

Centre County 52 acre secluded retreat approx 30 minutes from State College. 1 story cabin w/bunking area, Stream, excellent hunting and fishing. 2 miles from State Game Lands. \$140,000

Blair County 1500 acre wooded parcel only 8 miles from Hollidaysburg, Pa. 2 miles of road frontage. Borders Canoe Creek State Park. River Frontage. Close to I99 and airport. Excellent hunting and fishing. Great investment property.

Bedford County 80 acres of woodland just minutes from Shawnee State Park. Road frontage great hunting and fishing. Close to turnpike.

Centre County 500 acre mountain retreat in a very secluded location. 20 acres of fields planted for game. Large metal building. Large fresh water stream. Small pond. Hunting and fishing paradise.

Rural America Realty Group
Wes Appleyard Broker/Owner
 Altoona, PA 1-800-405-1110
 ruralamerica@charter.net

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 May 25th or April 27th 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

KISSINGER BIGATEL & BROWER Realtors

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

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

ARE YOU THINKING OF BUILDING A FINISHING BARN? WHY NOT BUY ONE OF THESE FARMS WITH THEM ALREADY BUILT.

Dauphin County -

A **New Listing** 15 ac . 8 ac tillable Near Berrysburg Great family operation - contract ducks Three single story, curtain sided buildings in good condition Capacity for 9,000 developers and 4,700 meat birds Nice 3 bd , 2 bath modular home with a full basement Well maintained business **\$389,900**. If you want to be self-employed without all the risk - here is your farm

B Near Halifax 63 acres, 40 tillable with two 2100 head, two room, deep pit hog finishing barns built in 1998 These barns are in like-new condition Three building turkey complex with 25,000 light hen starting capacity All barns have good equipment and have been well maintained 1,600 sq ft three bedroom frame home and storage shed/shop Good contract cash flow **\$1,399,900. CALL JOHN FOR DETAILS.**

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 **CALL JOHN**

Somerset County -

A **New Listing** Near Berlin Beautiful 108 +/- acre dairy farm with 83 +/- tillable acres Great farm land 80 free stalls with double 8 parlor Two concrete silos, two Harvestores, TMR mixer, Slurrystore Bank Barn Free stall barn needs some work Parlor in good condition You must see this home 5 bedroom frame home in move in condition, 2 bathrooms, two fireplaces This spectacular home has been used as a private dinner party facility Great cash flow here This farm is in a good farming area Feed in silos is negotiable \$539,900 **CALL JOHN**. This could be the dairy farm for you

B **New Listing** Near Somerset Peace and quiet 112 +/- acre farm that has not been farmed for 22 years Lots of wildlife with great setting and acres of woodland 3 bedroom frame home in poor cond Lots of road frontage Move here and build your own home \$370,000 **CALL JOHN**

Near New Centerville These three farms are contiguous

C 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**

D 180 acres bare land with 100 tillable acres Stream frontage Land lays nice for farming 50x100 pole barn just built this spring Great home and farm building site \$345,000 **CALL JOHN**

E 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**

NEW LISTING, CUMBERLAND CO. Near Newville, 15 Min from Turnpike 55 acre general farm with 40 tillable acres and stream Four bedroom, 1 bath brick two story farm house and bank barn **\$349,900** Lots of history here **CALL JOHN**

NEW LISTING, FRANKLIN CO. - 4 miles North of Shippensburg 78 acre dairy farm with 65+/- tillable acres, limestone and slate soils Six bedroom, two bath, two story brick and frame home could be used for two families Bank barn set up for heifer raising, loose housing for dairy cows - no free stalls Double four parlor with low line, 1,200 gal tank and milking units are available for \$5,000 Earthen sided, concrete bottom trench silo This set up has been used for 100 cows Come and see it. nice location **\$424,900. CALL JOHN**

Adams County -

A Near Aspers, 24 acre farmette with two story frame home in nice condition, large bank barn, stream and great location, \$274,000 **CALL JOHN**.

B Near Gardners 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**

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 27/hr Bulk loadout, office area, & truck scales, \$325,000 **CALL JOHN**

Columbia County - 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 **CALL JOHN for details & price.**

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 Price reduced to \$799,900 **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 Lane Pequea Twp **\$174,900 Price Reduced to \$169,900**

B 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**

Lycoming County 63 acre dairy farm in good condition with 35 tillable acres, 73 comfort stalls in the bank barn, gutter cleaner, one Harvestore silo and two concrete silos, equipment storage, and 3 bd , 1 ba frame home Located near Williamsport **\$425,000. More close land available to rent CALL JOHN**

Mifflin 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 100+ acres of nicely wooded mountain land with trout stream frontage & road frontage on 22/522 Good timber and deer hunting \$1,600 per acre

C 3,648 sq ft 2 story stone home on 2± acres w/trout stream 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 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 **CALL JOHN**

F 120+/- acres with 90+/- 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 **CALL JOHN FOR PRICE & DETAILS**

Schuylkill County -

A Beautiful ranch home built in 1976 with three bd and 1 1/2 ba on first floor, two car garage, fireplace and elevator to basement Basement has kitchen, bedroom and 3/4 bath with one car garage With a pond on 1 38 Ac **\$159,900** This property is next to farm below **Seller will finance for qualified buyer. CALL JOHN**

B Ready for your cows! 73 acre farm with 45 tillable acres Like new 80 cow tie stall barn with pipeline, tunnel vent , gravity gutters, mattresses, 1500 gal tank, three box stalls Free stall barn with space for 60 free stalls - now has 20 new free stalls with mattresses installed - room for more 40'x96' equip shed, bank barn, shop, 300,000 concrete manure storage and two bedroom frame home Three harvestore silos and one concrete silo Near Pitman - close to grain farmers & custom harvesters All milking equip except units goes with farm Feed in silos is negotiable **\$369,900. Seller will finance for qualified buyer. CALL JOHN**

C 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**

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

Koch Homestead Realty

91 Princeton St Wellsboro, PA 570-724-3500	9 North Main St Mansfield, PA 570-662-3287	403 E Main St, Elkland PA 16920 814-258-7117
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W320 - A HUNTER'S DREAM!!! A small camp located on a stocked trout stream within walking distance to State Game Lands 3 29 acres bordering Long Run and Babcock Run A year round camp for the year round outdoorsman!! **\$38,900 #111185**

W053 - Hunter's Paradise or Secluded weekend retreat Mostly wooded 33 acre parcel with a small stream. Older mobile home with a privy This is the ideal property for the sportsman! Call today, this one won't last long **\$49,000 #111375**

M116 - STUNNING COLONIAL with a wrap around porch. This home has breathtaking views in every direction! Nicely situated on 11 acres and features a 20x40 inground, heated pool **Only \$194,900 #111245**

E283 - CAMP SITUATED on approximately 97 acres could be used as a full time residence Mostly open land, some woods. Excellent rural location in Deerfield Township **\$25,000 #111355**

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

HERNDON - Totally redone Cape Cod on 6 95 ac's - great view, good hunting, mostly wooded, deck off MBR, wrap around porch, new roof & siding. Optional owner financing. A must see property!
Price \$104,900

Century 21 Carl Snyder
717/896-8808, 717/979-8042
www.century21snyder.com

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 **Price Reduced**
FREE CD video tour available

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

HUNTINGDON COUNTY

New Listing Warriors Mark Area - 107 acre general farm, 69 acres tillable, 33 pasture, 3 woodland, 2 acres site, 2-story bank barn, 1-story free stall dairy barn, 2 silos. Nice rural area Small stream, no house \$295,000 View our complete brochure and 26 picture slide show at www.cbur.com or call for details
FREE CD video tour available.

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

THE REAL ESTATERS OF MANSFIELD
 1671 S. Main St., Mansfield, PA 16933
 (570) 662-2138 • Evening (570) 662-2363
realmans@epix.net

HOME OR CAMP

on Armenia Mountain. Ranch home on 27 acres. 3 bdrms & 2 baths, vinyl siding. Detached 8x14 lean to & 24x24 pole barn Well & septic. Appliances included. Troy schools **\$69,000 M-1614**

ALDER RUN FARMETTE

In Jackson Twp., PA, near Rt 328. Williamson Schools Easy commute to multiple PA/NY job markets 2-story farmhouse on 21 64 acres. Former dairy barn (still equipped) w/high ceilings would convert to multiple uses Just **\$94,900. M-1595**.

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 B.B. heat. 4 bdrms. up, multiple rooms down. New well and septic Was **\$78,500 REDUCED TO \$74,995 M-1519**

SULLIVAN COUNTY CAMP

In Fox Township near Camp Brule & walking distance to state Game Lands #12. Inground septic, electric, & 90' well. 1 39 acres w/12x60 old trailer. Fix it up or pull in newer unit or build. **Just \$26,500 M-1581**

VIEWS FOR MILES

From this cedar sided 3 bdrm. 2 bath contemporary home in Sullivan Twp. Living space on 2 floors & bsmt. Post & Beam. High energy, efficient construction 2+ wooded acres. 2 car attached garage. Out bldg. Mansfield schools - minutes to Troy. Was \$167,500 **Now Just \$159,900 M-1586**

SEPTIC SYSTEM INCLUDED

With this 2 04± acre parcel looking into Hammond Lake. (Owner simply needs to install solids tank & PVC connection to existing community system). Paved frontage on site. Minimal restrictions. **Just \$25,000 M-1592**

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**

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**