WANT TO BUY FARM LAND

The Eastern Central MD/PA border area in either state would be ideal 100 acres or more w/the purpose to reconstruct an antique log dwelling for my private residence Will also be raising some beef cattle I will be willing to write in deed restrictions to assure that it will always remain as a single parcel of undeveloped acreage This would be an excellent opportunity to keep a portion of a large family farm in tact Please call and leave a message for Mr Dean at (703) 581-1797

Koch Homestead Realty MLS

91 Princeton St Wellsboro PA 570-724-3500

9 North Main St Mansfield PA 570-662-3287

Eikland PA 16920 814-258-7117

W515 - Prime commercial building in the heart of Wellsboro Retail spaces, offices and apartments Location has maximum exposure to public and shows positive flow for investment purposes. Call today for details! \$490,000. #110939

W400 - "OH" WHAT A VIEW! 44+ Acres of nice open land with road frontage on two sides. Find the peace and quiet that everybody wants! \$44,000. #101009

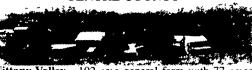
M110 - IMMACULATE, NEWLY REMODELED 2 bedroom, 2 bath ranch home on 5+ acres. Conveniently located close to town. This house features a large master bedroom with a private deck, large living room, attached 2 car garage and a storage shed. A MUST SEE! \$120,000.

E264- 126 ACRES of rolling fields with some woods, rural views, hardtop road frontage Currently farmed, requires perc for building Elkland Schools \$104,000. #111106

Check out our web site www.koch-real-estate.com

CALL COLDWELL BANKER

FARM & RURAL PROPERTY DIVISION <u>EW! FREE VIDEO TOURS AVAILABLE ON CD</u> CENTRE COUNT



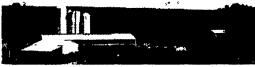
Nittany Valley - 102 acre general farm with 77 acres illable, 7 acres pasture, 16 acres woodland, and 2 icres site area. Very nice home, two story bank barn, implement shed, nice setting away from traffic View our complete brochure and 30 picture slide show at www.cbur.com or call for details

FREE CD video tour available



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, I 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.







814-422-8111 e-Pro Certified

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

LANCASTER COUNTY, PA 38 ACRE GENTLEMANS FARM

Sprawling 6 year young custom home in immaculate condition, featuring 4 bedrooms, 2 1/2 baths, 3 car garage, jacuzzi, fireplace, etc. Situated on 38 acres. Beautiful farm fields, includes 10 acre pasture (fenced) with stream, You won't believe the views! Lititz Manheim Area. Offered for sale by owner.

\$585,000

For showing and prompt response, write to PO Box 513, Lititz, PA 17543



US Rt. 15, Covington, PA 16917 570-659-5684 **TIOGA & BRADFORD COUNTIES**

Tioga County. Nice rural setting for your new home survey complete perk approved for conventional in-ground septic system underground utilities available plenty of road frontage only 5 miles to downtown \$33,900 (#819)

Troga County: Solid & spacious 2 story home in need of some imagination & updating 2022 sq ft of living 4 BR 1 bath NG/FHA heat new turnace & root over-sized 1 car det garage 0.48+/ acre lot park schools etc close by lots of potential! \$48,500

Tioga County Nice country setting 15 +/ acres survey complete perk approved for conventional inground septic system electric available borders minimally traveled township road surrounding area is mostly State Lands & farmlands additional 1 226 +/acres available owner will consider financing contact office for details \$9,500

Tioga County: Attractive cottage for your get-away, retreat or potential year-round living. Pine interior 2BR bath EBB heat woodstove ceiling tans cozy front porch Cedar siding sewer permit available needs a well 2.75 +/- acres mostly wooded gated access remote location come take a look! \$39,900

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

THE REAL ESTATERS **OF MANSFIELD**

1671 S. Main St., Mansfield, PA 16933 (570) 662-2138 • Evening (570) 662-2363

realmans@youu-net.com

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

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 Reduced to \$89,999. M-1549

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-1448

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

RT #14 COMMERCIAL PROPERTY

Approx 14 acres w/long frontage on Rt #14 & on T-305 Industrial type building, built in 1986 60'x80' top of the line steel construction w/concrete floor & 23' multiple track doors. Drilled well and gravel soils \$159,900. M-1568

5.114 SURVEYED ACRES

Located on Rt 6 just East of Mainesburg No bldg restrictions Perc complete for sand mound Easy access building sites Stream at rear of property See it <u>TODAY!</u> **Just \$18,900**. M-1442

HOME, BARN 12+ ACRES!

w/small pond 1235 taxed acres in Wells Twp Troy Schools 1996 home w/1,431 sq ft of living area w/3 bdrms & 2 baths. New septic & well when built. 24x30 storage barn Long views Just \$89,900. M-1560

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

POSSON REALTY Auction Service



787 Bates Wilson Road Norwich, NY 13815

(607) 334-9727

#1755 120 acre dairy farm, 55 stall two story dairy barn, 3bdrm home, big fields, quiet setting, era electric, Asking \$130,000 firm!

#1689 180 acre dairy farm, 140 acres tillable grows good alfalfa, 50 stall 2 story dairy barn, big morton machinery building, era electric. Asking

#1748 Purchase feed operation, 80 freestalls with drive through feeding, 6x6 parlor, ranch home, situated on 46 acres mostly open, owner is buying all feed reasonably from neighbor, Asking \$125,000

#1680 200 cow freestall operation¹¹ 6x6 parlor with t-offs and meaters, 2 homes out buildings for machinery and young stock, 200 acres of excellent ground 500 additional acres rented for 25\$ per acre, farm has nice location just south of Syracuse. Asking \$550,000 owner is considering offers

#1756 150 acres of land near Binghampton, 100 acres off woods, great hunting nice location Asking \$115,000 firm

Please call for appt. – Dick or David 607-334-9727 We list the best! • Free list on request!

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

Lancaster County

- NEW LISTING 2.4 acre horse farmette ready for your family and horses 1,250 sq. ft. 3 bd. I ba ranch home in move in condition 5 stall horse barn built in 1998 with loft and tack room/office. Detached two car garage, fenced pasture 15 minutes from the Square in Lanc Pequea
- 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
- 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
- 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

Cumberland County

- NEW LISTING 99 acre former dairy farm with 85 tillable acres in a great location just north of Newburg 3 miles from Turnpike exit Two story 1,800 sq. ft. birck/frame home. 50'x55' bank barn, 38'x62' threesided equip shed plus many other outbuildings \$360,000
- 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 State soils \$350,000

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, 2½ 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

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

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 bain, 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

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 bains 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 ROW access Lots of wildlife and peace and quiet \$115,000

B 14 acre lot partly woode UNDER AGREEMENT and app. Perk. \$95 000 C 13 acre lot with woods and cherry orchard approved perk \$85,900

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

- 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
- 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
- 180 acres bare land with 100 tillable acres. Stream frontage. Land lays nice for farming. Great home and farm building site. \$305,000 124 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**