## Large Hunting Lodge & Retreat

2,000 Acres of partially wooded gentle rolling land Located in Clearfield Co, PA, just 50 min from Penn State University Property includes beautiful ranch type home, Ig clear span barn that is perfect for horses, cattle & has 2 lovely fish ponds Great for hunting turkey & deer or just relax & enjoy the beautiful wooded trails that are available \$2.5 million Also adjoining land available Call John Curtain Real Estate

Contact our website for pictures at: www.curtinrealestate.net, telephone 814.355.2324 or Dave Nelson at telephone 814·857·7677 ext. 305

## 530-ACRE DAIRY FARM

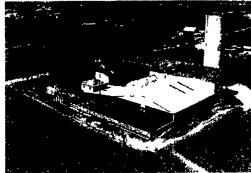
Located in Wyoming County, New York State's #1 dairy county, this dairy features

- Double-10 Germania parlor
- All freestall facilities for 400 to 500 cows, plus young stock.
- Above average crop yields
- Solenberger manure storage
- Approved CAFO plan
- Updated, attractive house + two other houses
- Strong agriservice community

For information and a prospectus, call

585/237-2933

Lancaster Co., PA . . . . . Adjoining Farms



#1. 113 Acre, approx 95 tillable, 40x500 broiler house, double 2 story house, pond, capacity for 500 steers feed lot, 45x100 barn, concrete silos plus outbuildings



#2. 60 Acres, approx. 50 tillable, silo, barn, 250 steer capacity feed lot, 2 story farmhouse, 2 car

For Sale by Owner ..... 717-665-3865

### \*\*\*\* MISSOURI

 $\bigstar$ 

REE Brochure of dairy farms and

ranches Low taxes, long growing season.

417•469•2316 Baker Realty Boy 36

Willow Springs, MO 65793

**1823 Vermont Style Home** Located in Bradford Co. 40 Quiet Acres, 4 Fireplaces, 6-9 Bedrooms. 1-1/2 Story With New 2 Story Addn. Construction Complete, Needs Finished Outbuildings And New 56x36 Shop. Price now \$150,000 Higher as we work on it more

No Agents Please 717/369-2717



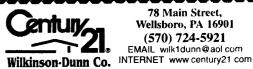
COUDERSPORT AREA 3 yr old home on 3 35 country acres 3 BRs, 2 full BAs, equipped kitchen & DR w/oak cabinets, large rear deck & shed rear deck & shed Excellent hunting area. \$94,900

39 ACRES - Mostly cleared & tillable cleared & tillable Clearfield County near Sanborn Excellent hunting \$44,500

18 ACRES off Rt. 144 between Renovo and Moshannon to Beech Creek Mountain Road Great private camp site \$28,000

WOODWARD AREA rear old 2 story house on 12 private acres 2400 sq ft of living space/log interior
30 ft ceiling in LR/fireplace
Spacious kitchen 3 car
garage PLUS 6000 sq ft oldg (heated & central air) areat hunting \$550,000 area

(814) 355-8500



78 Main Street, Wellsboro, PA 16901 (570) 724-5921 EMAIL wilk1dunn@aol com

### TIOGA COUNTY

W-1234 Move in worry free in this totally Remodeled two story home on paved road approximately 5 miles from Wellsboro Roof, siding and windows have been replaced Charleston Twp

 $\bigstar$ 

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W-1953 Farmette on 7 acres just 2.5 miles from Wellsboro on paved road. Nicely remodeled farmhouse featuring 4 bedrooms 2.5 baths, plus den and office. Includes barn, deck and above ground pool. Charleston Twp

W-1739 Past meets the present in this wonderful 2 story Colonial in Wellsboro. 3694 sq. ft. currently remodeling, new porches decks exterior doors, dry wall, wood moldings/trim. Comfortible timily room features fireplace and wood floors, home has 5 bedrooms and 2.1/2 baths. Take a look. 5192.500

W-1756 Lovely Victorian home located on Main St. of a quaint village near the NY State line. Center hall staircase inlaid wood floors fireplace and leaded glass add to the charm. I are eyard and 24x30 barn with second story, paved drive and new white picket fence. Knoxville

W-1758 Move in condition describes this lovely home. Chairm of days gone by but updated and well maintained Features include second floor apartment potential 3 bedrooms, 2 full baths large workshop and garage plus screened porch. Knoxville

W-1791 Looking for large? This 2892 sq. ft. home has 5 bedrooms. 3 baths, family room and office Master bedroom has skylights to watch the stars. In town lot paved drivew iy and 2 car attack of garage Home Warranty Blossburg 589,900

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

### Columbia County

A New Listing - Attention Investors bare land w/great views and lots of UNDER AGREEMENT value Near Catawissa, 52 acres \$\text{tention}\$ bare land w/great views and lots of \$\text{tention}\$.

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

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
- 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.

- 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
- 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
- 1 180 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.
- Neai 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

# DON'T WAIT TO CALL - FARMS ARE SELLING

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

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

CALL JOHN

- 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
- 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.

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 24 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
- 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 Second home is 3BR modular home on separate lot. Price reduced to \$400,000. Located near Williamsport 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 \$449,500 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 40 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 \$399,000. CALL JOHN

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 -

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

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