

MILK PROCESSING & CHEESE PLANT: state of the art brand new facility. Building is 50x100 with 50x40 addition. 3 phase power with 9000' of radiant heat in floor. 40x50 retail store. 40x50 milk & cheese processing room. This business was built after extensive study of local consumer and tourist trade. Break-up of partnership forces sale.

Mort Wimple Associates

Real Estate Sales - Management
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Chicken Operation on 49+ Acs. w/new roof, venting, siding, water system. Auto egg system. Also rental income \$950/mo. 3BR w/new furnace. Near Gratz & Dornsife.

Priced at \$339,900
 Century 21 Carl Snyder
 717/896-8808, 717/979-8042



147 ac w/modern tie stall barn, 135 tillable ac, currently all in alfalfa and mixed hay, 79 cow stalls, 4 1/2 ft wide, SS pipeline w/6 Westfalia units, 40x80 equip shed 40x60 equip shed - 38x72 heifer barn w/catch gates, handy 3 bedroom frame house. All for only \$275,000. Call now for quick possession!!

400+ Wooded Acres
 joining State Game Lands on 3 sides Recorded right of way - can subdivide if needed

Needed:
 Dairy or Poultry Farm in Lebanon or Berks County Need large dwelling

MAHLON OBERHOLTZER AGENCY

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CANTON TOWNSHIP
 Bradford County, PA

- 50± Acres (35± Tillable)
- Three Bedroom Farmhouse
- Beaver Pond • Wildlife & Views
- Natural Gas



Anna G. Fitzwater Home

Auction to be held on site
 Sunday, April 21, 2002
 at 2 PM

Terms: To be sold with power of attorney's immediate confirmation. Cashier's or certified check written to ROAN Inc., for \$9,000 or cash required at time of auction as down payment 10% Buyer's Premium charged, to be paid by purchaser as part of purchase price. Settlement made 30 days from sale date upon delivery of clear deed. Structures built prior to 1978 Buyer has option to inspect for lead paint hazards prior to auction.

Directions: From the Acorn Market at the intersection of State Route 414 and State Route 154 in Canton take SR 154 south two miles. See signs and property on left.

Bob Chuck & Rich
ROAN Inc.
 Auctioneers & Appraisers AU 000777 L
 3530 Lycoming Creek Road
 Canton Station, PA 17728
 570-494-0170 • 800-955-ROAN (toll-free)
 Fax 494-1911 • www.roaninc.com

For an appointment to see this prime property and more information, page Michael T. Roan @ 570-370-3362 or call Roan Inc. — 570-494-0170



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 on 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.

Bed and Breakfast for Sale Golden Oak Inn



Nestled in the quaint town of Troy in the Endless Mountains of Northeastern Pennsylvania This Queen Anne Victorian house, circa 1901, is graced with charming oak woodwork Victorian decor, antiques and heirlooms

The Golden Oak Inn has been run as a bed and breakfast for 10 years and enjoys the reputation of fine accommodations and gourmet dining

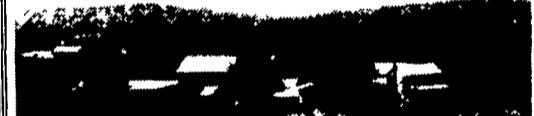
The inn has 5 bedrooms and 4 baths. A two room suite on the first floor includes a sitting room with a fireplace and a bedroom with a private bath Two bedrooms are located on the second floor, two with private baths and two that share a bath The kitchen has been remodeled and serves nicely as a commercial kitchen with an alcove for casual dining The formal dining room elegantly provides the setting for candlelight gourmet breakfasts The owner's apartment is located on the back of the house and includes a bedroom, living room and bath

Golden Oak Inn is centrally located to provide the activities of antiquing, hiking, wineries, hunting, fishing, swimming, skiing, snowmobiling, and looking at breathtaking scenery

Sale will include furnishings, antiques, appliances, and accoutrements Offered at \$237,000.00 as a turnkey operation.

By Appointment Only
ROBERT R. KENDALL Real Estate
 15 Canton Street, Troy, PA 16947
 570-297-3396 • Office 570-297-2120

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.cbur.com or call for details

FREE CD video tour available

HUNTINGDON COUNTY



- 96 acre general/dairy farm 25 minutes from State College Brick home, large barn with 56 free stalls, very nice 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.



COLDWELL BANKER
UNIVERSITY REALTY
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 800-669-4925 Toll Free

Christmas Tree Farm & Land, Bloomsburg Area, 72 Ac. 40,000 Christmas Trees, Doug Fir 5'-Up. Great Hunting, Fishing Locally, Spectacular Views. \$150,000. 610-269-1893. Discount Available for Quick Settlement

Huntingdon County Farm: 61 Acres

Call Pete Norton at

Carriage House Realty

814-643-3350

96 ACRE FARM Danville, PA Area



- 70 ACRES TILLABLE
- 2 FAMILY FARM HOUSE
- CARRIAGE HOUSE W/ APARTMENT
- 15x30 IMPLEMENT SHED
- 18x32 SHOP
- 2 STAVE SILOS
- BANK BARN SET UP FOR 36 COW TIE STALL DAIRY BARN

\$325,000

For additional information on this property and other fine PA farms and estates contact:

new pennsylvania realty, inc.
 PERRY S. LONG
 610-298-3025

Perry Long at
 610-298-3025 or
 800-569-5167

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227 Mush Dual Road, New Ringgold, PA 17960

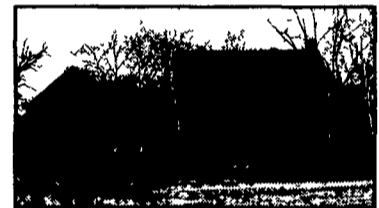
If You Have A Farm You Need To Sell "Talk to Paul"

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(877) 327-0910 Direct Line



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• **CUMBERLAND COUNTY** - Wonderful old stone farmhouse on 56 rolling acres Bring the horses to fill the large barn. \$419,900 (10075664JM)
 To view additional photos of properties please visit www.pennmarproperty.com

• **ADAMS COUNTY** - New Oxford horse country 10 acres with more land available Beautiful barn with stalls Nice 4-bedroom 1900 home 2 car garage, attached office and more! \$225,000 (2110584P)

• **ADAMS COUNTY** - Restored brick home 9+ acres Borders on beautiful creek Large porch, pine floors, large kitchen w/ cabinets New furnace and electric Nice bank barn for horses \$185,000 (F13291P)

• **ADAMS COUNTY** - Breathtaking Farmhouse situated on 85+ acres near Cavalry Battlefield overlooking 3000 acre bank barn and Big Round Top Horses, Fields and privacy \$895,000 (10075664JM)

Thinking of Leasing your farm? We may have the prospective tenant for you. We have interested parties looking to rent dairy farms.

• **CUMBERLAND COUNTY** - Gentleman's Horse Farm with 90 acres Includes Bank barn, horse stalls, turnout shed, fenced pasture 3 ponds, riding trails and more Price Reduced \$690,000 to \$575,000. (CB4009860ST)

• **CUMBERLAND COUNTY** - Historic **Brick Home in Newville** - On 14+ acres Eligible for National Historic Landmark Includes bank barn w/free stalls, fenced pasture and outbuildings A must see property. \$289,300 (10068634JB)

• **FRANKLIN COUNTY** - 106+ acre farm with 85 tillable acres includes 2 barns, several outbuildings and more 4 BR house, HW floors Price reduced \$450,000 (FL4036278PG)

• **FRANKLIN COUNTY** - Rose Hill Farm on 86 acres with beautiful view of the Cumberland Valley Lovely brick home, wide bd floors \$325,000 (FL4068859HB)

• **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 Price Reduced \$550,000 (F13476218PG)

• **FRANKLIN COUNTY** - Ideal small farm operation on 70 acres with bank barn, implement shed and more. Original log construction country home. \$375,000 (FL4049714RM)

• **HUNTINGDON COUNTY** - Dairy of Distinction - Tannery Road Farm on 140+ acres. Farm includes bank barn, free stall, and various other outbuildings Property also includes 2 homes \$625,000 (HU3462036PG)

• **YORK COUNTY** - Hickory Ridge Farm Wonderful views Circa 1830 home on 90 acres. 5 additional building rights Bank barn and garages Restored stone spring house. Rolling pastures and stocked pond. \$749,000 (2108029P)

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.pennmarproperty.com
 Member of PA Farm Bureau

REAL ESTATE AUCTIONS