

VAUGHAN AUCTION & REALTY CO.

80 ACRE VIRGINIA FARM

First offering on this unique property ideally suited for cattle and/or horses Located in Charlotte County approximately 40 miles South of Lynchburg, VA



Completely renovated 4 bedroom home, living room w/fireplace, large kitchen, dining room, 2 full baths, utility room Pine flooring Numerous outbuildings including shop building, storage building, smokehouse & old stable converted into horse stalls The land includes 4 separate pastures with individual waterers for livestock, hay field & woodlands Annual real estate taxes \$938/year Fairly priced at **\$349,900** For complete details

Richard Vaughan
Vaughan Auction & Realty Co.
P.O. Box 1
Keysville, VA 23947
434/736-8400

Out of Town Properties

GREAT LOCATION ... Easy commute to Richmond. Nice 85 acre Farm 40 acres fertile pasture with boundary stream, 3 wells - 40 acres mature hardwoods Quaint Farm House .. **ONLY \$239,000**

- Amelia Parcels Available!!! -
Only 30 minutes to Richmond, VA.
62.44 acres - absolutely beautiful with pond ...
\$206,052.

JANET G PEMBELTON, 804-240-0460 OR 639-9887
MASON BOWMAN, INC , 804-561-2790 Ext. 30

MODERN 207-ACRE DAIRY FARM

Located in Franklin County, PA
Productive Limestone soils with lots of road frontage 125 free stalls with mattresses Double 8 parallel parlor with automatic take-offs and meters Parlor was redone four years ago 12 x 90 foot concrete manure structure 40 x 120 VA style heifer barn with 10 pens Bank barn with freestalls for heifers and hay storage in upper portion Block 40 x 80 machine shed and 50 x 100 machine shed with 30 x 50 enclosed shop 4 bunker silos, various sizes with concrete walls Crushed stone ag-bag pad and two Harvestors 20 x 60 and 20 x 70 Very nice stone farmhouse Will sell 136 acres with buildings separate from other 70 acres

For photos and more information visit
www.lanethrush.com or call 1-800-296-3323, Code #4015

LANE THRUSH AND THE POINT OF DIFFERENCE TEAM
at RE/MAX REALTY AGENCY, INC.

1132 Kennebec Drive, Chambersburg, PA • 1-800-626-7186

Each Office Independently Owned and Operated



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REAL ESTATE



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



#103 - 100 acres on border of Herkimer & Montgomery Counties. 540 ft. rd. frontage on Route 5S. Ideal for investment or recreational purposes. Has wooded area and pond. Listed at **\$49,000.**

#502 - Dairy farm w/110 acres - 55 tillable - 36x160 & 36x100 ft. milking barns for total of 120 cows & 38 heifers - fully equipped w/2" pipelines & B.T.'s - 2 lg. silos w/unloaders - two 20x80 ft. bunk silos w/6 ft. walls - 20x60 ft. heifer barn & out bldgs. - 3 B.R. home - 3 wells & lg. pond - **\$240,000.**

B-126 - New 212 cow free stall with large beds with mattresses, 600 acres w/350 tillable - double-8 computerized parlor with auto take-offs, 3000 gal. B.T., several heifer barns - total capacity of 500 head - 2 V.G. 12 rm. homes, 2 house trailers, 3 horse barns, 3 offices & shop - **\$1,050,000.**

W-106 - Exquisite 300 A. hobby farm w/160 tillable - magnificent views - A very well maintained property w/lg. fields for corps or grazing - plenty of water - 32x80 ft. barn w/14x60 ft. & 25x35 ft. attached housing - 3 bay garage - lg. mach. shed - Good plus 9 rm. home - lots of rd. frontage - close to Binghamton - **\$334,000.**

H-103 - 160 A. Dairy farm w/70 tillable & 80 pasture, 130x40 two story barn with 64 stanchions. Very nice 90x40 tool shed and good water supply. Excellent 2 story home with 8 rooms, enclosed porch, and attached oversized garage. - **\$192,000.**

#348 - Attractive 250 A. dairy farm w/235 tillable - 2 milking barns, 2" pipeline, B.T., TMR mixer, 2 Harvestores w/unloaders, 54x90' Morton bldg. also V.G. 8 rm home w/4 B.R. & 2 baths - 1 pond & 1 creek - **\$330,000.**

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

DON'T WAIT TO CALL - FARMS ARE SELLING

Columbia County

A **New Listing** - Attention Investors Buy this land now and watch it grow in value Near Catawissa, 52 acres bare land w/great views and lots of wild life, 40 tillable acres, lovely setting, \$159,900

CALL JOHN

B 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.

Franklin County

A **New Listing** - 30 acres bare land along a state road one mile north of Shippensburg Township water & sewer nearby No zoning Railroad tracks on the back side Perfect for commercial or residential use \$600,000. CALL JOHN

Somerset County

A **New Listing** - One mile west of Somerset 118 acre farm with frontage on Rt 31, town water on property 55 acres tillable, 58 acres nicely wooded. Great investment potential fantastic views, and good hunting Three bedroom frame farmhouse. \$595,000

B **New Listing** - Seven miles southwest of Somerset 108 +/- acre operating dairy farm, 74 tillable, 22 acres pasture, 10 acres wooded. Well maintained 116 cow tie stall barn (single story) with 3" pipeline, 2000 gal. bulk tank, five upright silos, stationary TMR mixer, 500,000 gal. earthen lagoon 48'x120' shop/equip. storage pole barn. 40'x80' pole barn. 1,400 sq ft. ranch home with four bedrooms, two baths and full basement All buildings and equipment in working condition - ready for your family and cows \$389,900 Barns & house built in 1980's CALL JOHN

C. **New Listing** - Nine miles southwest of Somerset These two bare land farms are two miles from this 108+/- acre farm above These two farms are contiguous! 116 acres bare land, 85 acres nice tillable farmland Lots of road frontage Great place to build a home & farm buildings \$231,900 Nice wooded acreage also. CALL JOHN

D **New Listing** - 135+/- bare land acres with 74 nice farmland acres Privacy and seclusion available here Great building site & level terrain \$234,900 Road frontage and nicely wooded section CALL JOHN

E 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 garage/shop machinery storage Three bedroom, 1 1/2 bath frame home in fair-good cond Mobile home with addition in poor-fair cond Nice farming area near Stoystown, with more close tillable land available to rent \$499,900

F 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 Feed in silos is negotiable \$539,900 CALL JOHN

G 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. \$370,000 CALL JOHN

Near New Centerville. These three farms are contiguous

H 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

I 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

J 124 acre general farm with 65 tillable acres Acres of fenced pasture 1,400 sq ft frame home Bank barn and pole shed Price \$274,900 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 Perfect for small business use Price \$209,900 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

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 Reduced to \$299,900** Lots of history here CALL JOHN

Dauphin County

A 15 ac, 8 ac tillable Near Berrysburg Three single story, curtain sided buildings in good condition Nice 3 bd., 2 bath modular home with a full basement Well maintained CALL JOHN for details

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 finisher 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. ~~\$169,900~~ Reduced to **\$164,900**

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 CALL JOHN

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

Montour Co. - 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 Nice level land \$525,000 CALL JOHN

Schuylkill County

A 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 **PRICE REDUCED \$349,900.** CALL JOHN