

WISCONSIN FARMS
 CHIPPEWA RIVER AREA, 200
 Acres, 230' Tillable, Organic,
 4 Bdrn. Home, Excellent Out-
 buildings. Over 5000 sq. ft.
 Offer.
ADVENTURE REALTY
 715-457-2460

JS11 - INVESTMENT OPPORTUNITY
 39+ acres commercial property w/restaurant and 100 site campgrounds w/elect, baths, mini golf, near hunting & fishing Great draw for hunters & campers Two mobile homes incl Located by the Tuscarora Mtns in Juniata County
JS4-Restaurant & Mobile home on one acre Juniata County \$139,000
 Contact Century 21 G&B Assoc., ask for Joyce 1-800-841-5573 x26

- **105 acres in Potter County.** Mostly wooded, many trails for snowmobiles and 4 wheelers. Perced for in-ground system. Also 2 traveler trailers a 20' and a 26'. Own a piece of Potter County. **\$89,000 R-268**
- **Log cabin in Tioga County.** Log cabin situated on 1.27 acres in Middlebury. 4 bedrooms, 2 baths, fireplace and full basement. Home needs some TLC. Call for further details **\$51,000 R-269**
- **Small farms 115 acres in Potter County.** Open/wooded, some tillable, small brook, barn and 2 bedroom farmhouse. All this sits on a township road for privacy. An enjoyable property for the entire family. **\$124,900. R-265**

Really Rural Real Estate
 135 W Main Street, Westfield, PA 16950 **814-367-2222**
www.reallyruralre.com

CENTRAL WISCONSIN DAIRY FARMS

160 ACRES, with good 210 ft 60 stall barn, TMR, 6 unit pipeline, liquid manure system, 4 BR, 1-1/4 bath, ranch style home **\$210,000**

80 ACRES, good loose housing barn plus 136 ft hog or heifer barn, 4 BR, 2 bath home, small creek **\$169,000**

183.9 ACRES, with like new modern 86 comfort stall barn, 5 unit pipeline, liquid manure system, 5 silos, good home **\$230,000**

116.22 ACRES, with 3 bedroom ranch home, 61 stall barn, bunk, liquid manure system, nice shop **\$185,000**

213.8 ACRES, remodeled 4 bedroom home, 48 stall plus 27 freestall barn with bunk, liquid manure system **\$180,000**

359 ACRE PARLOR DAIRY, with Stainless Double-6 Blue Diamond parallel parlor, 2000 gal bulk tank, 297 productive adjoining tillable acres Milking 110 cows Good 4-bedroom older home **Just \$429,000**

130 COW PARLOR DAIRY, 1500 gal bulk tank, 77.8 acres, additional acreage to rent, 4-bedroom home **\$295,000**

110 ACRE PARLOR DAIRY w/8 unit like new swing parlor, 110 acres, intensive grazing, quality 4-bedroom home **\$179,000**

200 ACRES, 60 cow stall barn, excellent land, nice 3 bedroom ranch home, near Marshfield **\$295,000**

SCHIFERL REALTY
 P.O. Box 423
 Abbotsford, WI 54405
 "Jim Schiferl has over 40 years experience in Central Wisconsin Farm Property Values."
CALL JIM AT 715-223-4068

Maryland-Pennsylvania Line



Magnificent stone and cedar home on 72 acres in New Freedom, PA. Original 1800's stone home & 32' x 60' addition offers 4600 sq. ft. of living space. Includes 4 stone fireplaces, indoor waterfall, wormy chestnut kit., and a 70' x 40' barn with horse stalls and hayloft. The amenities are endless. Deer Creek runs through the partially fenced pasture.

Deb Lowry, Assoc. Broker, ABR
 Ginny Edwards, GRI, CRS, ABR
 Office: 717-235-3815
 Ext. 106 or 143
 Email: dlowry@cbby.com
 Home: Deb (717) 741-3458
 Equal Housing Opportunity

COLDWELL BANKER
BOB YOST
 HOMESALE SERVICES
 Each Office Is Independently Owned And Operated.

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

#34 - NEW LISTING - Free stall dairy farm w/500 A - has 300 tillable - 180 cow free stall barn - updated Surge double-six parlor w/auto take-offs - 1500 gal. B.T. - assortment of heifer & calf barns & mach. sheds - 2 lg. silos w/unloaders - two 200x35 ft. bunk silos - 19x62 ft. Harvestore manure storage - remodeled 6 rm. home - 2nd newly remodeled home avail - \$440,000 - cows & mach. avail.

#416 - Nice hobby farm on quiet rd. 70 acres w/64 tillable & 5 woods. Good 8 room colonial style home w/new kitchen. A 40x100 ft. 2 story barn, two silos - lots of water - 2 wells and several springs - \$105,000


H203 - SHOW PLACE - A FARM ANYONE WOULD BE PROUD TO OWN! - 147 A. farm with 100 tillable - 74 lg. tie stalls with mattresses - also 36 heifer ties - all bldgs. in EX. condition - 2 Harvestores w/unloaders, 20x60 & 14x40 ft concrete silos, TMR mixer in lg. feed rm., 40x80 ft. mach. shed, 2 stall garage & lots of good land avail to rent - also beautiful 5 B.R. ranch-style home - \$280,000

B121 - Dairy farm w/61 A. & 70 cow free-stall, double-4 parlor, two 600 gal B Tanks - lg 9 rm home in good condit - could be 2 fam - \$125,000 - more land 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. Slurrystore - 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.

#415 - Lg FREE STALL OPERATION FOR 300 COWS - Updated double-six parlor - drive thru feeding, hospital & freshening area, lg office, 3 yr old 100 free stall heifer barn, calf barn, 3 lg bunk silos, 23,000 gal water storage - also creek, spring, well& pond - VG 5 B R, 2 bath home - owner willing to provide feed for operation - \$600,000 - OWNER FINANCING


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 (2101111GB)**

Koch Homestead Realty

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**

W221 - Good 1+ acre building lot w/commercial possibilities! Site of old business that was destroyed by fire, has a 12x65 mobile home on it currently rented for \$150/mo for extra income Lot has 2 septs and 2 wells. Liquor license included **\$62,000. #110298**

W004 - LOOKING FOR COMMERCIAL POTENTIAL/HOME. Big home in expanding section of town. Great location with Rt 6 frontage - great business opportunity! Call today for details! **\$139,900. #103761**

E220 - ALL SET UP and ready! Two bedroom 1995 mobile home on five acres with in-town convenience of public water and sewer, yet out-of-town location **\$43,000. #110231**

OPPORUNITY OF A LIFETIME on Pine Creek - Fully equipped operating restaurant w/liquor license Seating for approx 100 Separate house with pond on this 6+ acre property All this for **\$570,000.**

Check out our web site www.koch-real-estate.com

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

VIEWS FOR MILES
 In all directions from this Cape Cod built in 1997 2,000+ sq ft 3 bdrm 2-1/2 bath home over full basmt 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

HOME OR CAMP SITE
 Nice tract of rolling land in Hamilton Twp near Mori 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**

REDUCED PRICE - BUSINESS OPPORTUNITY
 Unopened restaurant of 5,000+ sq ft overlooking Cowanesque Lake Great layout for many uses 3,500+ sq ft 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

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**

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**

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**

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, bale 9% 4 yrs \$199.08/p/m M-1006

CENTRAL PENNSYLVANIA RURAL PROPERTIES
CENTRE COUNTY

NITTANY VALLEY - Rt 64, 12.4 acres tillable land. Great home site **\$132,500**

BRUSH VALLEY - 5 acres w/dwelling, large garage, pool and storage shed **\$215,000**

PINE GROVE MILLS AREA - 17 acres **SALE PENDING** ure pond, woods adjoin state land **\$235,000**

POT MATILDA - 10 acres - Open level land, perked Clean & Green **\$69,500**

PA FURNACE AREA - 198 acres - 95 tillable and balance wooded adjoins state lands **\$745,000.**

FILLMORE AREA - 4 miles from PSU - 5 parcels - 10 to 16 acres Great country living sites Clean & Green. **\$119,000 to \$169,000**

JULIAN - 10 acres in clean & green with dwelling **\$175,000**

SNOW SHOE - 130 acres wooded land with stream & pond **\$70,000**

TUSSEYVILLE - Farmette, 19.5 acres, dwelling, barn, sheds, good cropland and pasture Excellent condition! **Reduced \$335,000**

POTTER TWP. - 16 acres - pasture, some wetland, pole barn **\$85,000**

PLEASANT GAP - CENTRE HALL AREA - 10.48 acres open - some wooded, perked, great views **\$99,000.**

POTTER TWP. - 232 acres, can be subdivided into small tracts Ex farmland **MILESBUURG AREA - 35 Acres, Large Contemp Home, Barn, Stream, Open Land** **\$445,000.**

BLACK MOSHANNON STATE PARK - Residential building lots. 1.5 to 2.5 acres, From **\$37,900.** Walk to lake and beach

FILMORE ROAD - 44 wonderful acres, zoned for single family home or duplexes.

CENTRE HALL MOUNTAIN - only 1 lot left, 10 acres, wooded and open with great views **\$85,000.**

CLEARFIELD COUNTY

117 ACRES - Mostly wooded Some tillable and pasture land 3-bedroom ranch **\$215,000.**

13 ACRES OPEN LAND. \$34,900.

7.59 ACRES WITH LARGE Dwelling, 4600 sq ft Open Land. \$154,900.

HUNTINGDON COUNTY

LAND - 70+/- acres open land, pasture, stream, 4 implement sheds & shop **\$210,000**

OTHER LAND PARCELS AVAILABLE. CALL OR WRITE FOR A FREE LIST.

WANTED: Rural land and farms. Have buyers, will list.

Farm and Land Division
 Fred Strouse (814) 234-4000
 Mel Rockey (814) 466-6688
 George Demchak (814) 625-9151
 Tim Lake (814) 364-1327

KISSINGER BIGATEL & BROWER
 Realtors

2300 South Atherton State College, PA 16801
 800-876-3395
 (814) 234-4000
 Fax 814-234-1332
 e-mail realty@kbb.com
 web site www.1kbb.com

The Professionals In Farm Real Estate Service

ADAMS COUNTY - Fabulous Home on 16+ near Gettysburg. Designed to capture the beautiful setting and great views from all direction, 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 feeder, 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"

JACK GAUGHEN
 REALTOR
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