



DEMEREE REALTY

171 N. Gardiner Rd.
Little Falls, NY 13365
Phone (315) 823-0288
George Demeree, Broker



www.demererealty.com

#632 - Free stall barn operation for 300 cows has 850 acres w/650 tillable - new double 5 side opener milking parlor - new milk house w/conf. rm. & office - 2 free stall heifer barns - new calf barn w/40 pens - 3 lg. Harvestore silos w/unloaders, 3 lg. concrete silos w/unloaders - lg mach. shed & storage bldgs. - Slurrystore for 6 mos. storage - 4 V.G. homes - also extra house & trailer - **\$2,800,000** - includes cows & full line of equip.

#360 - FREE STALL DAIRY FARM - 217 A. - 108 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/unloader s - 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.

#36 - A Well-kept, attractive dairy farm w/255 A. - 120 tillable - 90 pasture 40 woods - 50 cow tie stall barn with 2" pipeline, B.T. & TMR mixer - new 32x70 ft. pole barn - 25x30 ft mach. shed - 1 silo w/unloader - 2 metal grain bins - nice 14 rm home w/garage - also lg. pond & 3 sm. ponds - **\$250,000**. Cows & mach. avail

B-311 - Dairy farm with 135 acres - 100 tillable - productive river bottom land with lg. fields 80 cow free stall with flat barn parlor, 30x100 ft mach. shed, heated shop, garage w/calf barn attached - EX. 8 rm. home w/4 B.R. & fireplace in den - DAIRY OF DISTINCTION - **\$275,000**

H-201 - Dairy/Hobby Farm w/65 A. w/57 tillable, 120x36 two story barn with 44 tie stalls on 2" pipeline, addition for 25 heifers, 500 gal bulk tank, 3 stall garage, 6 yr. Ranch home - **\$135,000**.

#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 B.R. ranch plus two 2 B.R. apartments - also features 100x230 ft lighted horse arena & stands - **Asking \$850,000**.

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

Schuylkill County - NEW LISTING Horse Lovers Dream. Perfect 14.5 acre country property ten minutes from Rt 81 Well constructed 2,200 sq ft. 3 bd., 2 1/2 bath, two story home with two car garage, built in 2000, like new condition. Custom built seven stall horse barn with loft, tack room and office in perfect condition, built in 1999. Acres of fenced pasture. You must see this property. 1 hour to Hbg. 2 hours to NYC. **\$369,000**

Berks County - NEW LISTING Near Strausstown 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**

Franklin County - NEW LISTING Great country location. Lovely 24 acre farmette 3 miles north of Shippensburg. Perfect for your horses and cattle. 1,700 sq. ft. frame, two story home in good condition, 50'x90' bank barn and numerous other storage/livestock buildings. Nice pond and buildings sit back off of road. **\$225,000**.

- 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 form 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. Owner will subdivide. **\$835,000**.

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**
- A. 32 acres bare land. All wooded. R.O.W. access. Lots of wildlife and peace and quiet. **\$115,000**.
 - B. 14 acre lot partly wooded with stream frontage and app. Perk. **\$95,000**.
 - C. 13 acre lot with woods and cherry orchard, approved perk. **\$85,900**.
 - D. 12 acre lot partly wooded with approved perk. Great Location. **\$85,000**.

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**.

CENTRAL VIRGINIA: Farms and land available from 5 to 500 acres, reasonable prices, very low taxes, farmer friendly communities, agricultural economy.

State Wide Realty Co.

Farmville, Virginia

804-392-6163

www.vastatewiderealty.com

ENDLESS MOUNTAIN REAL ESTATE CO.

US Rt. 15, Covington, PA 16917 570-659-5684

TIOGA & BRADFORD COUNTIES

Tioga County: Attractive cottage w/Pine interior, 2BR, kitchen range, ceiling fan, EBB heat plus woodstove, cozy front porch. Cedar siding, sewer permit available, 2.75+/- acres, mostly wooded, gated access, remote location. **\$39,900 (#929)**

Bradford County: Nice, mostly level & wooded parcel bordering township road. 10+/- acres, soils work will be done, electric available, State Lands nearby, short commute to New York State Line, excellent location for your new home or camp. **\$22,900 (#937)**

Tioga County: Immaculate ranch-style home located at outskirts of small community, high-quality construction. 1848 sq. ft. of living. 3BR, 2 baths, Oak kitchen, stone fireplace, NG/FHA heat, central air, large rear deck, new above-ground pool, 1+/- acre **\$103,500 (#942)**

Tioga County: Pleasant country setting for your new home. 4+/- acres, perk approved for conventional in-ground septic system, NG/electric available, survey complete, ROW access, nice views, only 5 miles to downtown! **\$17,800 (#946)**

www.endlessmrealstate.com E-mail: end@epix.net

CALL COLDWELL BANKER

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.cbur.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.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.

FREE CD video tour available

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.



UNIVERSITY REALTY

126 E. Foster Ave., State College, PA 16801

800-669-4925 Toll Free

2 Huntingdon County Farms:

275 Acs. & 61 Acs.

Call Pete Norton at

Carriage House Realty

814-643-3350

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

Lycoming Co. RE-LISTED & REDUCED by \$75,000.00. This 230 acre dairy farm **MUST be SOLD.** There is presently 130 acres of fertile soils tillable and another 50 of woodland cleared and soon ready to be tilled. There are 3 silos, 40 cows on pipeline, lots of room for young stock & dry cows There is an implement shed 40' by 80' lots of room for hay storage and a lovely setting. The pictures should be on my web site by the time you read this. (www.lamnauct.com) The house was built new in "93" with 3 bedrooms, 2 1/2 baths, new septic system, fireplace, full basement with a nice family room, 2 car attached garage, and so much more. **YOU MUST SEE THIS ONE NOW, IT WILL BE SOLD SOON. \$450K.**

Sorry for the confused ad last week. It was a mistake. You still have a chance to buy this Dauphin Co. farm either in AG-Preserve or with all building rights included. Call for all the details about this fine 82 acre beef and poultry operation.

Needs lists Grows.

Union Co. small acreage with buildings. Western Snyder, Juniata, or Perry 100 acres with or without buildings.

Lancaster Co. Farms for Auction or brokerage. Good buyers for poultry houses with acreage **BUYING or SELLING - CALL ME NOW!**

"AN AUCTION is when we put "U" in ACTION"

THE REAL ESTATERS OF MANSFIELD

1671 S. Main St., Mansfield, PA 16933

(570) 662-2138 • Evening (570) 662-2363

realmans@youu-net.com

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**

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

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**

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**

CAMP LISTING

Super 2 story camp built on 11.78 wooded acres in the Covington Township. Pine Hill gated access subdivision 1840 sq. ft. Electric B.B. heat 4 bdrms up multiple rooms down. New well and septic. **Asking \$78,500. M-1519.**

IMMACULATE COLONIAL HOME

2880 sq ft over full basement in Sullivan Twp on paved road 4 bdrms & 3.5 baths Pine floors, 2 fireplaces, country kitchen Vinyl siding. Appliances included 67 deeded acres. 10 miles to Mansfield and Troy (Mansfield schools) (Would make a great Bed & Breakfast) Just **\$189,900. M-1558**

TURKEY CAMP OR HOME

In the Gurnee area of Games 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**

TIOGA TOWNSHIP LAND

823 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**

John Mattilio Home (717) 464-8930

Farm Real Estate Sales Professional

Knowledge + Service + Integrity = Performance

