

POTTER COUNTY, PA
 Recently remodeled farmhouse on 20 acres with pond in Southeast Potter County near Germania. Secluded yet accessible with great views and a large barn. Country living at its best. Perfect area to retire with loads of privacy and elbow room. \$155,000 #FX-20. Very nice cabin completely furnished and ready to use or rent for extra income. Easy access on Route 6. 2 BR, 3/4 bath, kitchen, LR, covered deck. Large storage shed. Well, electric, heat with LP gas, electric or use the wood stove. \$59,500. #SFR.
RED LODGE REAL ESTATE
 1-800-342-5025

Hunting Property For Sale
 Allegheny Co., NY
 280 acres managed for quality deer. Wooded w/food plots, including 2000 sq. ft., 5 BR, 2 bath house. All modern.
Call Steve
716-723-1786

SWIM, BOAT OR FISH in the deep, wide Unadilla River. 260 acre farm near a dam is part fertile river bottom land with 90 acres of woods. Good timber value. Small, private mountain on farm. The 11 room home has been partially remodeled. Upstairs needs sheetrock. Good barn with 50 stalls on 2" pipeline, cow mats, 30 stall heifer area. Covered and cemented lean-to with feed area would be ideal for beef. Excellent 40x56 machine shed. Good farming area. Must sell \$168,000. **JUST LISTED!**

Mort Wimple Associates
 Real Estate Sales - Management
FREE CATALOGUES U.S. ROUTE 20
 E-mail: wimple@capital.net SLOANVILLE N.Y. 12160
 Internet Page (518) 875-6355
 www.farmsunlimited.com FAX: (518) 875-6749

Home For Sale
 Lancaster Co., PA
Beautiful Country Setting.
Zoned R-2 Houses & Businesses
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

POSSON REALTY Auction Service
 787 Bates Wilson Road (607) 334-9727
 Norwich, NY 13815 www.possonrealty.com
GOOD NY FARMS!
 #1717 - 320 acre dairy farm. Located in Cayuga County. Conventional 126 tie stall dairy barn, big mangers, large stalls, easy to work in. 40x62 machinery building. Very nice two story 5 bedroom home. This farm can be purchased with cattle and equipment. A turn key operation. Will sell bare for \$220,000 with less land. Call for details.
 #1739 - New Listing! 127 acre dairy farm located near Oneonta. 100 tillable acres, 20 ac pasture. Excellent barn, 56 tie stalls plus 38 freestalls. Heifer barn. Machinery building. 2" surge pipeline system, 6 units, 800 gal tank, three 18 x 50 silos. Second house. Drilled wells, year around stream. Price \$210,000.
 #1680 - 200 cow free stall operation. Double 6 milking parlor, 3000 gal milk storage, parlor has auto-take-offs with milk meters, Boumatic equipment. Two story barn for heifers and hay storage. Coverall building for calves. 200 acres of very productive ground plus an additional 500 acres currently rented for \$20 per acre. Two homes. Located near Syracuse. Asking \$550,000. Owner is anxious to sell.
Land For Sale 130 acre tract located on seasonal road, quiet, good hunting, excellent place to build. Fifteen minutes from Utica. Asking \$95,000. Also 117 acre tract of land with a two bedroom log cabin, five acre beaver pond, excellent deer, turkey and duck hunting. Located near Oneonta. Asking \$85,000.
 Visit us on the Web!

SANFORD G. LEAMAN, REALTOR/AUCTIONEER
 101 White Oak Drive, Lancaster, PA 17601-4842
 Phone (717) 569-4264 - Toll Free 1-800-836-8113
 - FAX (717) 569-8847
 "Specializing in Farms, Mountain land, & Farm Equipment"
 "The Auction Method & Brokerage"
 See us on the Web "www.lamnauct.com"
 Email: farmboy@lamnauct.com

DAUPHIN CO. - Poultry buildings way under the reproduction cost and they are in very good condition. I can't understand why they haven't been snatched up but if you call me, I'll do my BEST to help you with your decision making process so you will be satisfied with your smart investment.

SNYDER CO. This fine dairy farm is ready for a new owner. Selling for health reasons makes this one a good buy for an energetic farm family. This conscientious farmer has a herd average of over 26,200 with 782 protein, 992 fat and 88.2 days in milk. These cows can be yours if you buy the farm and settle on or before 11/01. The price for the cows will be negotiated. The four silos can be full for your winter feeding program. The owner is staying in the area and will give free advice on his success so you can be just as successful with his herd. What more could you ask for? The house is an exceptional farm house. Get ready to move!

NEEDED NOW!!!
 South of Rt 522 land for a poultry house, 50 to 75 acres could have house
 Dairy farms to \$375,000.00
 Lancaster County Farms either by brokerage or AUCTION
 Call me for all your farm needs.
 2 story with spent equipment poultry houses.
 Cabin sites and or mountain land.
 Website: www.lamnauct.com



SOUTHERN NEW YORK FARM OVER 800 ACRES
 • Main Dairy complex contains 2 free stall barns - 150 stall 25491sq ft., 125 stall 15444sq ft., holding area, milk house, milk parlor, office space, 6 silos
 • 7200+ sq ft. Heifer Barn, 2 Surry store systems 2 silos, black top area
 • 2500+ sq ft. Heated Machine Shop
 • Machine Storage approx 5000sq ft., 2-Three sided storage sheds
 • A complete line of updated equipment, well maintained and cared for
 • 5 Homes
 • 2 Newer Ranch style homes, (1) 3 bedroom and (1) 5 bedroom with 2 bathrooms each
 • 2 Two story frame homes 3 bedrooms each
 • Like new mobile home with deck
 March Herd average = 28,000 lbs, 257 Cows, 214 Heifers, Milking 200 head, Protein = 2.8-2.9 Butter Fat = 3.6-3.7
Listing #4021 • List Price \$2,300,000

MAKITRA REAL ESTATE, INC.
 4 West Steuben Street, Bath, New York 14810
607-776-6665 fax 607-776-3601
 www.makitrarealestate.com

LANCASTER COUNTY FARM

 147 Acre General Farm, 125 acres tillable, 16 acres pasture, 2 cage layer houses for 130,000 birds, steer barn with conc slatted floor, 8 ft deep manure pit for 250 head, feed mill with 30,000 bu grain storage with 135 ton feed and ingredient storage, 2 bank barns, one will house 150 steers, 4 silos - 24x100 & 20x100 poured concrete, 20x60 Harvestore & 20x30 Harvestore, alum impl shed, 2 1/2 story 2 family dwelling. Asking \$1,360,000.00.
LANCASTER COUNTY
 ★ 44 acres with a Veal calf operation. 40x320' 1 story building, was a chicken house, 22'x42' 2 story corr. frame tobacco shed, 2 1/2 story stone and stucco 4 BR dwelling. Asking \$335,000.
 ★ 78 acre farm, 70 acres tillable, 6 acres in borough of Mount Joy Zoned Traditional Neighborhood District. 40'x109' frame bank barn, 26'x106' frame tobacco shed, 2-1/2 story brick dwelling with attached 1-car garage, in East Donegal Twp., public sewer and water to the dwelling. Asking \$595,000.
 ★ 54 Acre 37 tillable acres with brick house and bank barn, would make good horse farm. Asking \$338,000.
When You Need A Farm Salesman Call Gene

COLDWELL BANKER HOMESALE SERVICES GROUP
 1255 S Market St., Elizabethtown, PA 17022
 717-361-HOME 717-665-HOME
 Gene Kreider, Realtor 717-367-1112 (Fax) 1-800-850-1069 (PA Only)
 717-898-2345 717-367-3500 or 717-653-6600

NORTHUMBERLAND COUNTY

 Sunbury area 72 acres, 55 tillable, very nice 4 BR house, hog finish barn w/room for 400, w/260,000 gal concrete Slurrystore, bank barn, 40x80 garage shop, 3 grain bins

PENNS VALLEY

 Centre County, Millheim/Aaronsburg area, 75+/- acres, 60+/- tillable, 4 br house, 40x80 bank barn, w/12x15 milkhouse, 40x100 pole barn, 2 garages, 3 silos, heifer barn, corn crib
BRADFORD COUNTY Wysox - Towanda Area 165 acres, 120 tillable, 5 bedroom **SOLD**, 4 bedroom tenant house, 60 tie stall dairy barn, heifer shed, 3 silos, many other buildings. **Sub-divided into 2 parcels, both parcels sold.**
CHESTER **SOLD** West Cain Township, 45.59 acres, no buildings, good farmland, possible subdivision.
BERKS COUNTY Kempton area, 75 **SOLD** tillable, 5 acres woodland. No buildings, beautiful farmland.
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, 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

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

10 SURVEYED ACRES
 In Westfield Township. Frontage on both Crouce Brook Road & T-635. Mix of fields & woods. Approved sewage site. Stream thru property. Utilities avail (no single wide mobile homes). Just \$19,900! M-1434

COUNTRY SETTING
 Near Sugar Branch Lake in Sullivan Twp., Tioga County. 2.35 surveyed acres bordering paved road. Fields & woods mix. Natural gas, electric & phone avail. Perc test ordered. No restrictions. Mansfield schools. \$19,900. M-1493

NEW HOME & ACREAGE
 2 yr old 1,456 sq. ft. ranch home on 11 wooded acres in Lawrence Twp. Full poured concrete bsmt ready to finish. 4 bdrms & 2 baths. On-site well & septic. Gravel road w/school bus pick up out front. Just \$95,000! M-1423

REMARKABLE COUNTRY PROPERTY
 4 unit raised ranch home (3 up, 1 down & garage). Barn/shop w/efficiency 5th unit. Additional storage barn/shop. Approx. 7 acres w/survey in progress. Jackson Twp. Projected rent of approx \$2,000 p/m. Do the math. It works at \$199,900. M-1478

SUGAR BRANCH LAKE PROPERTY
 Fantastic home with full finished walkout basement. Over 3,200 sq. ft. 4 to 5 bdrms., 2 full baths, two 3/4 baths, one 1/2 bath. Nice deck, attached 2 car garage. Vinyl siding. Great lake frontage for fishing, boating & swimming. Just \$179,000. M-1484

SULLIVAN TOWNSHIP LAND
 Survey in progress on estimated 11.78 acres. Access to it & bordering 19.74 acres over 50' joint-use R.O.Way. Mix of woods in front & fields in back w/views for miles. Approved sewage site. Mansfield schools. \$25,900. M-1492

THIS COULD BE YOUR ROMANTIC RETREAT!
 Cabin/home on 3.84 wooded acres has it all. Privacy, yet bordering a Conservation Area and State Forest for viewing abundant wildlife. Well, septic, elec. & propane for comfort as well as year-round living potential. AND GREAT HUNTING. Just \$72,900. M-1372

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

DEMERE REALTY
 171 N. Gardiner Rd. Little Falls, NY 13365
 Phone (315) 823-0288
 George Demeree, Broker www.demereerealty.com
 #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. **REDUCED TO \$1,800,000.**
 #34-A - Lg free stall operation for 600 cows - 551 acres w/471 tillable - 80 A. river flat - some irrigated - 4 lg. free stall barns & calf barn for 120 head - rapid exit double - 12 Boumatic herringbone M.P. w/auto take-offs & I.D. meters w/sorting gate new in '94 - 3 offices & 2 employees rms - 2,000 & 4,000 gal. B T's - 48x100 ft. Morton bldg w/heated shop - new 100x200 ft paved bunk silo - can be expanded to 300x200 ft - V.G. 12 rm colonial home, 2nd home & mobile home - \$1,300,000. **Equip. Price \$2,620,000.**
 #415 - LG FREE STALL OPERATION FOR 300 COWS - Up-dated 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 - V.G. 5 B.R., 2 bath home - owner willing to provide feed for operation - \$600,000 **OWNER FINANCING.**
 #360 - FREE STALL DAIRY FARM - 217 A - 140 tillable - one story free stall barn for 146 cows - double-7 herringbone parlor w/automatic take-offs - 1500 gal BT lg. heifer barn w/bunk feeder in center - 20x100 ft mach. shed - 5 lg. silos w/unloaders - Slurrystore w/7 mos. storage - 9 rm 2 fam. home w/5 BR's & 2 baths - 5 car garage w/walk-in freezer - 2 house trailers - lots of water - \$325,000 - rented land. avail
 #809 - 482 A dairy farm w/300 tillable - lg free stall barn for 140 head, 2 story barn w/64 stalls, 160x34 ft one story barn - also dry cow barn, lg. parlor & holding area, 120x24 ft covered feeder w/solid floor, 3 months manure lagoon, 4 bay commodity shed, 2 lg mach. sheds, horse barn & shop - also 3 lg. silos w/unloaders, 400 ton grain drying bin & 19 rm. 2 fam home, lg 3 BR ranch plus two 2 B.R. apartments - also features 100x230 ft. lighted horse arena & stands - asking \$850,000.