

Northumberland Co./Acreage Only
(Broker Owned)

- 116 acres, 68 tillable, balance wooded, spring water, 4,000 ft. road frontage, Amish neighbor.....\$189,000
- 83 acres, private trac, approx. 30-40 tillable, balance wooded, good stream.....\$200,000
- 75 acres, 70 tillable.....\$225,000
- 177 acres, 75 tillable, balance wooded...\$369,000
- 39 acres, 12 tillable, balance wooded.....\$89,000
- 36 acres, 10 tillable, balance wooded.....\$79,000
- 34 acres, 30 tillable.....\$79,000
- 15 acres, open.....\$49,000

PETER B. CORTELYOU

Real Estate Herndon, PA 17830
Peter B. Cortelyou, Broker
570-425-9177 Fax 570-425-2305



YOUR OWN MINI ESTATE!

Over 20 acres (including a 3 hole golf course) surrounded by state game lands and a trout stream. Two story home with basement apartment, 6 bedrooms, 5 garages and so much more to see. Country setting in Snyder County near Beavertown.

Call Jack today at 570 743-1090 for a private showing

\$234,000

LEHIGH COUNTY



Kempton area, Lynn Twp, 47 acres, mostly tillable, restored log & stone house, 3 bedroom, 1 bath, large bank barn & other buildings, outbuildings in excellent condition, buildings may also be purchased with less acreage

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

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 **Price Reduced!**

BRADFORD COUNTY Wvsox - Towanda Area 165 acres, 120 tillable, 5 bdr **PENDING** broom tenant house, 60 tie stall dairy barn with heifer shed, 3 silos, many other buildings, price reduced

CHESTER **SOLD** West Cain Township, 45 59 acres, no buildings, good farmland, possible subdivision

BERKS COUNTY Kempton area, 75 acres, 50 tillable, 5 acres woodland No buildings, beautiful **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, 124 acres, 65 tillable, 50 acres rolling ground in a high state of cultivation No buildings **SOLD**

BERKS **SOLD** 66 acres, zoned industrial/commercial **SOLD** before it was listed

Call Hiram Hershey, Broker
Thomas Hershey, Realtor Associate
HERSHEY FARM AGENCY, INC.
1-800-880-3831

Lucas Co. IA - 320-ac. grain farm. 279.6 ac. - till. Nice 3 bdrm ranch home w/full basement, 2 car garage. 10000 bu storage, 8 ac pond, extensive terraces. Very nice! Cheap at **\$1350.00/ac.**

Lucas Co. IA - 238 ac. CRP farm. 200.6 ac. in CRP at \$75.94 till 2009 44'x99' Morton shed, new pond Best returning farm we have! **\$845.00/ac.**

Wayne Co. IA - 200 ac Sportsman's farm 90.1 ac in CRP at \$70 00/ac till 2007. Majestic Oaks with lots of wildlife A special unit! **\$750/ac.**

Wayne Co. IA - 118 ac grain farm 105.9 ac tillable. Very good soils. Great value at **\$1,095/ac.**

Lucas Co. IA - 80 ac grain farm. 65 7 ac tillable **\$840.00/ac.**

Lucas Co. IA - 109 ac mini farm. 58.4 ac tillable. Balance pasture. Older home, solid barn, 20'x40' Morton Bldg Great place to start or retire. **\$1,095/ac.**

Lucas Co. IA - 505 ac cattle farm A true showplace with 1 mile Hwy frontage Nice set of bldgs., including nice home, lg. barn, lg machine shed, 150' fenceline bunk, 30000 bu storage, several ponds Priced to move quickly at **\$1,063/ac.**

Wayne Co. IA - 354 ac combination farm 204 3 ac tillable 95.5 ac in CRP to 2005 **\$595.00/ac.**

Wayne Co. IA - 181.9 ac CRP/pasture 84 3 ac in CRP 4 ponds Nice investment. **\$695.00/ac.**

Decatur Co. IA - 919 ac combination farm 221.4 ac. tillable. Balance pasture and nice timber. Modest set of bldgs. This one works well! **\$675.00/ac.**

Lucas Co. IA - 40 ac with 2 bdrm, ranch style home Full basement. **\$94,900.**

Lucas Co. IA - 199 ac pasture/grain farm **\$695.00/ac.** Only 1/4 mile from above farm

Lucas Co. IA - Approx. 12 ac w/3 bedroom ranch home. 500 hd hog finishing unit, 500 hd nursery, 32000 bu grain storage, machine shed This unit has received exceptional care. Lots of potential w/adjacent cropland available for lease Great base unit for **\$179,900.**

KENT FARM MANAGEMENT & REAL ESTATE

923 Braden, Chariton, IA 50049

Dan E. Kent, Broker

Days - 641-774-8676 Eves - 641-766-6160

Review these units and other farms on

www.lucasco.net/kentfarm

THE REAL ESTATERS OF MANSFIELD

1671 S. Main St., Mansfield, PA 16933
(570) 662-2138 • Evening (570) 662-2363

realmans@youu-net.com

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 sit. Minimal restrictions. Minutes to Mansfield, Wellsboro, Corning & Elmira. Just **\$23,900!** M-1396

6 UNIT INCOME PROPERTY

2 commercial units & 4 residential units in a 2-story building on Main Street, Blossburg, PA. Most of buidng nicely remodeled. Residential appliances included. Currently grossing **\$22,500** p/y. Just **\$112,000.** M-1473

OGDENSBURG AREA LAND

1.75 acres w/approved sewage site for privy or pressure dose sandmound. Just a few hundred feet to State Forest land in 2 directions **\$9,400** cash or **\$9,900** w/\$2,900 down, bal. 10% 3 yr. amort **\$225 87** p/m. M-1030.

COVINGTON TOWNSHIP CAMP

15 7+ surveyed acres with 1 story frame camp on piers. All wooded setting wired for generator supplied elec &/or plumbed to provide propane fired lights & cooking. Association maintained road (\$72 p/y). M-1446 Asking **\$39,900**

MUST SELL SITUATION

Motivated seller has new two story 3 bdrm. 2 bath home on 1.27 ac as inventory and must sell immediately. 1 car garage, full bsmt., front & rear porches Master bdrm. suites. Reduced to **\$123,900** as is or finished for **\$134,900.** Immediate response to all offers. Middlebury Twp. Wellsboro Schools M-1369

CAMP ON 11.59 ACRES

Frame 1-1/2 story camp in Rutland Twp w/loft & deck. All wooded & surveyed 11.595 acre tract bordering Painter Run Road & private 50 ft. joint-use right-of-way. Approved sewage site Elec nearby, buried phone on-site. Just **\$44,900.** M-1470

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

LOOK AT THIS PROPERTY!!

Fantastic business location now & in the future. Current Rt. 15 & Rt. 328 intersection area w/schools, factory & other traffic producing businesses in area. Garage space, shop bays, office & showroom available. **\$89,900, M-1425.** Itemized garage equip. an additional **\$9,500.** *Home is NOT included but available.

Kenneth H. Greider, Realtor
FARMS FOR SALE

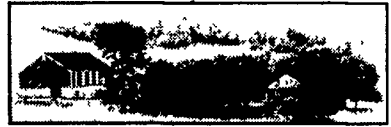


Huntingdon Co. - 310 acre one of a kind farm with 200 tillable acres Acres of beautiful mountain ground and fenced pastures Good quality soils with excellent hunting and peace and quiet Main home built in 1929 by fine craftsmen with beautiful wood floors and trim pocket doors, laundry chute to basement, butler's pantry and entry to dining room, stained glass windows and two fireplaces 1900 sq ft with four bedrooms and 1 1/2 baths This home has unlimited potential and is in fair-good condition Second home is a frame two story in good condition with three bedrooms and 1 1/2 baths 50'x90 two story bank barn with 36 tie stalls pipeline milking system and loose housing 44 x50 lean to with 21 free stalls and equip storage area 20'x60' concrete silo with unloader feeds into an 80 covered bunk with 40 headlocks Milking equipment includes units and 750 gallon bulk tank - all go with farm Barns in fair - good condition and milked in three years ago This scenic farm has frontage on Rt. 22 two miles west of Water Street 40 minutes to State College 25 minutes to Raystown Lake and Altoona This farm is perfect for a quiet country residence and dairy/livestock expansion **\$835,000**

Cumberland Co. - 140± acres bare land with 102 tillable acres adjacent to 2,500 acres of State Game Lands Perfect for a country residence to enjoy the wildlife of your own new farm buildings Located three miles North of Newburg Tillable land lays nice for farming **\$350,000**



Franklin Co. - 180 Acre Dairy Farm with 120 tillable acres Limestone soil with seven bedroom two bath brick home in good condition, 3780 sq ft 50'x70 Bank barn in poor condition 48 x120 single story 86 stall free stall barn with 40'x80' double four parlor with holding area Dairy milked in three years ago and facilities ft equip in fair condition Partially covered 100 feed bunk 300 000 gallon earthen manure storage Three earthen sided concrete bottom trench silos All parlor equip goes with including take-offs, unit, pumps and 2000 gallon bulk tank Four miles north of Shippensburg Land lays nice for farming With a little work you could milk your cows here **\$555,000**



Are you looking for large acreage in a good farming area? Here it is.

- 500±/- acres with 350 tillable acres Fenced pastures One good two story house and one in fair condition One bank barn set up for a 50 cow tie stall herd Large equipment shed One bank barn set up for efficient heifer raising All tillable land is in excellent condition 12 miles south of Somerset Close to all farm services More tillable land available Perfect for dairy or beef expansion **\$970,000**

- These three farms touch each other to provide 515 tillable acres -

- 180±/- acres with 100 tillable bare land Stream frontage - Tillable land is in excellent condition Perfect location for home or farm buildings **\$305 000**



- 124±/- acre general farm with 65 tillable acres Fenced pastures 1 400 square foot four bedroom, one and one-half bath frame, two story farmhouse in fair to good condition with aluminum siding and replacement windows 50 x80 two story bank barn in good condition two 12'x50' concrete silos in fair condition 56 x64 pole storage building / shop in good condition with coal furnace This property is adjacent to the 500 acre farm listed above and fronts a quiet Township road this farm is perfect for a quiet country part time farm or as additional acreage for a larger operation combined with the two farms above **\$285,000**

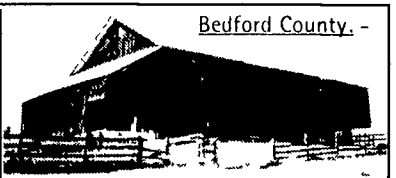
Where else in PA could you find this many acres in a farmer friendly area?



- 40±/- acre dairy farm ready for your cows and family 25 tillable acres 1,300 sq ft three year old ranch home in perfect condition Three bedrooms two baths and a full basement 44 x224 dairy complex set up for Jerseys with 60 tie stalls under the pipeline 26 additional tie stalls could be tied into pipeline system A good gutter cleaner runs behind all 86 stalls dumping into a gravity flow, earthen manure storage There is an additional loose housing area and a 20'x70' concrete silo with unloader Dairy equip goes with farm and includes a good 1,250 gallon bulk tank 46'x56' shop/storage shed Dairy buildings are in fair/good condition This set up was milked in one year ago Local farm ground is available to rent Price **\$255,000** Eight miles south of Somerset

Do you want to move right in and start milking cows?

- 300 acre dairy farm with 210 tillable acres 5 bedroom 2 bath brick two story home in fair-good condition 120 cow free stall barn with underground manure storage 60 stalls in good shape, with another 60 onsite ready for installation Double six parlor All facilities in working condition Large two story bank barn Two concrete 24'x70' silos, one 20'x70' sealed silo 20 x90' concrete bottom trench Farm goes with all feed inventories, TMR mixer, milking equipment, 83 acres of planted corn and 20 acres of planted oats and 107 acres of established hay Tillable land in excellent condition Last year this farmer averaged well over 20 tons of corn silage per acre **\$650,000**



- 326±/- Acres, 110 acres tillable, 140 acres fenced pasture 70 acres wooded More could be farmed 2,700 sq ft mid 1800's brick farm house 40'x90 equip storage with heated 25 x40' shop 46'x105' barn All in very good condition Excellent location for dairy/livestock expansion 13 miles west of Bedford **\$505,000**

Adams County:



- 11 Acres with 10,900 bird heavy hen turkey complex on contract with Pilgrim's Pride Built in 1995 With 40'x60' machinery shed and 40'x40 heated shop No dwelling in excellent condition Near Fairfield **\$355,000**

- 32 Acres bare land, partially wooded Perfect for home site and farmette Near Orrtanna **\$162,500**

- 13 Acres bare land now used as a cherry orchard Beautiful setting Near Orrtanna **\$105,900**

Lancaster County:
A picture perfect farm! 73 Acres near Elizabethtown 68 tillable acres 3 100 sq ft two story stone home built in 1799, in perfect restored condition 1 300 sq ft tenant house in excellent condition 300 sow farrow to finish hog complex currently used for contract finishing 60,000 bu grain storage with dryer truck scales feed mill and feed transfer system Two large equipment sheds and bank barn One of a kind farm, well cared for **\$1,150 000**



John Mattilio (717) 464-8930
Farm Real Estate Sales Professional.
Knowledge + Service + Integrity = Performance