

PENNS VALLEY



Centre County, Millheim/Aaronsburg area, 75+/- acres, 60+/- tillable, 4 br house, 40x80 bank barn, w/12x15 milkhouse, 40x100 pole barn, 2 garages, 3 silos, heifer barn, corn crib **PRICE REDUCED!**

LEHIGH COUNTY - Upper Macungie Twp, vacant land, 45± acres, 20 tillable, balance wooded, wonderful view of preserve open space. Zoning 65,000 sq ft subdivision potential **SALE PENDING FOR DEVELOPMENT**

LEHIGH COUNTY - Upper Macungie Twp, 52± acres vacant land, 25 tillable, stream with pond, extensive road frontage **SOLD FOR FARMING!**

MONTGOMERY COUNTY - Upper Salford Twp, 30 acres, zoned residential **SOLD FOR DEVELOPMENT.**

MONTGOMERY COUNTY - Lower Salford Twp., 48 acres, residential cluster zoning with public water and sewer. **SOLD FOR DEVELOPMENT.**

LANCASTER COUNTY - 82 acres with farm buildings, public water & sewer **SOLD FOR INDUSTRIAL DEVELOPMENT.**

LANCASTER COUNTY - Salisbury Twp., 1.5 +/- acres, zoned industrial, frontage along route 30.

Call Hiram Hershey, Broker
Thomas Hershey Realtor Associate
HERSHEY FARM AGENCY, INC.
1-800-880-3831

THE REAL ESTATERS OF MANSFIELD

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

CLASSIC FIXER UPPER

Bank repo needing lots of work. Ranch style home built in sections over bsmt. Detailed former garage lived in at one time. 4.2 acres in 2 parcels. Cleanup ordered but not finished. Rt. 328 location in Lawrence Twp. **\$36,750 M-1564**

BUSINESS FOR SALE

Local thriving eatery owner must leave area to help family elsewhere. Extended property lease avail. Approx. \$35,000 in equip. included. List avail. Gross sales have increased substantially annually over last 3 yrs. Records & tax returns avail. for review to qualified buyers only. **Was \$84,900. Now \$79,000. M-1494**

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**

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

HOME NEAR GRAND CANYON

In Shippen Twp, minutes to Pine Creek & Wellsboro, Pa. Two story w/over 2,400 sq ft. Integral 2 car garage, woodstove & fireplace. Two family rooms, 2 baths, 3 bdrms, & room for more! Vinyl siding & deck on 2 acres. **Just \$157,900 #M-1572**

VIEWES FOR MILES

From this 43.6 acre surveyed tract of fields & woods in Jackson Twp, Tioga County, PA. Minutes to Elmira, NY New sewage system. Drilled well, elect & phone to 3 bdrm, 2 bath mobile home. **Just \$74,900 M-1576**

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. Wash \$31,500 **Reduced to \$29,900! M-1100**

CAMP OR HOME LISTING

Super 2-story camp or home built on 11.78 wooded acres in the Covington Township Pine Hill gated access subdivision 1840 sq. ft Electric BB heat. 4 bdrms up, multiple rooms down New well and septic **Was \$78,500 Reduced to \$74,995 M-1519**

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
FREE CATALOGUES U.S. ROUTE 20
SLOANSVILLE N.Y. 12160
E-mail wimple@capital.net (518) 875-6355
Internet Page (518) 875-6355
www.farmsunlimited.com FAX: (518) 875-6749

CENTRAL PENNSYLVANIA FARMS, FARMETTES, LAND AND CABINS

Our Farm and Land Division currently has many farms, farmettes, land parcels, and cabins available in central Pennsylvania. We would be happy to send you a free farm and farmette list and/or rural land and cabin list.

See the February 23rd or January 26th issues for a complete farm and farmette inventory.

Farm and Land Division

Fred Strouse (814) 364-1705
Mel Rockey (814) 466-6688
George Demchak (814) 625-9151
Tim Lake (814) 364-1327



2300 South Atherton
State College, PA 16801
(814) 234-4000
1-800-876-3395

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

Several March Specials Await You!

Snyder Co. has 2 farms ready for this spring
Farm #1 is a 98 acre grain farm with a piece of History The old log house has been semi-modernized with kitchen, bath (rather than a path) 3 small bedrooms but lots of potential There is lots of road frontage and the availability for "AG PRESERVE" If you go this route you'll have a very cheap farm You decide The owner will finance

Farm #2 is a dairy farm with 72 acres and additional land to rent This is a 50 cow stanchion barn with lots of other outbuildings This farm again could go into "AG PRESERVE" and again have a very reasonable workable farm with country living for your family There is a 2-1/2 story aluminum sided house with 2 baths for that large or growing farm family This farm also has owner financing at very reasonable terms and rate Call today A little paint and remove some of the older buildings will make this one a show place

Dauphin Co. this 82 Acre Beef & Layer operation is ideal for a young or growing family There is a 2 yr old layer house which is computerized and takes very few hours a day The beef operation is capable of over 200 head with manure pit silo's feed conveyors, TMR and a farm family 4 bedroom home The 50' by 80' Implement shed handles a large JD 25' combine with ease
Priced @ \$520,000.00.

E-vill Turkey houses have been **SOLD**
New Listing of 142 Acre Dairy - Lancaster county
It won't last long

Blair Co. 176 Acre Dairy for 200+ cows Call me now the price is below replacement cost

JUST ABOUT "SOLD" OUT!

Actively looking for farms of all sizes, types and price ranges

Call me for all your farm needs both buying and selling

With over 32 years of competent, friendly and dedicated service to you, I am capable of satisfying your needs

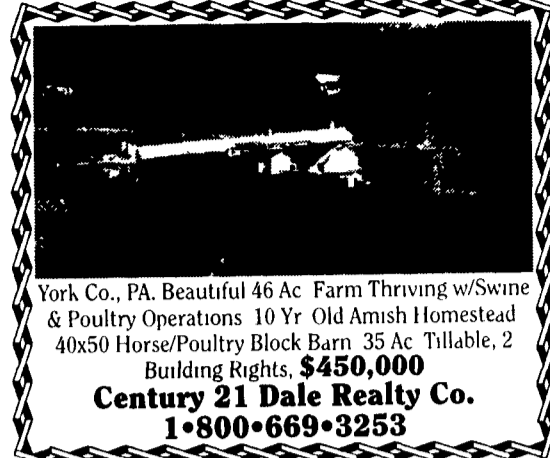
BUYING or SELLING - CALL ME NOW!

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

SOUTHERN CHESTER COUNTY

Land owners,
If you want the Best Price — Look at more than One Offer. 1031 Ex-change a consideration. Life Estate a concern. Ref. avail.
Call Rich Goss
610-932-5500 ext 214

Century 21 Pierce & Bair



York Co., PA. Beautiful 46 Ac Farm Thriving w/Swine & Poultry Operations 10 Yr Old Amish Homestead 40x50 Horse/Poultry Block Barn 35 Ac Tillable, 2 Building Rights, **\$450,000**
Century 21 Dale Realty Co.
1-800-669-3253

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

Adams County -

NEW LISTING - near Gardner's 24 acre country farmette with ten tillable acres. Four bedroom, 1 3/4 bath frame home, 40'x196' single story barn, 40'x40' garage, 24'x40' shop and 34'x46' cold storage building with loading dock Fruit trees, two streams and fenced pasture \$229,900 **CALL JOHN.**

Columbia County -

NEW LISTING - near Catawissa. 120+/- acre operating fruit farm with processing, cold storage and retail store Perfect family business in a beautiful location, 85+/- acres of well managed fruit trees 15,000 bu cold storage capacity, 40'x110' retail store, 70'x125' storage/processing/packing building 57'x72' shop/equip. storage Two frame homes in good condition Owners retiring. This operation is in good condition \$899,900 **CALL JOHN.**

Somerset County -

A. **NEW LISTING** 30 acre farm with 15 tillable acres 3 bedroom, 2 bath ranch home in great condition, big bank barn with 46 tie stalls & loose housing Gravity flow gutters, earthen manure storage, 16'x40' and 16'x60' concrete silos Milked in three years ago Milking equip & pipeline removed Farm shop & equipment storage Nice setting two miles from Somerset More close land available to rent \$214,900 **CALL JOHN**
Near New Centerville These three farms are contiguous

B 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 **CALL JOHN**

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

D. 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 **CALL JOHN**

Millin County - Near McVeytown

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 **CALL JOHN**

Five parcels of land - all near McVeytown

B 80+ acres of nicely wooded mountain land with stream frontage Good timber and deer hunting \$1,650 per acre **CALL JOHN**

C 3,648 sq ft stone home on five acres House is structurally sound but needs new mechanicals and interior renovations A true piece of history ready for your remodeling \$159,900 Parcels 1 and 2 could be purchased together at a discounted package price **CALL JOHN**

D 14 acres of farmland with frontage on Rt 22/522 and old Rt 22 Perfect for houses or commercial use No zoning \$114,900 **CALL JOHN**

E 45+/- acres of farmland with frontage on Rt 22/522 and a township road No buildings Hagerstown Loam soil Nice farming \$2,800/Acre

F 160+/- acres with 100+/- tillable class 2 & 3 soils Stream frontage & road frontage on Rt 22/522 1,100 sq ft, 3 bedroom, 1 bath frame home in good condition 60 cow tie stall barn with pipeline 30 cow free stall barn with covered feed bunk Three concrete silos with good unloaders Goes with all milking equip and feed inventories \$429,900 **CALL JOHN**

Lancaster County

A 2.4 acre horse farmette ready for your family and horses 1,250 sq ft 3 bd 1 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 Twp \$174,900 **CALL JOHN**

B 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 **CALL JOHN**

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. **CALL JOHN**

D 2.5 acre building lot w/approved perc, Mt Joy Twp, 5 min from Rt 283, great views, build your home here! \$125,000 **CALL JOHN**

Schuylkill County - 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 **CALL JOHN**

Berks County - 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

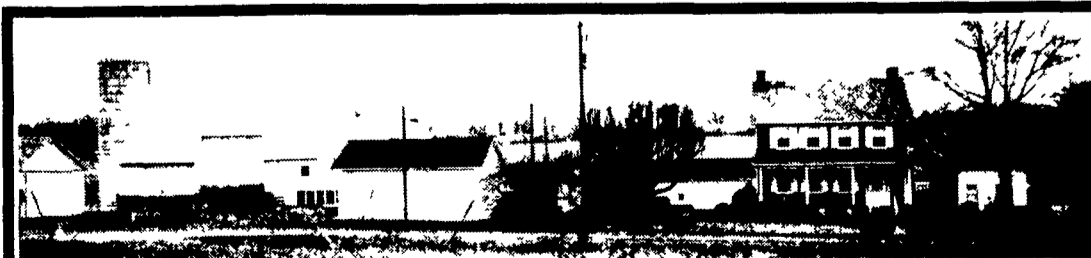
Huntingdon County - Near Water Street, close to St College, Altoona One of a kind location 320 acres with two homes, a bank barn, free stall barn, silo and bunk feeder Fenced pasture, and wooded mountain ground Good quality soils. Had been milked in four years ago Owner will subdivide Price reduced to \$799,900 **CALL JOHN**

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 **CALL JOHN**

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 **CALL JOHN**

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

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



Juniata Co: 66 ac farm offers an ideal location, features 4 BR, 2 sty, all brick home w/1840's charm 2nd brick home w/2BR, Dairy Barn, silo, implement shed, garage & shop, all in excellent condition & very well maintained Possibilities for farming, business or future subdivision. Just reduced to **\$535,000!**

Call Don Adams @ Remax Realty Professionals, Inc.
717-652-4700 or 717-657-5377