

**FARM SALES ARE STRONG  
I NEED MORE INVENTORY**

**FULTON TWP.  
SOUTHERN LANCASTER COUNTY**

(call for showings)

**RARE FIND!**

**113 Acre Gentleman's Estate**

5,000 sq ft stone home, restored, new mechanicals - air, heat, ele., 4-car garage, 70x140 shed, pond, stream, view of river



Call Ken Rutt - a life long farmer and real estate investor who can assist you in any sale or purchase of real estate. Creative tax and financial arrangements, low farm mortgage rates. Serving Southeast PA The Best Can Often Cost Less

Office 717-786-1300 Cell Phone 940-9025



**HOMESALE SERVICES GROUP**  
P.O. Box 306, Quarryville, PA 17566  
E-Mail: RuttK@EPIX.Net

**CENTRAL PENNSYLVANIA  
FARMS, FARMETTES, LAND  
AND CABINS**

Our Farm and Land Division currently has many farms, farmettes, land parcels, and cabins available in central Pennsylvania. We would be happy to send you a free farm and farmette list and/or rural land and cabin list.

**See the July 28<sup>th</sup> or June 30<sup>th</sup>  
issues for a complete farm  
and farmette inventory.**

**Farm and Land Division**

- Fred Strouse (814) 364-1705
- Mel Rocky (814) 466-6688
- George Demchak (814) 625-9151
- Tim Lake (814) 364-1327



**2300 South Atherton  
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**MISSOURI**  
FREE Brochure of  
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Low taxes, long  
growing season  
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**Home For Sale**  
Lancaster Co., PA  
**Beautiful Country Setting.**  
Four Bedrooms, Four Bath,  
Kitchen, Dining Room,  
Large Living Room,  
Utility Room, Family Room,  
w/a Fireplace, Bar,  
2-Car Garage, CA, 2 1/2 Acres.  
Other Buildings,  
30 Ft. x 80 Ft. w/3 Stables  
**Days 717-471-3942**  
**Nite 717-665-3561**

**Kenneth H. Greider, Realtor FARMS FOR SALE**



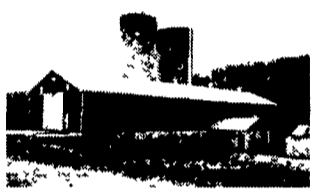
**Mifflin County:**



Beautiful Operating dairy farm back a long lane 104 acres, 90 tillable Class 2 & 3 soils. Two story bank barn with 35 tie stalls & stable cleaner. Pipeline over 20 stalls. Owners are now milking 160 cows here with eight units with take offs. 36'x100', 66 cow free stall barn with special needs area. 14'x65' and 20'x65' concrete silos, 20'x90' Harvestore & 20'x30' Harvestore for HMSC. All good unloaders 19'x62' Slurrystore. 70' covered feed bunk with stationary TMR mixer. All free stall milking cows fed by conveyors at bunk. 36'x95' six bay Virginia style heifer barn with own manure storage. 41 free stall, dry cow complex of moveable units. Large three sided machinery storage, enclosed shop, and additional 40'x65' heifer facility. 1,500 sq ft four bedroom, one bath frame home in good condition. This farm is in very good working condition, and goes with all inventories, milking equipment and bulk tanks. Near McVeytown **\$500,000.**



**Stagecoach Inn Farm**



Operating dairy farm along Rt. 522 just west of McVeytown 305 acres, 200 tillable mostly Hagerstown soils, class 2 & 3. Two story 36'x155' bank barn with clear span upstairs storage with concrete floor. 60 tie stalls and pipeline. Stable cleaner behind all stalls with gravity flow manure drop into an earthen lagoon. 58'x60' free stall barn with 30 sand bedded free stalls and covered bank. Cows now being milked with six units. 16'x50', 20'x80' and 24'x80' concrete forage silos with good unloaders, 1,100 square foot frame home with three bedrooms and one bath, with full basement. All these improvements are in good condition. 3,648 sq ft stone two story home with new windows. This home has been gutted & is ready for remodeling. It is structurally sound and will make a beautiful, historic home in the right hands. Has original wide plank doors, with full attic and full basement. This farm is being sold with all feed inventories and milking equipment including units and bulk tank. This unique property has 80+ acres of woods and stream with a substantial amount of marketable timber and thousands of feet of road frontage along Rt. 522 and township roads. Owners will subdivide **\$700,000**



**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**

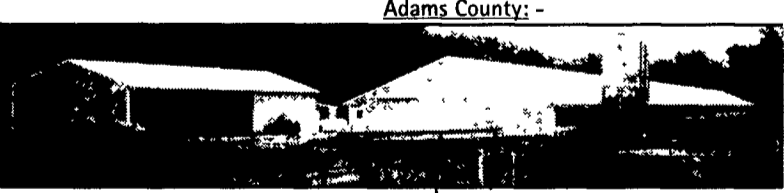


**Franklin Co.**



180 Acre Dairy Farm with 120 tillable acres. Good soil. With seven bedroom, two bath brick home with 3780 sq ft of living space in good condition. Bank barn in poor condition. 48'x120 single story, 86 stall free stall barn with 40'x80' double four parlor with loading area. Dairy milked in three years ago and facilities & 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**

**UNDER AGREEMENT**



**Adams County:**

- A 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**
- B • 32 Acres bare land, partially wooded. Perfect for home site and farmette. Near Orrtanna **\$162,500**
- C • 13 Acres bare land now used as a cherry orchard. Beautiful setting. Near Orrtanna **\$105,900**
- D • 16 Acres with 1,700 sq ft frame rancher with four bedrooms, two bathrooms. Detached two car garage. Good condition with stream and woods, great hunting **\$250,000** Near Fairfield
- E • 20 Acre wooded lot with stream and approved perk. Great hunting, adjoins D above **(\$110,000)**
- F • 12 Acre lot with woods and open land. Great location, approved perk, near Orrtanna **(\$105,000)**
- G • 14 Acre lot with woods, some open land and a stream. Approved perk. Beautiful farmette location near Orrtanna **\$120,000**



**Bedford County:**



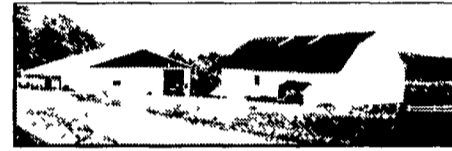
326+/- Acres, 110 acres tillable, 140 acres fenced pasture, 70 acres wooded. More could be farmed. 2,700 sq ft mid 1800's brick farm house. 40'x90' equip storage, with heated 25'x40' shop. 46'x105' bank barn. All in very good condition. Excellent location for dairy/livestock expansion. 13 miles west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



**Somerset County:**



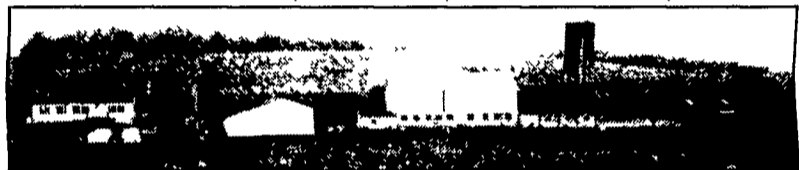
- Are you looking for large acreage in a good farming area? Here it is.
- A • 500+/- acres with 350 tillable acres. Fenced pastures. One good two story house and one in fair condition. One bank barn set up for a 50 cow tie stall herd. Large equipment shed. One bank barn set up for efficient heifer raising. 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. Seller will sub-divide **\$970,000**
- B • 180+/- acres of bare land with 100 tillable acres. Stream frontage - Tillable land is in excellent condition. Perfect location for home or farm buildings **\$305,000**



- C • 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**

Farms A, B & C Touch Each Other To Provide 515 Tillable Acres

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



- D • 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. 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



want to move right in and start milking cows?

Do you

- E • 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. Located 14 miles South of Somerset **\$650,000**



Great contract cash flow from turkeys and hogs. Well maintained 62+/- acre farm with 40 tillable acres. Has three unit, two stage turkey complex with 25,500 bird, light hen starting capacity. On contract with Pilgrim's Pride. All equipment and holdings in good condition with one new 50'x480' finisher built in 1995. Includes another 70'x350' finisher, one 70'x350' brooder and compost building. This farm also has two 2100 head capacity feeder to finish hog barns built in 1998. There are two room barns with 6 deep manure pits under the pigs. Both on contract with Purina Mills. These two finishers are in like new condition. Also included is a 30'x62' shop and 32'x62' three sided equipment storage area. There is a four bedroom, one bath, 1,600 sq ft frame house in fair condition. This farm is a great opportunity for an investor or operator **\$1,400,000**

**Lancaster County:**

- A. 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**
- B. Beautiful location near Maytown. 44 acres with 42 tillable acres. Two older farm outbuildings. Ready for your new home and barn. Excellent soils **\$330,000**

**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 and your own new farm buildings. Located three miles North of Newburg. Tillable land lays nice for farming **\$350,000**

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

