

**POSSON REALTY Auction Service**



787 Bates Wilson Road  
Norwich, NY 13815

(607) 334-9727  
www.possonrealty.com

**NEW YORK FARMS**

#1737 - 180 Acre Dairy Farm. 150 acres of flat productive ground, two story 80 stall barn. Two story 4 bedroom home. Asking **\$125,000**. Will sell buildings and 80 acres for **\$85,000**. Rent the balance!

#1744 - NEW LISTING! Big Acreage! 350 acre dairy farm located in Central NY. 200 acres of tillable land mostly Honeoye Soils. 90 stall dairy barn in good condition ready to milk cows. Heifer barn for 60 head plus dry cows, machinery building Very good 3 bedroom home. See this farm soon. Asking **\$275,000**.

#1745 - SHOWPLACE DAIRY FARM - 235 acres of very good soils 70 cow barn. Turn-key Machinery buildings. Nice 4 bedroom home This farm is in a beautiful farming area in Central NY Asking **\$250,000**

#1719 - 170 acre dairy farm! 54 tie stall two story dairy barn, new pipeline plus tank and barn cleaner. Three bedroom mobile home. This farm is ready to move into! Bank is eager to loan to qualified buyer. Asking **\$125,000**

#1741 - NEAR UTICA! 130 acre dairy farm. Mostly tillable land. Two story 80 tie stall barn. Two story 4 bedroom home, recently remodeled. Farm has long driveway. Nice setting Asking **\$185,000**.

Visit us on the WEB!

**SNYDER CO. 54 Ac farm,  
40 Ac tillable, very good for  
produce or livestock, 4 BR  
home, barn and outbuildings  
(570) 539-2525**

**2 NORTHERN SNYDER CO. DAIRY FARMS  
FOR SALE**



(1) 135 acre dairy w/39 stanchions and all milking equipment Loose housing and room for some heifers and dry cows (1) 16x60 silo w/unloader 3 implement sheds and a nice farm house

(2) 44 acre dairy farm and 38 stanchions w/mats including milking equipment Also a 200 stall veal barn A 14x60 stave silo w/unloader There is a 5 BR farm house

Both farms are reasonably priced

For more information call  
**Dale Landis at (717) 581-8361 or  
Office (717) 656-2281  
RED ROSE REALTY**

**FARM FOR SALE**

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

200 acre fruit farm, 45 acres producing strawberries, 35 acres permanently producing blueberries, cold storage, u-pick & commercial production, small train to shuttle u-pickers, with 1 1/2 mile track, labor & housing .....**\$250,000**

Also: (5) bedroom house on farm, 200 year old, modernized.....**\$60,000**

Will sub-divide to accommodate groups or families.

Total Package Price ..... **\$650,000**

**INDUSTRIAL PARK**

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

New 10,000 sq. ft. (100' x 100') clear span, insulated factory/storage, 20' ceiling height, rent for \$25,000 per year

10 acre site package price ..... **\$500,000**

Total Package Price Farm & Park ....**\$1,100,000**

**Call For Details 800-813-8046**

**Kenneth H. Greider, Realtor, 717-872-9002**

**Adams County:**

- A •Near Orrtanna 97 Acres with 55 tillable Beautiful 2,700 sq ft two story stone home with three bedrooms and 1 1/2 bathrooms With attached two car garage Large spring fed pond 32'x72' garage with shop, 42'x110' two story block chicken house, 36'x90' two story bank barn 20'x30' single story horse barn Along a quiet township road this farm has a postcard-like setting Home is in move in condition Perfect country residence for peace & quiet and horses/cattle **\$550,000**
- B • 32 Acres bare land all wooded Perfect for home site and farmette Near Orrtanna **Reduced \$135,000**
- 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 Near Fairfield Price **Reduced to \$205,000**
- E • 12 Acre lot with woods and open land Great location, approved perk, near Orrtanna **\$105,000**
- F • 14 Acre lot with woods, some open land and a stream Approved perk Beautiful farmette location near Orrtanna **\$120,000**

**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 of limestone soil With seven bedroom, two bath brick home with 3780 sq ft of living space in good condition, 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 & 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**

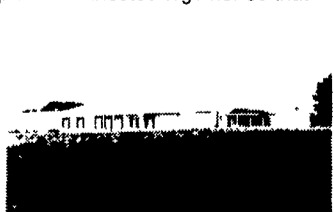
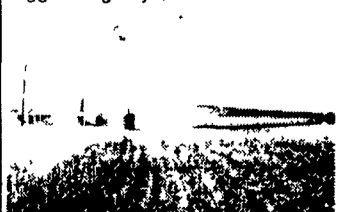
**Lancaster County:**

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 Farm is in the Ag Preserve **\$1,150,000**

B Beautiful location near Maytown 44 acres with 42 tillable acres, no dwelling Two older farm outbuildings Ready for your new home and barn Excellent soils Farm is in the Ag Preserve **\$330,000**

C **NEW LISTING** 34 acres, 27 acres tillable Perfect for agricultural business use Zoned agricultural Mount Joy Township near Rheems Three minutes from Rt 283 36'x446' clear span storage building with concrete floor and good lighting 120' of this 446' building is a two bay truck garage/shop with heated floor, drains, good elec service and lighting 30'x70' office with reception area 58'x60' workroom with concrete floor and one loading dock 70'x90' cooler room now used for egg storage by tennant Cooler area has five loading docks Complex is connected together so that

palletted materials and tow motors can be moved between buildings without going outside Buildings have been well maintained, and ready for you to move in With 1,600 sq ft frame home with three bedrooms and 1 1/2 bathrooms in poor condition **\$695,000**



**NEW LISTING: Juniata Co.**

33 Acre, 23 acres tillable Contract cash flow from two 44x500 single story, tunnel ventilated broiler houses built in 1998 On contract with Empire Kosher, and in like new condition 1,600 sq ft 3 bedroom, 1 1/2 bath frame home with attached two car garage in fair-good condition 28'x40' corn barn/machine shed, and 30'x46 two story bank barn Near Mifflintown Ten minutes off of Rt. 322 Great investment or family farm **\$500,000**



**NEW LISTING: Fulton County**

Contract cash flow 101 acre farm with 50 tillable acres in a very quiet country setting 2,080 pig capacity finishing barn built in 1993 on contract with Farm Crest Feeds This is a five room, shallow pit, pull plug barn with lined lagoon Self powered, stand by generator Equip shed, and 11 acres of good fenced pasture Three bedroom, two bathroom frame home with full basement in very good condition was built in 1997 40 wooded acres with great hunting The hog barn has been very well maintained Excellent country property with contract cash flow ten minutes from the turnpike near Hustontown **\$480,000**



**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

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

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 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**

**Dauphin County:**

Near Halifax 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**

**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 Great location for hunting lodge Located three miles North of Newburg Tillable land lays nice for farming **\$350,000**

**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**

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

