

Century 21
Wilkinson-Dunn Co.

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 Wellsboro, PA 16901
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TIOGA COUNTY

W-1823 Fully furnished cabin on 4.41 acres adjoining state lands. Most furnishings included. Well and septic. Gaines Township. **\$65,000**

W-1792 Out of the hustle and bustle but in town. This cute ranch has 3 bedrooms, is well maintained, finished basement, private yard with deck and hot tub. Paved drive to 1 car attached garage. Wellsboro. **\$98,500**

W-1807 Small Cottage on 1 acre lot bordering State Forest in Potter County. Neighboring 1 acre lot available. Keating Township. **\$21,900**

W-1812 Roomy home on 1 acre lot in Southern Tioga County. 3 bedrooms, 1-3/4 baths, family room, partially finished basement, very well maintained. Home Warranty, Morris Township. **\$84,500**

W-1813 Don't miss this one! Large home with more space to expand into extra rooms. Basement has a 1 bedroom apartment for renting. All sitting on 9.9+ acres and in the Wellsboro borough limits. Home Warranty. **\$165,500**

W-1814 Like to be close but not in town? This cute ranch is just outside of Wellsboro on 48 acre lot, 3 bedroom, 2 bath, full basement with garage, central air and public sewer. Charleston Township. **\$74,900**

FOR SALE BUSINESS IN TIOGA CO. PENNSYLVANIA

The largest and very successful Gift Shop in Tioga and Potter Counties. Approx 5000 sq ft. Log shop on 1.89 ac. Right or. U.S. Rt 6. Our age says it's time to be thinking about retiring soon. So this fantastic business is now available. Annual net profit over 6 figures. Will pay for it's self in 5 yrs or sooner. Step in and take over. We are still running full bore and getting bigger each day. If you're tired of ups and downs and the every day rat race. Here is a fun business, located in the beautiful mountains with good hunting and fishing in a good relaxed area of the state to live. Offered by the original founding owners. Hey don't let this one get away. For complete information. **Call (814) 435-8225 and ask for Jim.**

DEMERE REALTY

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

#27-A - DAIRY FARM OF DISTINCTION - very neat & attractive - 240 A w/108 tillable, 60 pasture & 72 woods - nice barn for 49 cows on pipeline & 42 heifer stalls - 2 mach sheds (45x30) & (30x24) - heated shop - 3 concrete silos w/unloaders & conveyor to covered bunk feeder - paved barnyard - sm cabin in woods & V.G. 9 rm home w/deck & new DR. & bath - also well, 3 ponds & creek - **\$295,000 - REDUCED TO \$250,000**

#249 - 160 A dairy farm w/75 tillable - 2 story barn w/56 cows on pipeline - 32 heifer stalls - 40x96 ft. machinery shed - 22x100x9 ft. bunk silo with concrete floor - good 8 rm home - attached garage - **\$170,000**

#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**

H-203 - SHOWPLACE - A FARM ANYONE WOULD BE PROUD TO OWN - 147 A. farm with 100 tillable - 74 lg. tie stalls with mattresses - also 36 heifer ties - all bldgs. in EX. condition - 2 Harvestores w/unloaders, 20x60 & 14x40 ft. concrete silos, TMR mixer in lg. feed rm, 40x80 ft. mach. shed, 2 stall garage & lots of good land avail. to rent - also beautiful 5 B.R. ranch-style home - **\$280,000 REDUCED TO \$272,000**

B-121 - Dairy farm w/336 A. 238 A. tillable, 70 cow free-stall, double-4 parlor, two 600 gal. B Tanks, 50x140' freestall for 80 head of heifers or beef, 6 yrs. old - lg. 9 rm. home in good cond - could be 2 fam. - **\$375,000 - REDUCED TO \$200,000 FOR QUICK SALE**

#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**

Northumberland Co./Acreage Only (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. **\$225,000**

Attention Deer Hunters: 4 Trophy Buck taken this year, we have pictures. 83 acres, this property has everything for wildlife, private location, 30-40 acres tillable not being farmed and wildlife habitat, good stream, marketable timber. **\$225,000**

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 **\$85,000**

15 acres, open **\$49,000**

PETER B CORTELYOU
 Real Estate Herndon, PA 17830
 Peter B Cortelyou, Broker
570-425-9177 Fax 570-425-2305

Home For Sale
Lancaster Co., PA
Beautiful Country Setting.

Zoned R-2 In House Business
Exp: Bed & Breakfast,
Child Care Center & others
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
& Garage Area.

Days 717-471-3942
Nite 717-560-1610

THE REAL ESTATERS OF MANSFIELD

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

COUNTRY HOBBY FARM
 Located in Jackson Twp., Tioga County, PA. Approx 96+ acres bordering paved & gravel roads. Beautifully remodeled 2-story 4 bdrm., 2 bath home w/oversized country kitchen. Former dairy barn for any type of livestock needs. Must see at **\$245,000**. M-1546
 ** May 1 2002 possession

TURNKEY CAMP OR HOME
 In the Gurnee area of Gaines Township. Borders State forest. Minutes to Pine Creek & Wellsboro. 1,344 sq ft p/tax card on 2 floors. Ready to sleep 14 in 3 bdrms. Full septic & well + deck & woodstove. Furnished at **\$76,900**. M-1548

WARD TOWNSHIP HOME
 Southern Tioga County 5 yr old 1904 sq ft 3 bdrm, 2 bath, Ranch Home w/detached 2 car garage. Fantastic setting on Fall Brook Road near County Bridge w/access to thousands of acres of State Forest. Year round stream thru approx 5 acres. **\$95,000** M-1549

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

OPERATING LUMBER MILL
 Richmond Twp location for this existing business. Approx 8 unsurveyed acres. Paved road frontage. Commercial zoning. Purchase fully equipped for **\$159,000** (or negotiate as needed) **\$77,500** for bare building and acreage. M-1222

EXTRAORDINARY HOME - PRICE REDUCED!
 Magnificent 4,772 sq ft home featuring an indoor heated pool & jacuzzi, bar & entertainment area, fabulous kitchen, game room, 2 3/4 baths, 13 total rooms w/4 bdrms. Great landscaping. 2-car garage. Much more! **Now just \$194,900.** M-1371

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

29 ACRE CAMP GROUND
 In Farmington Twp. Tioga County, PA. Spectacular views w/75 full service hook-ups (elect, water & sewer). Potential for conversion to single or doublewide trailer park. 30x70 bldg for store, gift shop, laundry, games & restrooms w/apt overhead. 30 seasonal campers now gross approx **\$21,000 p/y p/owner. Asking \$229,000.** M-1547

CALL COLDWELL BANKER
FARM & RURAL PROPERTY DIVISION
NEW! Free video tours available on CD
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.cburl.com or call for details.

FREE CD video tour available

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.cburl.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.cburl.com, or call for details.

FREE CD video tour available

For the best Internet Rural Property Marketing, Visit www.cburl.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.

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COLDWELL BANKER

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

KENNETH H. GREIDER, REALTOR (717) 872-9002

Berks County - NEW LISTING Near Strasstown along Rt. 183, feed mill on 5 Ac. 3 story, 17,400 SF mill with all equipment. Milling capacity of 8T/hr & pelleting capacity of 2T/hr. Bulk loadout, office area, & truck scales, **\$325,000**

Lancaster County

A Beautiful setting 73 acres with 3,100 sq. ft. stone home in perfect condition. 1,300 sq ft in law home. Contract hog operation, bank barn, machinery sheds, grain storage, feed mill, and truck scales. **\$1,150,000** Near Elizabethtown. in the Ag Preserve

B Great soils 44 acres near Maytown with two older farm buildings. In the Ag Preserve. Perfect site for your new home and farm buildings. **\$330,000**

C Opportunity for an agricultural business. 34 acres near Rheems zoned agricultural. Three miles from Rt. 283. Large clear span storage building with shop. Refrigerated cooler, office and reception area. 1,600 sq ft home. **\$695,000.**

Huntingdon County - Near Water Street, close to St. College, Altoona. One of a kind location. 310 acres with two homes, a bank barn, free stall barn, silo and bunk feeder. Fenced pasture, and wooded mountain ground. Good quality soils. Had been milked in four years ago. **\$835,000**

Juniata County - Near McVeytown, ten minutes from Rt. 322. Good contract cash flow. 33 **UNDER AGREEMENT** frame houses built in 1998. 1,600 sq ft frame home, bank barn, corn barn. **\$500,000**

Cumberland County - Three miles north of Newburg. Good access to PA Turnpike. 140 acres bare land with 102 tillable acres. Next to 2,500 acre state game lands, near Newburg. Slate soils. **\$350,000**

Bedford County - Near New Buena Vista. Great setting. 326 acres with 110 tillable, 140 acres fenced pasture. 2,700 sq ft brick home, bank barn, machine shed and shop. 3 and 4 soils. **\$505,000**

Dauphin County - Near Halifax. Risk limiting contract cash flow from turkeys and hogs. 62 acres with three building turkey complex, and two 2,100 head hog finishing barns built in 1998. 40 tillable acres. 1,600 sq ft frame home, storage shed. **\$1,400,000**

Adams County - Near Orrtanna. Beautiful home-farmette sites.

A 53 acres bar **UNDER AGREEMENT** Pond, stream frontage, well, and acres of fence.

B 32 acres bare land. All wooded. R.O.W. access. Lots of wildlife and peace and quiet. **\$115,000**

C 14 acre lot partly wooded with stream frontage and app. Perk. **\$95,000**

D 13 acre lot with woods and cherry orchard, approved perk. **\$85,900**

E 12 acre lot partly wooded with approved perk. Great Location. **\$85,000.**

Franklin County - Three Miles North Of Shippensburg. 180 acre dairy farm with 120 tillable acres. 3,700 sq ft brick home, bank barn, 86 stall free stall dairy barn, double 4 parlor. Great location. **\$555,000**

Fulton County - Near Hustontown, ten minutes from the PA Turnpike. Great contract cash flow. 101 acres with 50 tillable. 2,080 hog capacity finishing barn built in 1993, machinery shed, beautiful three bedroom home built in 1997. 40 wooded acres with great hunting. Quiet setting. **\$480,000**

Mifflin County - Near McVeytown. Two operating dairy farms.

A Back a long lane. 104 acres with 90 tillable. Good soils. Two story bank barn with 35 tie stalls, 66 cow free stall barn, 41 cow free stall dry cow area. Manure storage, feed storage, heifer and special needs area. 1,500 sq ft. frame home. Includes all feed inventories and milking eq. **\$500,000.**

B Stagecoach Inn Farm. 305 acres, 200 tillable acres class 2 and 3 soils. 60 cow tie stall barn, 30 cow free stall barn, earthen manure storage, upright silos. 1,100 sq. ft. frame home in good condition. 3,600 sq. ft. historic stone home ready for remodeling. 80 acres of mountain land. Goes with all feed inventories and milking equipment. **\$700,000.**

Somerset County - Near New Centerville. These three farms are contiguous.

A 500 acres with 350 tillable. Acres of fenced pasture with water. Two sets of farm buildings. One tie stall barn was milked in four years ago. Beautiful setting. Perfect for expanding farming operations. **\$970,000**

B 180 acres bare land with 100 tillable acres. Stream frontage. Land lays nice for farming. Great home and farm building site. **\$305,000.**

C 124 acre general farm with 65 tillable acres. Acres of fenced pasture. 1,400 sq. ft. frame home. Bank barn and pole shed. **\$285,000.**

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

Wishing all our customers & friends a Happy New Year!