLUSIVE RANCH: 3 bdrm, 3 bath w/every amenity, kitchen w/island, formal dining, spacious 1/1 Master suite w/jacuzzi. Finished lower level, inground pool, security system 24x44 garage. All on 14+/- scenic acres close to Corning. \$220,000 #3841

170+/- ACRES: 1925+/- macadam road front. Stream 30+/- ac Wooded, 2 springs \$93,500. #3901

MULTI-UNIT: 3 unit could easily be converted back to single. Open foyer & stairway, water softener. Newer furnace 1+ acre More acreage available Terms \$54,900 #3909

CLOSE TO STATE LAND: 2012 sq ft 2 story home could easily be 2 unit Large rooms, 200 amp elec Propane hwh, all appliances Corner lot is 75x118 for low taxes \$49,900 #3914

WORKING BUSINESS: Local working transfer station w/all equipment On 5+/- acres \$90,000 #3924

NEWER RANCH: 1792 sq. ft. w/3 bdrm, 2 bath, family room, enclosed porch Detached garage, Amish built 28x32 barn All on 5+/- acres You can steal this property for \$79,200. #3938

ATTENTION HUNTERS: 28+ acres, all wooded, filled w/wildlife \$20,000 #3943

58+/- ACRES: Level to rolling w/some wooded, some tillable On county route \$50,000. #3945

436+/- ACRES: 2.5+/- miles road frontage near Corning Part forest, creek, pond, large barn, machine shed Older house. \$240,000. #3949

* HOMES * FARMS * COMMERCIAL *
* ACREAGE/LOTS * RECREATIONAL PROPERTIES *
MAKTRA REAL ESTATE, INC.
4 West Steuben Street, Bath, New York 14810
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