

**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

**Your Key to Sullivan County**

**ROBIN FRIESTER REALTY** SALES APPRAISALS RENTALS  
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**Cabins, Land, Acreage, Farms.....**

**1.3 acres** at Beaver Lake **\$13,000**  
**Nordmont retreat.** Located along Muncy Creek **\$34,900**  
**All Season Cabin** bordering Elk Creek **\$49,900**  
**Unique** is the best way to describe this cabin. View, great room with glass and 2 acres **\$49,000**  
**36 Acres** in Cherry Twp **\$63,900 (mil)**  
**Built for year round living,** meant for enjoying! Cath ceilings views modern layout and newer construction **\$73,900 (McG)**  
**72 Acre Farm** Outbuildings, large free stall barn, silos views, tillable acres, woods and a 3 BR nice farm house overlooking a pond and long mountain range view **\$215,000**  
 email - rfrealty@epix.net Eagles Mere Village Complex www.robinrealty.com  
 Telephone (570) 525-3929 • Fax (570) 525-3591

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

**TIOGA COUNTY**

**W-1648** New construction for sale Adorable ranch, 2 bedroom, 2 bath, full basement with 2 car garage All on 3.41 wooded acres Don't hesitate Charleston Twp **\$134,900**  
**W-1642** Lovely ranch home with low maintenance on manicured lot just outside Wellsville Paved driveway, 100x125 lot, 2 car garage Home is in super condition featuring open floor plan 3 bedrooms and 2 full baths Charleston Twp **\$71,900**  
**W-1645** Secluded location not far from Wellsville Pine Creek and State Lands 1 car old ranch on 4.07 acres Features include full basement large master bedroom suite with whirlpool tub gas fire place and 3 bedrooms Won't last! Shippen Townships **\$164,900**  
**W-1644** Sound fixer upper on deep lot in Elkland 2 story, 3 bed room plenty of potential **\$22,500**  
**W-1647** Stone house for sale This unique single story features 2 stone fireplaces wood floors log interior walls, on secluded wooded 3.3 acres Delmar Twp **\$154,900**  
**W-1630** Beautiful 4 season vacation home or residence located in Slate Run with view of Pine Creek Totally remodeled looks and feels brand new 1/3 acre lot 3 bedroom 1 1/2 story cute home Brown Township **\$148,900**

**153 ACRE DAUPHIN COUNTY FARM**



This farm is ideally located at the base of a mountain range in Northern Dauphin County, (Lykens Valley), near Millersburg The buildings are set several hundred yards off the main road, creating that perfect Currier & Ives setting everyone dreams about with the mountain as a back drop. The buildings feature a very well maintained brick center hall farm house with 4 large bedrooms and a large country kitchen The out buildings consist of a 38x40 Bank Barn, 25x42 heated shop and 60x120 Morton pole building used for equipment storage The majority of 100 tillable acres is gently rolling productive farm land with approximately 12 acres of pasture and 41 acres of woodland This farm would be ideal for vegetable production with it's fertile crop land and abundant water supply for irrigation or it would make a perfect country estate, with it's beautiful setting and buildings

**NEW LISTING** **100 Acres ±**  
**Lykens Valley Farm**  
 adjoining golf course

Many Other Country Estates & Farms Available

**new pennsylvania realty, inc.**  
 Farms, Country Estates, and Historic Properties

Rt. 1, Box 123, New Ringgold, PA 17960  
**Perry Long**  
 570-386-5000 or 610-264-3025  
 1-800-569-5167  
 www.newpennrealty.com

**NORTHERN TIER REAL ESTATE**  
 114 Center Street • Troy, PA 16947  
 Phone: 570-297-2513  
 Fax: 570-297-2435


**BRADFORD/TIOGA COUNTY PROPERTIES**

**BUSINESS OPPORTUNITY \$150,000**  
 Turn key restaurant on busy highway Rte 14, just south of Canton Presently serving ice cream and hot/cold sandwiches Over 400 ft of road frontage, huge parking lot Large quantity of stainless restaurant equipment included Easy conversation to full time restaurant possible Clean, modern and ready to grow NT884

**FARM \$120,000**  
 A small dairy farm with 94 +/- acres of mostly level, tillable land 56 tie-stall barn with 1" stainless pipeline milking system & bulk tank Loafing shed, machinery shed & silos 3 BR fixer-upper house Owner anxious - take a look!! NT922

**CABIN RETREAT \$117,000**  
 A unique property with cabin in a remote north woods setting 10,000 Douglas Fir trees, subdivision potential, most furnishings and equipment stay Well & septic Perfect property for private person In clean & green NT910

**Chambersburg Area**



**TIME TO TRADE FARMS? 90 Ac farm w/Limestone** farmhouse dating to 1700's (sits back lane) Hagerstown limestone soils Road frontage & wooded area included Located in Franklin Co This may be the setting you've been looking for House has 5 bdrms. FP. & chestnut floors Bank barn, loafing barn, machine sheds, and garage included Call Wayne!

**"20 ACRE FARMETTE"** Sporting a new paint job 5 bedroom house w/2 barns & machine shops included 100 additional acres available with pond Call Wayne for details **\$259,000.** (10 min from Chambersburg)

**Wayne Berkstresser**  
 (717) 264-7080  
 800-383-4067  
 144 S Eighth St., Chbg

**REALTY EXECUTIVES**

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

**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

**NEW HOME UNDER CONSTRUCTION**  
 In Middlebury Twp. Lg kitchen/great room w/cathedral ceilings. Lg. bdrm w/lg walk-in closet & private bath on 1st floor, as well as 2nd lg bdrm. 2nd floor family room w/views. **\$129,900** w/o heating or flooring. **\$145,000** finished. M-1369

**BEAUTIFUL EAST SMITHFIELD HOME**  
 2000+ sq. ft., 2 story remodeled home. Great for large family or Bed & Breakfast. Up to 5 bdrms. Multiple baths Patio & deck. Attached garage/shop. Well landscaped. Call for details! Well priced at **\$118,000.** M-1385

**COUNTRY HOME ON 2 ACRES**  
 3 bdrm, 2 bath manufactures home on nicely landscaped 2 acre corner lot in Sullivan Township, 1404 sqft 2 bay detached garage. Appliances included Paved & gravel road frontage Minutes to Mansfield & Troy Immediate possession available **\$89,900.** M-1413

**RUTLAND TOWNSHIP LOG CABIN**  
 Bordering Bailey Creek Road. 10.03 acres of woods & fields w/stream thru back Existing septic system & electric Also borders Jackson Center A.K.A French Hill Road. Just **\$44,900.** M-1418

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

**REDUCED PRICE - BUSINESS OPPORTUNITY**  
 Unopened restaurant of 5,000+ sqft. overlooking Cowanesque Lake. Great layout for many uses. 3,500+ sqft Shell next door for motel rooms, home etc. Approx \$50,000 of new equipment included on 30+ surveyed acres Was \$275,000 now just **\$249,500.** Would easily convert to another business use or home w/fantastic view! M-1195

**TIOGA TOWNSHIP LAND**  
 8.23 surveyed acres off Mitchell Creek Road. Rolling property with great views of the valley. Gas, electric & phone available. Approved sewage site. Minimal restrictions. Just **\$23,900.** M-1396

**Ledyard, NY** - Modern commercial bldg w/showroom, office & shop Many possible uses **\$119,900**  
**Redfield, NY** - Ft Geronimo 4 season sports lodge & rustic cabins can accommodate 26 sportsmen **\$265,000**  
**Port Byron, NY** Country farm in Finger Lakes area 70 acres, several outbldgs, all in excellent condition **\$349,000**

**COLDWELL BANKER**  
**All Bridge Jim Pacholyk**  
 (315) 689-3926

**STILL AVAILABLE - MILLVILLE, PA**  
 95 Acre dairy farm, level river-bottom soil, 2 nice dwellings and stream, 100+ cows **\$410,000**

**MARTIC TWP.**  
 26 acres of good farm land **\$5,200 per acre**

*The best place to stop crime is in the high chair - not the electric chair*

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

**POSSON REALTY Auction Service**

787 Bates Wilson Road (607) 334-9727  
 Norwich, NY 13815 www.possonrealty.com

**NEW YORK FARMS**

**#1713** - New Listing! - Lewis County, owner retiring. 200 acres, high lime soil, modern 80 tie stall two story barn, 2" pipeline, 1000 gal tank Four bedroom home Note farm is located on dead-end road, very private with a beautiful view **Only \$250,000.**

**#1646** - Large Farm - Free stall barns with parlor 900 acres, 600 tillable Additional 750 acres leased 300 free stalls, double 8 parlor Other barns all in excellent condition Note recently new eight room home - cost **\$500,000.** A beautiful farm 1.7 million Cattle and machinery available

**#1707** - This Farm Must Be Sold! - Owner is asking **\$210,000** but will consider all offers 460 acres, 220 tillable. Large pasture Sixteen room home completely remodeled with an apartment 88 free stalls, double 5 parlor Buildings same side of road Sets back nice distance from road. This can be an exceptional buy.

Farms shown by appointment.  
 See us on the Web at [www.possonrealty.com](http://www.possonrealty.com) or ask for farm list.

**DEMERE REALTY**  
 171 N. Gardinier Rd.  
 Little Falls, NY 13365  
 Phone (315) 823-0288  
 George Demere, Broker www.demereerealty.com

**B126** - NEW LISTING - New 212 cow free stall with large beds with mattresses, 600 acres w/350 tillable - double-8 computerized parlor with auto take-offs, 3000 gal. B.T., several heifer barns - total capacity of 500 head - 2 V.G. 12 rm homes, 2 house trailers, 3 horse barns, 3 offices & shop - **\$1,050,000**

**#637** - NEW LISTING - 300 cow free stall operation w/850 A. w/525 A. tillable - 84x330 ft barn w/40x80 ft ell for 17 stall parlor, office, hospital, 2000 & 1500 gal B tanks - also 150 stall heifer, dry cow facility w/shop & lg. mach. shed - 100x90 & 140x50 ft bunk silos, 2 yr manure storage, 30x100 ft green house calf barn & shed for heifers to run in and out - 4 homes, 4 wells, 2 ponds, spring & river on property - **\$650,000** or buildings & 2 houses & 30 acres for **\$300,000**

**H-101** - Great hunting land - 82.5 A varies from heavily wooded slopes to tillable open land - 9 mi creek runs thru property - has 4700 ft of road frontage - **\$60,000**


**#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**

**#629** - 202 A. dairy/hobby farm w/135 tillable - 2 story barn w/70 cows on 2" pipeline w/10 units & 1000 gal. B.T. - 20x70 ft concrete silo w/unloader & 36x75 ft. bunk silo w/concrete floor - remodeled 9 rm. home w/pine kitchen & extra lg. L.R. - very quiet location w/yr. around creek - also ideal for sheep, beef or heifer operation - **\$175,000.**

**#630** - 355 A. dairy farm w/180 tillable - like-new 200x66 ft. one-story barn w/120 ties on 2" pipeline w/8 units overhead feeding system - lg. office/milk-house complex, lg. calf area, 6 box stalls, lg. manure bldg. for liquid manure system., 100x48' free stall heifer barn, 96x48' mach shed w/insulated shop area, 4 lg. silos w/unloaders- pave driveways for farm & home area - also V. good totally remodeled 8 rm. home - **\$480,000 REDUCED TO \$375,000.**

**COLDWELL BANKER** **793-YOST**  
**456-YOST \* 235-YOST**  
**From MD: 1-800-274-9678**

**BOB YOST**  
 HOMESALE SERVICES



*- Exquisite Equestrian Estate -*

This picturesque Mt. Vernon-style, estate offers 102 +/- acres, 4-6 bedrooms, 4 1/2 baths, and all the architectural drama you can imagine! Grounds boast superb views and seclusion with approximately 30 acres of fenced pastures, 50 acres tillable land, 20 acres woodland and 5 acres of lawn, gardens and ponds. This horse farm has several outbuildings including the original bank barn with 7 stalls and heated tack room. For those who demand only the best. Priced at \$994,900. MLS #2100784

Call Jim Powers or Joel Glatfelter