

NORTHERN TIER REAL ESTATE
 114 Center Street • Troy, PA 16947
 Phone: 570-297-2513
 Fax: 570-297-2435

BRADFORD - SULLIVAN COUNTY PROPERTIES

TROY BORO \$110,000
 A graceful 5 bedroom colonial home in Troy Boro that includes many traditional touches like hardwood floors, pocket doors, butler's pantry, gleaming curved stairway and 2 story carriage house/office. Recently updated with newer wiring, brand new kitchen with work island and new extra bathroom. Call for an appointment to inspect NT864

FOX TWP. \$58,500
 A converted mobile home with log addition with loft. Woodsy setting on paved road, workshop, roadside stand. Ideal for summer getaway or hunting camp. Close to large tract of state game lands NT958

ULSTER TWP. \$269,000
 A 146+ acre dairy farm - a Dairy of Distinction recipient. 56 tie stalls (just 2 years old) with rubber mattresses (stall size 66 x 48). Additional free-stall housing for dry stock. Three (3) concrete stave silos, good machinery, shed, separate heifer barn. A good 4 bedroom home, a 1990 14 x 72' mobile home for family or hired hand. Centrally located, good views, quiet area. 45 acres of woodland with marketable timber NT969

Central Virginia Property For Sale

WORKING FARM - 50 acres, mostly open and fenced for cattle, nice road frontage, large barn, 4400+ sq ft brick 2 story colonial overlooks property. Scenic area in farming community. **\$425,000**. More open land available.

COUNTRY DREAM - 3000 sq ft custom home with formal and informal areas, unique master bedroom area overlooks 145 acres. Rural area, 15 minutes to town, 3 creeks, open land, garage, tractor shed. **\$425,000**

PRIVACY FOR THE GENTLEMAN FARMER
 97 acres of beautiful farm property, rolling hills, custom rock exterior home built on old home site w/large oaks. 64 acres open in pasture, creeks, marketable timber, planted pine, shop, barn, very private, convenient to town. **\$364,900**

United Country Real Estate
 No One Knows The Country Like We Do.™

Jim Nolen Real Estate
 804-352-7400
 888-234-0070
 Highway 460 Business & Oakleigh Avenue
 Appomattox, Virginia 24522
 www.unitedcountry.com/
 appomattoxva
 ucjmnolen@aol.com

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

FARMINGTON TOWNSHIP LAND
 Approx. 74 acres w/survey in progress bordering the Elk Horn & Howe Hill Roads. Mix of working fields, pasture & woods. Approved sewage site. Gas, electric & phone on site. **\$975 p/acre or approx. \$72,150 M-1522**

MINUTES TO HAMMOND LAKE
 And Ives Run State Park, from this estimated 170 acres of grown over fields & woods. Priced at **\$775 p/acre w/survey in progress**. Borders 2 twp roads in Farmington Twp. Approved sewage site. Gas, elect & phone available. **\$131,750 M-1521**

OPERATING LUMBER MILL
 Richmond Twp location for this existing business. Approx. 8 unsurveyed acres. Paved road frontage. Commercial zoning. Purchase fully equipped for **\$159,900** (or negotiate as needed) **\$77,500** for bare building and acreage. M-1222

BRAND NEW LAND LISTING
 All wooded tract taxed as 8 acres on Tower Hill just past Hibbard Run Intersection in Jackson Twp. Electric & phone available. Soils look good & probe & perc test will be completed by Nov 8th. Won't last long. **\$21,900 M-1528**

11.4 ROLLING ACRES
 of grown over fields & woods in Rutland Twp on Burdick Road. Survey complete. Semi-improved spring. Approved soils probe w/perc to be completed by 10/15/01. Great views. **Just \$19,900 M-1524**

BORDERS STATE FOREST
 32.7+ surveyed acres bordering State Forest lands between Blossburg & Ogdensburg in Tioga County, PA. All wooded w/approved sewage site for pressure dose mound or privy. Was \$31,500. **Reduced to \$29,900! M-1100**

GREAT PRICE-BORDERS STATE FOREST!
 13 surveyed acres in Hamilton Twp., south of Blossburg, PA. All wooded in deer, bear & turkey country! Approved sewage site w/privy, 1,000 gal. tank & top in place. **\$8,900 cash, or \$9,900 w/\$1,900 down, bal. 9% 4 yrs. \$199.08 p/m. M-1006**

LAND WITH SEPTIC SYSTEM!
 5.5 surveyed acres in Middlebury Township just off paved North Road. A gravity-fed sandmound septic system for a 3-bedroom home has been installed, and the driveway roughed in. Gas, electric, and telephone are available. Wellsboro schools. **\$34,900 M-1475**

Dairy Farm, 176 acres Schuylkill Co, PA
 Spring water, 2 fish ponds, 2 wells, like new 80 tie stall barn w/mattresses & gravity flow manure, 300,000 gal. storage, 3 box stalls, concrete loading ramp, summer tunnel & winter eave ventilation, gas water heater w/free heater, office gas heated w/rest room & storage, utility rm, milkhouse, tank, pipeline milkers, connected feed & bedding shed, equip. shed, bank barn, free stall barn w/feed room, heated shop, 55kw generator, 3 Harvestore & 1 stave silo. 2-Story home, also like new ranch home. 570/648-8878

120 ACRE FARM. Extraordinary views...
 Union Township, minutes from Rt. 78 & 81...Farmhouse, Bank barn, Utility Shed. Rear of property touches state gamelands.....**\$395,000**

OVER 37 ACRES OF HEAVEN IN THE COUNTRY! Charm & quality team to make this your ideal farm/home. Original log home restored, exposed beams, random width floors, and a large addition with stone fireplace, central air thru-out. 2 barns, one a workshop & one for animals with 5 stalls. Fenced inground pool & poolhouse... Designer cedar 2 floor 2-car garage. Southern Schuylkill County.....**\$367,500**

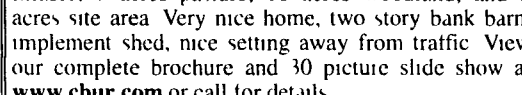
OVER 22 ACRES of level, cleared land, with views for miles, minutes north of Allentown, over 1500 ft. road frontage, bank barn, farmhouse needs work.....**\$299,900**

COLDWELL BANKER LANDIS & THE PROFESSIONALS
 610-372-3200
 Carole Frasca Direct 800-784-9935

CALL COLDWELL BANKER FARM & RURAL PROPERTY DIVISION

CENTRE COUNTY

 Nittany Valley - 102 acre general farm with 77 acres tillable, 7 acres pasture, 16 acres woodland, and 2 acres site area. Very nice home, two story bank barn, implement shed, nice setting away from traffic. View our complete brochure and 30 picture slide show at www.cbur.com or call for details.

CENTRE COUNTY

 Bald Eagle Valley - 91 acre mostly wooded property. Very nice home with almost 3000 square feet of living area. Private setting. Outstanding views. Check out our complete brochure at www.cbur.com, or call for details.

HUNTINGDON COUNTY

 - 96 acre general/dairy farm 25 minutes from State College. Brick home, 1 story modern barn with 56 free stalls, very nice agricultural setting. **\$295,000**. View our complete brochure and 25 picture slide show at www.cbur.com, or call for details.

For the best Internet Rural Property Marketing, Visit www.cbur.com
 View farm, farmette, rural acreage, woodland and cabin brochures and slide shows. If you don't have Internet access call toll free for detailed brochures and list.

Don Meyer 814-422-1111 e-Pro

UNIVERSITY REALTY
 126 E. Foster Ave. State College, PA 16801
 800-669-4925 Toll Free

COLDWELL BANKER

DEMERE REALTY
 171 N. Gardiner Rd.
 Little Falls, NY 13365
 Phone (315) 823-0288
 George Demere, Broker
 www.demereerealty.com

#252 - VERY ATTRACTIVE LARGE HOBBY FARM - 333 A w/2015 tillable - mostly level with lots of road frontage - beautiful 3 BR home is totally up-dated - attached 4 car heated garage w/shop - lg 2 story barn w/addition for 30 beef cows w/feeder & water - 40x40 ft bldg for corn crib w/drive-thru center that could be mach storage - all pastures have page wire fencing - 4 creeks & drilled well - near Utica - **\$400,000**.

#358 - Dairy farm w/210 A - 120 tillable - 2 story barn for 60 cows on 2" pipeline - also 46x110 ft free stall barn for 85 head - new in '93 - 40x60 ft mach shed new in '91 - fully insulated shop w/concrete floor & electric service & 20 ft wide doors - 3 silos w/unloaders - good 9 rm home, lg porch, attached 2 car garage & attractive setting - also creek & pond - **\$380,000**.

#815 - Hobby/horse farm with 150 acres - borders Snow Ridge ski tow - 10 miles of riding trails - beautiful scenery - 2 big barns & insulated riding arena - also 30x40 ft horse barn and trout streams on ea side of road - Good 9 rm home & 12x70 ft trailer - lots of road frontage could be commercial - **\$198,000**.

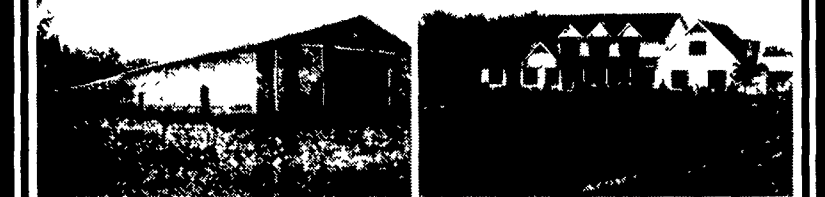
B-129 - Recreation land - 90 A total w/40 A woods - EX hunting in Gov program for wild-life, restricted bldg, but timber harvest allowed w/approval - trout stream borders land - located 15 min. from NYS thru-way - **\$33,950**.

H-801 - Dairy farm w/450 A. & 267 tillable - lg. well drained fields - lg tie stall barn for 104 cows & 70 youngstock, free stall heifer barn (30-35 head) & calf barn for 35-40 head - 36x60 ft insulated shop, 26x60 ft tool shed, trench silo & 2 very nice homes - also 100 A of woods w/good timber - **\$450,000**.

#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 & 1 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.**

If You Have A Farm You Need To Sell "Talk to Paul"
(800) 582-2534 ext.116
(877) 327-0910 Direct Line

PAUL GUNDER
 Selling Farms for over 22 years



YORK COUNTY - Situated on 35+ acres this property has much to offer including a 2 story barn w/1920 sq ft., several sheds and pole buildings and an exquisite executive home **\$525,000** (YK4018936PG)
 To view additional photos of properties please visit www.penmarproperty.com

CUMBERLAND COUNTY - Historic German Georgian Brick Home - On 14+ acres Eligible for National Historical Register includes bank barn w/tree stalls, fenced pasture and outbuildings. A must see property **\$295,000** (10068634JB)

ADAMS COUNTY - Breathtaking UNDER CONTRACT farmhouse situated on 85+ acres near Cavalry Battlefield overlooking 3 acre pond, and Big Round Top Horses. Fields and privacy **\$850,000**. (10067731JC)

ADAMS COUNTY - General Farm - Pre-Civil War Era farm w/over 115+ acres, barn, farmhouse country kitchen. Property adjoins AD3468316 also listed for sale and would provide an additional 137+ acres. Within minutes of Ski Liberty, easy commute to Baltimore/Washington DC area **\$425,000** (FL3468310PG)

ADAMS COUNTY - General Beef - Willow Valley Farm situated on 137+ acres with small pond. Original Log structure home covered w/siding **\$475,000** (AD3468316PG)

ADAMS COUNTY - Small farmette on 10 acres with 2 stall horse barn equipped with water, electric and set up for auto waterers, Milking machine runs through rear of property. 3 fenced acres and a lovely all brick rancher with many more **\$229,000** (AD4018153PG)

FREDERICK COUNTY - 150 acres w/pond, town zoned resource conservation and agricultural **\$525,000** (FR4018355PG)

ADAMS COUNTY - All brick rancher on 2 acres. This property offers a 4 yr old barn with oversized stalls with potential for 2 more. **\$259,900** (10065387KA)

ADAMS COUNTY - Horse Farm UNDER CONTRACT Farm on 20+ acres w/bank barn large pond completely fenced with additional land **\$350,000** (AD3469196PG)

ADAMS COUNTY - Wonderful farm home on 14 acres with stocked pond. Barn, outbuildings, orchard, gardens & more **\$225,000** (2008845KT)

CUMBERLAND COUNTY - Gentleman's Horse Farm with 90 acres. Includes Bank barn, horse stalls, turnout shed, fenced pasture 3 ponds, riding trails and more **\$690,000** (CB4009860ST)

HUNTINGDON COUNTY - Dairy of Distinction - Tannery Road Farm on 313+ acres w/over \$90,000 in standing timber. Farm includes bank barn, free stall and various other outbuildings. Property also includes 2 homes and 16 x 16 hunting cabin. **\$850,000** (HU3462036PG)

FRANKLIN COUNTY - Horse Farm - Turnkey horse facility on 74+ acres. Bank barn w/stalls, large indoor arena, 13 stall center aisle barn, auto waterers and more **\$569,000** (F13476218PG)

FRANKLIN COUNTY - Horse Farm Located on 6+ acres also large Colonial has much to offer including a separate 2BR apartment. Property also offers small horse barn & additional outbuildings **\$150,000**. (FL3411119PG)

ADAMS COUNTY - 23+ acres near Dillsburg **\$164,900** (AD3469344/AD3469345PG)

CUMBERLAND COUNTY - 20+ acres with house and barn located near Idaville in Adams County **\$199,000** (CB4050375PG). An additional 32+ acres w/hog barn also listed for sale **\$265,000** (CB4053668PG)

FULTON COUNTY - 73+ acres in the 'Clean and Green' located near Cowans Gap State Park **\$132,500** (FU3529321DC)

FRANKLIN COUNTY - Ideal small farm operation on 70 acres with bank barn, implement shed and more **\$375,000** (FL4049714RM)

For The Most Complete Information On Farms Available in South Central PA and Frederick & Washington Counties in MD "Talk to Paul!"

We have buyers for:

- 200+ acres for beef operation in South Central PA or MD
- Dairy farm for 40-60 cow operation
- Horse farms large or small in PA or MD
- Stone Houses w/acreage

Paul Gunder
 Jack Gaughen Realtor ERA
 1 (800) 582-2534 ext. 116
 To view additional photos of properties please visit www.penmarproperty.com
 Member of PA Farm Bureau