

York County, PA

190 acres M/L farm with productive soils. Enrolled in Clean and Green and Land Preservation. Three houses and two sets of farm buildings in need of repair. **\$625,000.** Private showings arranged with Tom Stein (717) 755-2501 - home

**Century 21
Heritage Realty
717/757-9487**

**HOMES FOR SALE
PERRY COUNTY**

11+ ACRES! With gorgeous view of mountains Excellent hunting and fishing nearby Qualifies for Clean and Green! Perc is for sandmound **\$43,500 Ad#10111**

1.3 ACRES WITH BUILDING AND MOBILE! Property formally used as restaurant No equipment remaining Could be converted to hunting retreat or home Rest rooms are currently in an adjacent building 2 bedroom mobile, rents for \$300 a month month to month **\$65,000 Ad#10161**

HIDDEN, PRIVATE AND MINUTES FROM HIGHWAY! Beautiful private wooded 7.5 acres that already has well and barn on it Standard septic permit as well! Located on a private dead end lane and yet close to highway for commuters Panoramic valley around, this could be your future estate! **\$84,900 Ad#10095**

LOG HOME IN THE WOODS! - 2 Bedroom, 2 bath cape cod style home Many kitchen cabinets and corian counter tops Large unfinished sunroom 30x12 Open floor plan Possible 3rd bedroom On 3.99 acres **\$139,900 Ad#7608**

MINI FARMETTE IN PORT TREVERTON! - 1986 log home with 1994 addition, all covered with vinyl siding Beamed ceilings, all wood tung and grove interior, very open Huge rooms, in-laws area, island stove and formica table, many cabinets 56x66 barn plus her out buildings All on 6.25 acres **\$265,000 Ad#7617**

**NEW BLOOMFIELD
717-582-8104**

**MARYSVILLE
717-957-3866**

For More Info, Visit Our Website www.jgr.com



**THE REAL ESTATERS
OF MANSFIELD**

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

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 areas. Improved driveway. 2 approved sewage sites. Travel trailer & approved privy. Town water avail. Was \$39,900, reduced to **\$34,900.** M-1108

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

SUGAR BRANCH LAKE PROPERTY

2 lot package bordering Township road behind lake. Lots #62 & #63 both qualify for privy permits. No other testing completed Utilities available. Access to multi-acre stocked lake for fishing/boating recreation. Just **\$12,900.**

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

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

VEWS 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. Mansfield Schools. As is **\$178,900.** Itemized finish for **\$189,900.** M-1390

TURNKEY BUSINESS

Operating restaurant in Millerton area. Seats up to 78 people Equipment included Apartment overhead. Frontage on Rt. 328. Priced to sell at just **\$96,900.** M-1407

GREAT PRICE-BORDERS STATE FOREST!

1.3 surveyed acres in Hamilton Twp, south of Blossburg, PA. All wooded in deer, bear & turkey country! Approved sewage site w/privy 1,000 gal. tank & top in place. \$8,900 cash or **\$9,900** w/\$1,900 down, bal 9% 4 yrs \$199.08 p/m. M-1006

DEVELOPMENT PROPERTY FOR SALE

79.38 acres Hartley Township, Union County, Pennsylvania, near Route 45 and the former Laurelton State Center, situated along Township Route 306. Partially borders PA State Game Lands. Previous owner was in the process of connecting this property to the Hartley Township Municipal Sewer. Several rental properties on site as well as four ponds. Excellent campground possibility. Cleared and wooded land. Transfer taxes to be shared; county, township and school taxes prorated on a fiscal basis. Asking price - \$400,000.00.

For an inspection, please call (570) 966-7404.

Priced to Sell \$400,000
For details Call **Mifflinburg Bank & Trust Co**
at (570) 966-7404



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

BRADFORD COUNTY PROPERTIES

FARM \$395,000

Outstanding dairy farm on 252+ acres Tillable land is mostly level with exceptional mountain views Includes a 2 story (84'x60') barn - 112 tie stalls, a 120'x40' calf barn and an excellent 130'x60' machinery building or shop Farmhouse is nicely remodeled and landscaped NT945

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

LAND \$43,500

A nice tract of land 52.67 acres, 40% wooded, views, good wildlife habitat, paved road, in Clean & Green Soil work in progress NT924

**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



• **FRANKLIN COUNTY** - Shannon Hill Farm, situated on 83+ scenic rolling acres, offers a large bank barn with wide center aisles, 6 box stalls, paddock/riding ring, heated tackroom with water, 2/3 acre pond, 15 acres of pasture adjacent to the barn, 62 tillable acres, 6 acres of wooded area and much more **\$329,000 (FL3371077PG)**



• **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 **\$425,000 (FL3281098PG)**



• **ADAMS COUNTY** - Lovely circa 1813 Stone home situated on 42 acres of productive rolling orchard ground Beautiful building site with fantastic views from ridge of orchard Property includes Barn and outbuildings **\$325,000 (210111GB)**



• **ADAMS COUNTY** - Fabulous Home on 16+ near Gettysburg. Designed to capture the beautiful setting and great views from all directions, this lovely home offers a pond and extensive upgrades throughout Only a short bike ride to the Battlefield and an easy commute to MD **\$324,900 (MLS#2102003GB)**

• **FRANKLIN COUNTY** - 100+ acres with Dairy & Crop set-up Freestall barn with 100'x100' under, conveyor, 67 stalls, Milkhouse and numerous other outbuildings **\$700,000. (FL3030373JR/CC)**

• **FRANKLIN COUNTY** - Price reduced!! Gentleman's Farm 48+ acres with stream **\$285,000 (FL3276010GW)**

• **ADAMS COUNTY** - 103-acre horse farm **\$1,300,000 (MLS#2007146PL)**

• **YORK COUNTY** - Horse Lovers Paradise on approximately 42+ **\$735,000. (MLS#2009011DS)**

For The Most Complete Information On Farms Available in The Southcentral PA Area (Adams, Franklin & Fulton Counties) "Talk to Paul"



Paul Gunder
Jack Gaughen Realtor ERA
1814 E Main Street, Waynesboro, PA
1 (800) 582-2534 ext. 116
www.homesdatabase.com/paulgunder
Member of PA Farm Bureau

**Missouri Ozarks
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Retreats & Ranches

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Rt. 3, Box 251-D1
Ava, Missouri 65608

1-800-938-8800

Finger Lakes Farms

200 cow freestall drive-thru feeding double-8 parlor, good 4BR home dairy of distinction.

100 cow freestall drive-thru feeding, 4 houses, large level fields.

320 acre crop farm 3 homes, large machinery storage large level fields.

970 acres, Honeoye soils exc stone-free level fields.

A good selection of other crop & dairy farms available

William Botcher Associate Broker
315/331-5868

Harris Wilcox Inc., Broker



RE/MAX

Performance Realty

800 Belvedere Street
Carlisle, Pennsylvania 17013
Office: (717) 245-2600 (800) 531-5456

100 ACRE FARM

4 Miles NE of Newville,
Cumberland Co., PA

5 BR Frame Farmhouse, Bank Barn with 20 Tie Stalls Extension, 16'x50' Silo With Unloader - 40' Bunk Feeder - 115' Wagon Shed with Ample Workshop - 15 Acre Meadow With Stream - 15 Acre Woodland. Prior Use Was Dairy.

Call Larry Bard • 717-243-1563



Blair County working dairy farm. 71 AC with 60 tillable. 30 tie stall w/2" line and an 800 gal. milk cooler. Presently intensive grazing, and has a stream through farm. Milk house, cooler & milking system new in 1991. 8 miles from Williamsburg, Pa. Call Dale at:

COLDWELL BANKER STOVER/SCLICK
814/224-2160

POSSON REALTY Auction Service



787 Bates Wilson Road
Norwich, NY 13815

(607) 334-9727
www.possionrealty.com

FARMS FOR SALE

#1595 - Owner is anxious to sell! Located in a prime farming area surrounded by beautiful farms. 200 acres, good alfalfa ground, two story dairy barn, 47 tie stalls. Recently new 4 bedroom 2-1/2 bath ranch home. Only **\$155,000.** Owner will consider offers. Cattle and machinery available.

#1556 - Very clean and neat. 200 free stalls 400 acres. Big machinery building, good 2 story home 5 bedrooms, excellent location. Owner is retiring and has reduced the price on this good farm was **\$325,000** now asking **\$300,000.** Would sell 300 acres and all buildings for **\$250,000** **WHAY A BUY!!!!**

#1709 - 1000 stall freestall operation. 1050 acres of land grows good alfalfa. And corn. Double 18 parlor, located near machinery dealers, hospitals, shopping, airport. Asking **2 Million.**

#1656 - 375 acre dairy farm. This farm is a must see. 119 stainless ties, 6 big calving pens, heifer barn for 60 head, big machinery building, heated shop, 4 bdrm home blacktop driveways, good location. Showplace farm. Asking **\$330,000.**

#1713 - New listing. 200 acre dairy farm. Very productive soils, grows excellent alfalfa. Modern 2 story dairy barn 80 ties, big mangers enclosed manure room, good 4 bdrm home. Dead end road location, gorgeous setting. Asking **\$250,000.**

Give Dick or David at Posson Realty a call, 607-334-9727

Posson Realty has been selling only farms for 35 years.

Ask for free list or visit us on the web.

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DEMERE RE REALTY

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



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#31-A - Dairy farm w/277 A. has 135 tillable & 85 pasture - lg. 2 story barn w/71 cows on 2" pipeline - 1250 gal. B.T. - heifers & calves housed in main dairy barn - 2 lg. mach sheds & three silos w/unloaders - good 7 B.R. 2 fam. home - well & 2 ponds - all bldgs. in good condition - **\$274,900**

#659 - Hobby farm with 5.5 acres - V.G. re-modeled home with 4 B.R.'s, new bath, attached 2 car garage - inclosed porch, deck - also 40x60 ft. horse barn & 30x60 ft. storage bldg. - 2 wells - **\$125,000**

#20 - 209 A. dairy or hobby farm w/125 tillable - lg. 2 story barn w/72 ties, pipeline, 2 B. Tanks, & heifer area - lg. pole barn, concrete & bunk silos - V.G. 8 room home & 3 car garage w/work shop, 2 wells, 2 ponds & spring - **\$195,000** Complete - or **\$145,000** w/112 acres.

B-311 - Dairy farm with 135 acres - 100 tillable - productive river bottom land with lg. fields. 80 cow free stall with flat barn parlor, 30x100 ft. mach. shed, heated shop, garage w/calf barn attached - EX. 8 rm. home w/4 B.R. & fireplace in den - **DAIRY OF DISTINCTION - \$275,000.**

#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.**