

POSSON REALTY Auction Service



787 Bates Wilson Road
Norwich, NY 13815

(607) 334-9727
www.possonrealty.com

#1680 - Price Reduced! 200 cow freestall operation, 200 acres of prime land, 500 additional rented, 6x6 parlor, meters, take-offs, manure lagoon. 2 good homes, nice location. Reduced from \$550,000 to \$499,000. will sell for less with one home.

#1746 - Land with quiet setting! 135 acre parcel, 90 acres tillable, the very best soils. This would make a great place to build. Gorgeous views, located near nice town, hospitals & shopping. Asking \$95,000.

#1753 - Just listed! 120 acre dairy farm. 100 open acres, 20 in woods. Two story 50 stall barn, three bedroom two story home. REA electric. Very quiet setting. Asking \$130,000.

#1685 220 acre dairy farm, land is flat to gently rolling, good 2 story dairy barn 80 ties, room for heifers, 40x100 machinery building, 2 story 5 bdrm home, nice location, quiet setting, price reduced \$250,000 to \$200,000



DEMEREER REALTY

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



www.demereerealty.com

#53 - Dairy farm w/340 A. - 185 tillable - good 2 story barn w/79 ties on 2 in. pipeline, 6 DeLaval units, B.T., barn cleaner & 3 lg. silos w/unloaders 10 rm. home in good cond., lg. garage - lots of rd. frontage & lots of water - \$275,000 bare or \$198,000 - for 118 acres with bldgs.

#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/unloaders - Slurrystore w/7 mos. storage - 9 rm. 2 fam. home w/5 B.R.'s & 2 baths - 5 car garage w/walk-in freezer - 2 house trailers - lots of water - \$325,000 - rented land avail.

43-A - Dairy farm on quiet road w/294 A. - 180 tillable - 2 story barn w/56 cows on 2" pipeline - 600 gal. BT - 34 heifer stalls - 50x100 ft. pole barn w/attached 20x100 ft. heifer barn - 3 lg. silos w/unloaders - VG 9 rm. home - 2 porches, patio & attached 2 car garage - 2 ponds, 3 creeks & spring - cows & machinery avail. - \$300,000.

H-202 - Dairy farm w/180 A. - 175 tillable - 100 cow free stall (insulated) - upstairs calf barn w/20 free stalls - 1500 gal. B.T., double-4 parlor w/ATO's - free stall heifer barn for 52 head, lg. mach. shed (48x96) & 5 silos - V.G. 9 rm. home w/4 B.R.'s & 2 baths, deck & in-law apartment above garage - pond & 2 wells - \$325,000.

B-124 - Quiet location & nice view - 175 A. dairy farm w/70 tillable, 78 tie-stall barn w/5 unit Boumatic pipeline, 40x100' free-stall heifer barn, 54x58 ft. tool shed, 21x27 & 18x16 ft. Sealstore silos, 14x50 ft. concrete silo, 1600 gal. B.T., V.G. 4 B.R. home w/deck - bldgs. all on same side of rd. - \$205,000.

#809 - 482 A. dairy farm w/300 tillable - lg. free stall barn for 140 head, 2 story barn w/64 stalls, 160x43' one story barn, also dry cow barn, lg. parlor & holding area, 120x24' covered feeder w/concrete floor, 3 mos. manure lagoon, 4 bay comm. 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 featuring 100x230' lighted horse arena & stands - \$850,000.

CENTRAL PENNSYLVANIA RURAL PROPERTIES CENTRE COUNTY

UNIONVILLE AREA - 17 acres, mostly pasture, large remodeled brick home (1850's), bank barn & sheds. Great property! Near Penn State University. \$245,000

JULIAN AREA - 91 wooded acres with 2-story dwelling and machine sheds. \$299,000

BELLEVILLE AREA - 7 acres, 4 bedroom dwelling and in-ground heated pool. \$238,000

CENTRE HALL AREA - FARMETTE - 4 bedroom 2-story privately nestled & beautifully updated on 20+ acres Large block building w/electric service. \$279,500

SPRING MILLS - 34.82 acres with 3 bedroom log home boarding Sinking Creek. \$360,000.

POTTER TOWNSHIP - 71+ acres with perc test complete. Property has underground utilities.

CENTRE HALL - 25+ acre versatile piece of land. Ideal for country estate or horse farm. Property also has development potential.

PORT MATILDA AREA - 3.25 wooded acres w/small A-Frame. Great location & all utilities. Great retreat. \$97,900

WARRIORS MARK AREA - COUNTRY ESTATE - One of the most beautiful settings in the Centre Region. Situated on 46.28 acres, property includes 3000 sq. ft. split-level with 4/5 bedrooms, 3.5 baths, sauna, 2-car attached garage, in-ground pool, pole barn, storage shed. Land is mostly pasture w/some wooded area. \$649,000.

NITTANY VALLEY - Rt 64, 12.4 acres tillable land Great home site. \$132,500

BLACK MOSHANNON STATE PARK - Residential building lots. 1 5 to 2.5 acres, From \$37,900. Walk to lake and beach

CENTRE HALL AREA - Lot sizes 2.3 to 9 acres Horses welcome Rural setting w/gorgeous views Prices range from \$65,500 to \$135,750.

HUNTINGDON COUNTY

***FARM - 48 acres** with 1850's log home 2 barns, pasture, only 13 miles from State College \$249,000 **Adjoining Property:** 3 75 acres with 2-story dwelling (1988), great view! \$149,000 Call for brochures.

RAYSTOWN LAKE AREA - 29 secluded wooded acres. \$39,900

MCALEVY'S FORT AREA - Farm - 126-acres, 84 tillable, balance wooded and pasture Large beautiful home, outbuildings and stream frontage \$439,900

OTHER LAND PARCELS AVAILABLE. CALL OR WRITE FOR A FREE LIST.

WANTED: Rural land and farms. Have buyers. will list.

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
800-876-3395
(814) 234-4000
Fax 814-234-1332
e-mail realty@kbb.com
web site www.1kbb.com

The Professionals In Farm Real Estate Service

Dairy Farm in Wayne Co., NY

20 mi. North of the Finger Lakes near Christian school. Approx. 195 acres. Very productive soil. Free stall barn for 90, double 4 parlor with milking equipment, approved lagoon storage, heifer barn, 2 Harvestores, 2 stave silos, garage & general barn. Historical lake stone house, 5 BR, large kitchen, dining room and 2 living rooms.

315/331-6224

REAL GOOD 80 COW FARM: 195 acres with honeoye series soils. Prosperous farming area. Barn has 80 inverted V ties on 6 unit 2" Surge pipeline, 1035 gallon tank, Patz cleaner, 2 unloading silos plus earthen bunker and 3 grain bins. 55x80 pole barn for machinery features 25x40 section for farm shop. 5 box stalls and tack room for horses. Home has large, modern kitchen with oak cabinets, living room and 2 bedrooms. Upstairs is apartment with hardwood floors. Oversized garage. \$215,000

Mort Wimple Associates

Real Estate Sales - Management
FREE CATALOGUES U.S. ROUTE 20
E-mail: wimple@capital.net SLOANVILLE N.Y. 12160
Internet Page: (518) 875-6355
www.farmsunlimited.com FAX: (518) 875-8749



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.

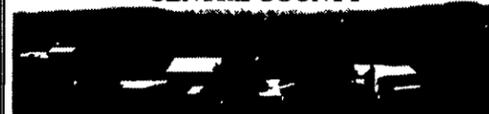
Needed:

Dairy or Poultry Farm in Lebanon or Berks County Need large dwelling.

MAHLON OBERHOLTZER AGENCY
717-392-1177

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.cburl.com or call for details

FREE CD video tour available

If You Want the Most Complete Farm and Marketing Plan Available Visit the Farm and Rural Property Division at 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.

HUNTINGDON COUNTY



- 96 acre general/dairy farm 25 minutes from State College Brick home, 1 1/2 baths, 3 bedrooms, 2 story barn with 56 free stalls, very nice setting, 2 ponds, 2000 sq. ft. garage, 2000 sq. ft. shed and 25 picture slide show at www.cburl.com, or call for details

FREE CD video tour available

Don Myers 814-422-8111
Dale Stuchman 814-682-2222

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

78 ACRE DAIRY FARM FRANKLIN CO.

3,300 sq. ft. house, barn, milking parlor & other buildings plus public water & well

\$425,000
(717) 532-2681

Large Hunting Lodge & Retreat

2,225 Acres Located in Clearfield Co., PA, just 50 min from Penn State Univ & 5 mi from two exits on Interstate 80 Price includes hunting lodge, two log cabins, bunkhouse, stable, two tractor sheds, and fully furnished ranch house, as well as a large barn and two lovely ponds The property is perfect for hunting clubs or corporate outings All buildings are in an exceptional state of repair \$3 2 million Acreage can be expanded up to 5,200 acres **Contact our website for pictures at: www.curtinrealestate.net, telephone 814-355-2324 or Dave Nelson at telephone 814-857-7681 ext. 305**

ENDLESS MOUNTAIN REAL ESTATE CO.

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

TIOGA & BRADFORD COUNTIES

Tioga County: Very well maintained 1999 double-wide home, Master BR leads to attractive Master Bath w/garden tub, separate shower unit, & skylight. 2nd full bath w/skylight & 2 BR, 4 ceiling fans, cozy front deck, large rear deck, large lot in small park, can be moved or remain w/park owner's approval, priced to sell! \$41,500 (#985)

Tioga County: Comfortable 2 story home, 1520 sq ft of living, 4 BR, 1 1/2 baths, recently remodeled kitchen, 4 ceiling fans, NG/FHA heat, 3 air conditioners, cozy rear porch, breezeway leads to oversized 2 car garage, nice level lot, 0.80 +/- acres, short distant to local park, schools, etc \$69,900 (#986)

Tioga County: Excellent main street location for your small business or shop, 2 story commercial building, NG/FHA heat, 1/2 bath, large display windows, potential extra income with upstairs apartment in need of repair, call for details \$56,000 (#987)

Tioga County: Nice level lot just waiting for your new home, 1 52 +/- acres, NG & electric available, septic system already installed, pleasant country-like setting, check it out! \$26,200 (#988)

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

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 Lyncum Creek Road
Cogan Station PA 17728
570-494-0170 • 800-955-ROAN (Outside PA)
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

REAL ESTATE AUCTION