

CENTRAL PENNSYLVANIA RURAL PROPERTIES

CENTRE COUNTY

- PENNS VALLEY - AARONSBURG** - 61 acres, 36 tillable, restored log home, bank barn, implement sheds, pool and privacy. **\$335,000**
- CENTRE HALL AREA** - 1.5+ acre building sites w/restrictive covenants. Choose your own builder. Only 4 lots left. Starting at **\$29,500**
- BLACK MOSHANNON AREA** - Nice log cabin w/unique setting 20 min. north of PSU. 1.1 acres adjoins state park. Fishing, boating & swimming short distance from front door. Large deck overlooks wooded park area & hiking trail. Great hunting/fishing or weekend getaway cabin. Roof, paved parking, central air & furnace all new within past 5 years. Good reliable well & public sewer. **\$99,000**
- JULIAN AREA** - 91 wooded acres with 2-story dwelling and machine sheds. **\$299,000**
- BELLEFONTE AREA** - 7 acres, 4 bedroom dwelling and in-ground heated pool. **\$238,000**
- 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.
- 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.**
- 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

- RAYSTOWN LAKE AREA** - 29 secluded wooded acres **\$39,900**
- MCALVEY'S FORT AREA** - Farm - 126-acres, 84 tillable, balance wooded and pasture. Large beautiful home, outbuildings and stream frontage. **\$439,900**
- LAND** - 70+/- acres open land, pasture, stream, 4 implement sheds & shop. **\$210,000**

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



FOR SALE - TIOGA COUNTY, PA

In the Heart of the Best Hunting, Fishing and Outdoor Recreation in the state Time to retire, 5000 sq ft Gift Shop extremely successful, with net profits over 6 figures A real money maker Enjoy Life A great family business with a super income Offered by owner-only interested & sincere inquires Please ask for Jim
(814) 435-8225

Bedford County, 15.7 acre parcel just 15 minutes from Raystown Lake, Close to State Game Lands. 2 Story remodeled home, new kitchen, bath, new wiring, new heating system, very secluded, stream, outbuildings, needs siding. Good Hunting & Fishing.

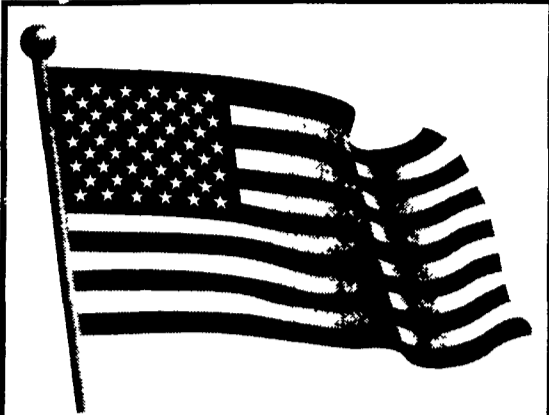
Bedford County, 161 acre general farm, just 20 minutes from turnpike, level to gentle rolling land. 2 1/2 Story brick home, large bank barn. 2 streams and other buildings.

500 Acre, mountain retreat, large stream, small pond, 20 acres of fields, planted in feed plats for game. Secluded, some timber. (Centre County) 30 minutes from State College.

Wanted, Farms, land & rural properties in Central Penns. If you want top dollar in a short period of time, with little or no hassle. Call me for as a free market valuation. No obligation.

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

LAND OWNERS: ENDLESS MT TRADING is offering a special deal for the upcoming veneer log season. We professionally turn your trees into logs which are worth 30-70% more than standing timber. 30 yrs. experience in log sales to domestic and foreign markets. Call Gary @ (717)789-4276.



LANCASTER FARMING
JULY 6 ISSUE
SPECIAL HOLIDAY DEADLINES
CLASSIFIED SEC. C
FARM EQUIPMENT
WEDNESDAY, JULY 3 - 9 A.M.

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.

Bedford Co. - New Listing - 71 +/- acre livestock farm with 50 +/- acres fenced pasture, balance wooded Nice three bedroom, 1 1/2 bath brick two story home Three concrete silos. 50' x 100' bank barn with some horse stalls. 54' x 102 single slope feed lot area with concrete floor and bunk. 26' x 60' garage/shop. More buildings. Great for cattle, horses or other livestock. Great setting near Manns Choice. \$204,900.

Montour Co. - New Listing - 118 +/- acres bare land with 100 +/- tillable 90 ac of which is class 2 soil. 18 acres wooded 2000+ feet or road frontage on Rt 54 No zoning Near Washingtonville \$525,000. Nice level land.

Somerset County -

A New Listing 274 +/- acre dairy farm with 150 acres tillable, 75 ac wooded, 35 acres pasture. 100 cow free stall barn that needs some work Double four parallel parlor, 2000 gal. bulk tank. 500,000 gal Slurrystore 16' x 60' concrete silo, earthen trench silos 44' x 90' bank barn with stable cleaner, set up for heifers. 24' x 52' garage/shop. 40' x 96' machinery storage. Three bedroom, 1 1/2 bath frame home in fair-good cond Mobile home with addition in poor-fair cond. This setup was milked in three yrs ago. Parlor in good shape. Nice farming area near Stoystown, with more close tillable land available to rent. \$499,900. This is a good property to start with & expand later.

B 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.

C **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.

D. 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

E 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

F. 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

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.**

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 2T/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.

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**

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 Lanc 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 -

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 PRICE REDUCED \$349,900 CALL JOHN**