

109 acres of prime level farmland, 101 acres tillable. Upper Dauphin County just west of Gratz in the Lykens Valley. \$3,844 per acre. Owner financing available. 7 to 8% agricultural easement but could be divided in half. Call Roy Shirk (717) 867-1119. Suburban Realty 717-867-4487.

MISSOURI
FREE Brochure of dairy farms and ranches.
Low taxes, long growing season.
417-469-2316
Baker Realty
Box 36
Willow Springs, MO 65793
http://www.bakerealty.com

Missouri Ozarks Mountain Splendor
Retreats & Ranches
Back Home Real Estate
Rt. 3, Box 251-D1
Ava, Missouri 65608
1-800-938-8800

SOUTHERN VIRGINIA FARMS FOR SALE AND LEASE
Freddie S. Smith
540/639-2262
after 8 pm

30+ AC
Woods & field, 2,800 ft. road frontage, large 40 ft. x 70 ft. hand pegged, timber frame bank barn and shed
\$118,900
Owner
570-943-2516

Wanted to Buy:
Farm home/ acreage
Centre County/ Penns Valley Area
Prefer woodlands and water
717-627-1861

230 Ac. Central WI, Clark Co. Loyal area dairy farm
Includes 61 tie stall barn, attach. 36x70 free stall heifer unit, (3) silos, 52x34 insulated shop, 50x104 pole shed, 20x60 grainary (needs work), nice 5BR farmhouse, 60 dairy cows plus young stock are avail. for purchase as well as complete line of machinery.
715-255-8465

NEW HORIZONS REAL ESTATE CO.
Need A Mortgage?
Alternatives to conventional, institutional mortgages. Private money allows flexibility in arranging first and second mortgages to fit individual situations. Call:
John Petuck - Broker
Licensed PA
Mortgage Broker
(814) 355-8500

NEW YORK STATE LIVINGSTON COUNTY
Dairy Farm 252 acres, 190 tillable, double 8 parlor, 100 freestall pole barn, 2 basement barns, shop, storage bldg., equipment bldg., 3 upright & one bunk silo, silage included. Beautiful center entrance, 4 bedroom Colonial home, owner retiring Asking \$550,000
OSWEGO COUNTY
200 acre blueberry, strawberry farm, irrigated, barn \$225,000 More land and 5 bedroom home available
Call **JIM NOONAN, Broker**
McKNIGHT-HOGAN & NOONAN REALTY INC.
1-800-836-9906 or eves-weekends 716-434-5088

ENDLESS MOUNTAIN REAL ESTATE COMPANY
570-659-5684 end@epix.net
TIOGA & BRADFORD COUNTIES
Tioga County: Pleasant setting for your new home, raising livestock, or just enjoying the country atmosphere, 44+/- acres, mostly pasture lands w/some tillable & wooded, 28x48 barn, NG/electric available, nice views \$67,000 (#853)
Tioga County: Motivated Sellers! Solid & spacious 2 story home in need of some updating, 2022 sq. ft. of living, 4BR, 1 bath, sun porch on 2nd floor, NG/FHA heat, over-sized 1 car det garage, 0.48 +/- acre, lots of potential! \$42,500 (#887)
Tioga County: Nice 6+/- acre building lot just waiting for your new home, mostly open fields, borders minimally traveled township road, perk/survey complete, State Lands nearby, additional acreage available, owner will consider financing, contact office for details \$14,500. (#898)
Visit us at: www.endlesstmrealestate.com

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
WILDLIFE GALORE! Small 2 bdrm camp on over 5 acres in private location. Perc approved. Nice recreational area. \$30,000. W308
VERY NICE 2 story home in boro limits but in country setting. Beautifully remodeled kitchen, 4-5 bdrms on 2+ acres, 1800+ sq. ft. of living space. 32x48 pole shed and stream. \$116,900. W085.
FULLY EQUIPPED and licensed 70 seat restaurant in quaint village in center of tourist mecca. Bed and Breakfast upstairs or owners living quarters situated on 2+ acres. Ample parking, coffee shop. Great opportunity. This fully operational Inn with restaurant is offered mostly furnished at only \$175,000. M002.
Relax on your wraparound deck and watch the pine trees grow. Newer 4 bdrm, 2.5 bath ranch enjoys a country setting with public water and sewer on 9+ acres. Take in the views of the hills and valley from anywhere on this property. \$74,900. E228.
Check out our web site www.koch-real-estate.com

CALL COLDWELL BANKER
CLINTON COUNTY
New Listing - Tylersville Area, 14 acre country residence with 7+/- acres tillable/orchard, 6 +/- acres wooded, and 2 acres site/stream area 4 BR home, bank barn, significant frontage on Fishing Creek \$179,900 View the detailed brochure on www.cbur.com

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
View our complete farm, farmette, rural acreage, woodland, and cabin lists and brochures at www.cbur.com
CALL TOLL FREE FOR DETAILED BROCHURES
ADDITIONAL FARMS, FARMETTES, VACANT LAND AND HUNTING LAND PARCELS AVAILABLE.
FREE LISTS.
COLDWELL BANKER UNIVERSITY REALTY
126 E Foster Ave., State College, PA 16801
800-669-4925 Toll Free

FARM FOR SALE
40 MILES NORTH OF SYRACUSE, NY
600 acres, grain or potato farm, irrigated and drained - \$400,000
200 ACRE FRUIT FARM
strawberries & blueberries, cold storage, small train, labor & housing - \$250,000
5 BEDROOM FARM HOUSE,
modernized - \$60,000
CALL FOR DETAILS
800-360-4991
Total Package Price - \$650,000

NORTHEAST PA LUZERNE COUNTY
88+/- fenced in acres of beautiful farmland with several barns, well and septic-----\$299,000
49+/- acres of mostly cleared land ideal for horses, subdivision or building-----\$149,999
95+/- wooded acres w/waterfall. Furnished cabin w/garage. For hunting/getaway-\$250,000
34+/- acres of wooded land-----\$69,000
12+/- acres. Great private building lot with a beautiful view of the mountains-----\$65,000
9.7 wooded acres where mobile homes are allowed-----\$24,000
4.20 acres with 300' road frontage in nice area to build your new home-----\$19,900
4.23 partially wooded acres, mostly flat in nice private area.-----\$19,900
Five Mountains REALTY
42 North Main Street, Shickshinny, PA 18655
Residential - Commercial - Land
570-542-2141 or 570-675-7363
or 1-800-241-2272

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


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
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 in 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.


WALK TO HILLS CREEK LAKE
35.026 surveyed acres in Charleston Twp. Currently mapped as 15 building lots. All have approved sewage sites for inground or pressure dose sewage systems. Electric, gas & phone avail. Borders state maintained paved road and township road. Private road thru property. Wellsboro Schools. \$119,000. M-1254.
LOG CABIN ON 72+ ACRES
1-1/2 story log cabin w/existing septic system, electric & propane. Lots of paved road frontage (originally 3 parcels). Located at intersection of French Hill & Bailey Creek Roads. Mostly wooded w/stream. \$97,900. M-1408


WHAT A BUY!
4.31 surveyed acres in Middlebury Township. Borders paved North Road. New inground septic system. New drilled well. Two storage buildings 24x24 & 32x100. Wellsboro Schools. Just \$36,500. M-1389.
VIEWS FOR MILES
In all directions from this Cape Cod built in 1997. 2000+ 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.
BEAUTIFUL WOODED SETTING
3 bdrm, 2 bath chalet. Customized features include oak kitchen cabinets, pine ceilings & 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.


MILLVILLE, PA
Facilities for over 100 cows - 95 acres with 65 level tillable. Currently farming over 300 acres. 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. Large, clean stream along boundary. Detailed video available. Call now for your showing.
MARTIC TWP., LANCASTER COUNTY
26 Beautiful open acres with a slight southern slope. No buildings. **\$5,200 per acre.**
Urgently Needed! New Farm Listings!
There are 365 "fear nots" in the Bible - one for each day!


MAHLON OBERHOLTZER AGENCY
Your Central PA Farm Broker For 20+ Yrs
Smoketown, PA 17576 (Lanc. Co.)
717-392-1177
Toll Free 877-293-9109

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

SOLD
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

SOLD
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 Cain 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** ealed farmhouse in excellent condition. Beautiful location & setting
BERKS CO. PENDING 75 acres, Mostly tillable, 5 acre beautiful farmland
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 Bu **SOLD** p, Strongtown area. 105 acres, 84 acres tillable, woodland No buildings.
Call Hiram Hershey Broker
Thomas Hershey Realtor Associate
HERSHEY FARM AGENCY, INC.
1-800-880-3831