500 ACRE STREAMSIDE FARM with 255 acres tillable and great, big woodlot. Extra long frontage on East Canada Creek includes the "happy hole", a 100 foot rock bottom swimming hole. Excellent trout fishing. Large white Colonial home with hot water heat and 2 full baths. 85x150 barn has 114 stalls with double 6 parlot. Would make nice beef farm, \$260,000 or with 200 acres & buildings \$160,000

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199 Ac. S. Jefferson Co. **NY Dairy Farm**

66 tie stall barn w/30x100 heifer barn, 3 silos. machinery shed & shop, trout stream running thru property.

Excellent fishing & hunting.

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Northumberland Co./Acreage Only

\$189,000

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(Broker Owned)
Century old home in good repair, overlooking Susquehanna river, on almost 2 acres Rent Option Possible.

116 acres, 68 tillable, balance wooded, spring water, 4,000 ft road frontage, Amish neighbor

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

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76 ACRE FARM IN A LOVELY COUNTRY

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through property Ideal for farming, horses, cattle and

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acres with a well maintained 2 bedroom mobile on it.

14 ACRES... Great views in a nice country location. Very nice building site Priced at \$51,000. Call for all

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Wooded and clear. Enjoy the varied wildlife.

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Approx. 482 wooded acres w/4500SF road frontage on 2 twp roads. Approx 420 acres heavily wooded close to Safe Harbour & Susquehanna River in Southern York County. Buyer can subdivide into 10 lots. Red Lion Schools. \$1,302,020 (MLS#2106604)

267 Acres Close to Ski Roundtop!

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BRADFORD COUNTY PROPERTIES ULSTER TWP.

A 146+ acre dairy farm a "Dairy of Distinction" recipient 56 tie stalls (just 2 years old) with rubber mats (stall size 66"x48") Additional loose housing for day stock Three (3) stone silos, good machinery shed, separate heifer barn. A good 4 bedroom home, a 1990, 14'x72' mobile home for family or

hired hand Centrally located, good views, quiet area 45 acres

of woodland with marketable timber NT969 SOUTH CREEK TWP.

Contemporary, 3 bedroom log home in a private setting, minutes from Elmira Home features cathedral ceiling, open stairway, loft overlooks dining room and living room area, granite counter tops, hickory cabinets and double french doors leading to a large wrap around deck. Has to be seen

GRANVILLE TWP.

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68.5 Acre So. Lanc. Co. dairy farm - 21/ story remodeled frame house, 5 BR, 1 bath, 40x134 dairy barn w/storage, 58 tie stalls w/2" SS pipeline, 1000 gal Mueller tank 14x48 heifer pen, very lg concrete barnyard, 12x54 poured concrete manure storage, 20x70 Fickes silo w/unloader Quiet off road setting Holtwood area \$579,000

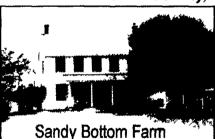
95± Acre Farm: Large tarmhouse, bank barn w/48 cow setup, shed buildings & silo Kirkwood Area \$650,000

15.8 Acres: Mostly wooded, 2± acres open ground, close to the river, southern Lancaster Co Asking \$75,900. 2 Lots, 48 Acres \$64,900, 44 acres \$59,900 perced for standard inground

septic system. New Providence area Farm type properties needed! Don't sell without first discussing your situation with a farm and land specialist. Selling without planning could cost you more. Farm type properties needed! Don't sell without first discussing your situation than you realize

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Totally remodeled frame farmhouse on 38 acres of grass along Sandy Bottom Road Updated kitchen, bathrooms, electric, plumbing, heating, fireplace, roof, windows, over the vista, ideal for horses, or gentleman farmer

\$375,000

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West of Fair Hill along Rt 273 lies this gem of a farm with 53 rolling acres, lovely well maintained home, barn complex, in-ground pool, 3 car heated garage and office, large shade trees, in Ag Preservation Adjacent farms also in Preservation A must see property





Price

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Dairy facility 64 cow freestall barn, milking barn w/pipeline & bulk tank, 2 silos, manure pit, five bdrm. house.

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TIOGA & BRADFORD COUNTIES

Tioga County: Beautiful 2 story home, 2400 sq ft of living, 3BR, 1 1/2 baths + Master Bath w/jacuzzi, 2 heat systems, 2 heat sources, full = bsmt, large front porch, over-sized 2 car att, garage, 2+/- acres, mostly wooded & secluded w/small garden pond, nice views, come take a look! \$189,900 (#954)

Tioga County: Charming Victorian home, 2258 sq. 7ft of living, 4BR, 2 1/2 baths, 2 staircases, NG/FHA heat, large front porch w/gingerbread trim, beautifully landscaped lot, storage shed, nice back yard w/privcy fence, priced to sell! \$65,000 (#956)

Tioga County: Very attractive contemporary home, 3BR + Master BR w/balcony, 2 1/2 baths, cathedral ceilings in LR, DR, & foyer, carpet, ceramic tiles, & hardware floors throughout, FR w/French doors, patio, NG/HWBB heat, full bsmt, 2 car att. garage + I car det garage, paved drive, nicely landscaped \$129,900 (#957)

Bradford County: Many possibilities for this 2-story block building w/2300 sq. ft of space, (2) 1/2 baths, NG/FHA heat, public sewer, private well, 50' ROW access to Route 14, 1 06+/- acres, currently operating as a daycare center licensed for 27 children, but has potential for residence or other commercial businesses \$80,000

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FARM FOR SALE

Owner retiring after 50 years, Central New York State, 40 miles north of Syracuse, Approx. 600 acres, grain or potato farm, \$400,000 nated & drained

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20,000 sq. ft. factory, indoor loading dock, currently rents for \$36,000 per year.

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