

Jack Gaughen Realtor ERA
717-582-8104
 Juniata Co. Farms
 2+ acres, Cozy 3bdr remodeled rancher, walk to SGL
128 M/L acres, private w/great views, streams & spring for plenty of water, deer & turkey abound
Call Charlie Brooks
717-436-8431 anytime for details!

United Country Missouri Ozarks Realty
Free Real Estate Catalog
417/256-1000

Operating - Profitable Nursery - Fruit & Vegetable Operation
 Excellent Location
 Lower Delaware
 All info available to Qualified Purchaser.
All prospects must be Qualified through Chabbott Petrosky Realtors, by George Chabbott or Steve Hollenbeck 1-800-678-7105

CENTRAL VIRGINIA: Farms and land available from 5 to 500 acres, reasonable prices, very low taxes, farmer friendly communities, agricultural economy.
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DEMERE REALTY
 171 N Gardiner Rd
 Little Falls, NY 13365
 Phone (315) 823-0288
 George Demeree, Broker

#416 - Nice hobby farm on quiet rd. - 60 acres w/54 tillable Good 8 rm colonial home w/new kitchen - 40x100 ft 2 story barn, 2 silos - lots of water - 2 wells & several springs - **\$105,000.**

#711 - Dairy farm w/123.5 A. - 80 tillable - 2 story barn w/62 cows on 2 in pipeline - 2 B T's - 10 dry cow stalls & 27 heifer stalls - room for 14 calves - also 90x70 ft add-on free stall for 65 head - 4 silos, 40x80 ft mach shed - good 12 rm home & attached 2 car garage - well, creek & pond - EX value at **\$168,000.**

W-106 - Exquisite 300 A. hobby farm w/160 tillable - magnificent views - A very well maintained property w/lg fields for crops 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-202 - Dairy farm w/40 A. - 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 - VG 9 rm home w/4 B R's & 2 baths, deck & in-law apartment above garage - pond & 2 wells - **\$185,000.**

B-232 - 1,000 A. dairy farm w/618 tillable - 300 cow free-stall barn w/pens, & bedded pack, sick rm double-9 computerized parlor w/A T O, 3,000 gal B T manure lagoon, 25x90 & 27x96 mach sheds, extra storage barns & VG 4 B R ranch home w/in-ground pool - **\$1,100,000** - or can be bought w/less land - 70 acres for **\$370,000.**

#819 - GREAT INVESTMENT OPPORTUNITY - recreational property could be used for dairy - located on dirt road next to Snow Ridge Ski Resort - 440 acres with 110 acres of woods - good dairy barn, 40x100 ft mach shed, insulated shop - nice 5 BR, 2 bath home w/re-modeled kitchen with oak floor GREAT FOR SNOW-MOBILING, CROSS COUNTRY SKIING, FOUR-WHEELING AND HUNTING! **\$330,000.**

Unique Horse Farm
 For Sale By Owner



Extraordinary Farmette, located 6 miles South of Sunbury, PA A totally unique facility custom designed and built for the horse lover and business entrepreneur This beautiful country setting on 16.99 acres boasts a large spring fed, stocked pond and stream through 14 acres of fenced pastures 3000+ sf custom home built in 1997 is located adjacent to a 30' X 36' post and beam bank barn, and over a 15 stall horse barn complete with tack room, hot & cold water horse shower, and heated lounge Home includes 4 bedrooms, 3 1/2 baths, custom cherry kitchen, solid surface countertops, ceramic tile and granite floors Laundry room, Formal dining room, vaulted family room highlighted with wood beams, gas fireplace with custom surround cherry cabinetry, mountain stone and marble, built-in bookshelves, fully enclosed glass, 14' x 16' carpeted sun porch, and wrap-around cedar rail deck Total Kohler fixtures add beauty to all bathrooms, kitchen and laundry Master bedroom includes large bath with whirlpool tub that overlooks pasture and pond, his and hers separate walk-in closets and balcony to a family room Exterior of home has extensive custom landscaping professionally done with two goldfish ponds, waterfall and slate bridge leading to deck Other buildings on property include a 1150 sf office or apartment a 40' x 100 pole shed 2-18' x 30' enclosed garages outside dog run outside horse run-in sheds, and a 70' x 122 outside riding ring This property has the potential to provide significant income with office building or apartment combined with horse boarding potential To learn more please make an appointment by telephoning (570) 286-6991 evenings, or (570) 524-6411 ext. 22 daily

R.M. Walters Real Estate Office: (717) 436-8839 Fax: (717) 436-6865
 Email rick@waltersrealestate.com
Juniata County FARMS/ACREAGE/LOTS
L184 Beale Township - 35 m/l acres of all tillable or pasture land Could be a farmette Owner will perk test property and get subdivision approval for buyer Asking \$5,000 per acre or \$175,000.
L185 Beale Township - 20 m/l acres with lots of road frontage Perfect for new home development or building a horse farm from the ground up Asking \$6,000 per acre or \$120,000.

412 ACRE FREESTALL FARM with 250 acres tillable, much of it in one rolling, well-drained field Some river bottom soils Barn has 147 freestalls with room for 40 more Drive through center aisle feeding with curtained sidewalls Double 6 Germania parlor with take-offs Two freestalls for young stock hold 80 head Very nice 4 bedroom Colonial home with new furnace, fireplace and separate garage \$420,000 or with 340 acres and lease the rest \$370,000
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 412.92+/- Acres, 115+/- Acres Cropland
 296+/- Acres Wooded, Excellent Deer Hunting
 No Structural Improvements, well drained, fertile, pond, extra location for additional ponds.
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WANTED TO LEASE DAIRY FARM
 Amish area in York, Lancaster, Chester, Lebanon Counties
Write: Lancaster Farming R-16 POB 609, Ephrata, PA 17522

RE/MAX RE/MAX RE/MAX RE/MAX RE/MAX
NEW PRICE

109 Acre Farm in Franklin Co....1982 SF
 Farmhouse built in 1852 has 3-4 bedrooms, 2 full baths, 3 fireplaces, newer roof, well, cistern and 2 septic systems. All appliances, washer/dryer & beautiful antique light fixtures convey. Dairy farm with 100 tillable acres, 1 floor 2 mows bank barn, 18 stall barn, milk house, multiple pole barns, loafing barn, tool shed, 2 garages & more **\$599,000**
RE/MAX Associates Realty
 16 S Mulberry Avenue, Waynesboro, PA 17268
 Realtor Lois Baer, GRI Contact Inclusive Agent
 Cell 717-377-1297 **1-877-872-2683**

If You Have A Special Property You Need To Sell "Talk to Paul or Diana" (877) 327-0910 Direct Line

DIANA KEILHOLTZ-GUNDER **PAUL GUNDER**
 Selling Farms for over 25 years

- FULTON** -- Great Hunter's Getaway! Quiet & Peaceful location, close to Tonoloway Creek Abounds with deer! Nice older home ready for restoration 61 1 acres partially wooded and partially open **\$189,900 (FU4335514)**
- ADAMS** - Early 1800's Stone house w/13 acres Combine the charm of an early American Stone house with a country setting Bank Barn and other utility buildings overlook the acreage with a pond **\$350,000 (2209176)**
- ADAMS - Working Farm** - Large capacity egg laying facility located on 76.98 acres in Adams Co with private setting yet easy access to Rt 15 276,000 Bird operation with packing facility equipped for 100 cases/hour and back up generator system Also includes 3 BR Brick Farmhouse in good condition Check out our website for more details **\$1,750,000 (2209149)**
- ADAMS** - Back the lane to complete horse facility on 40 ac Center aisle barn w/tack rm, stall mats, wash stall & more! 2nd barn w/stalls, hay storage & paddocks Exercise track New 62x130 "Cover All" indoor, round pen & hot walker Custom built 42x60 equip bldg Completely fenced, pond and views! Beautiful stone/frame rancher w/new in-law suite Lots of amenities Don't miss this one! **\$749,000 (AD 2207721)**
- ADAMS** - Farmette w/15+ acres, 4 BR, 3.5 BA, home features small office off living room w/private entrance Several outbuildings include workshop and storage Property in the "Clean & Green" Home Warranty! **\$259,900 (AD 4143863PG)**
- FRANKLIN** - 17+ acre Horse property w/quality Cape Cod home Barn w/stalls, indoor and dog kennel Rolling pasture & pond! **\$369,900 (FL4242694)**
- FRANKLIN - Working Farm** - 195 acres w/beef barn and hog finishing buildings 110 tillable, 63 pasture and creek frontage Very nice home with first floor master suite Very private end of the road farm in excellent condition - well managed **\$925,000 (FL4275015PG)**

Schedule a market consultation with Paul and Diana

- FULTON** - Custom built log home situated on 13+ acres 2 BR, 2 full BA, tongue & groove pine floors, loft, creek frontage, 2 decks, hot tub, skylights Located in the "Clean and Green" Very private! **\$275,000 (FU4210945PG)**
- YORK - WORKING FARM** - Beautiful location in Dover, PA 150.2 acres "Clean & Green" turnkey cattle operation ready for occupancy Office/garage plus 52x150 equipment storage bldg, 65x320 covered feed lot, 5 trench silos and additional uncovered feed lot **\$900,000 (2205656)**
- YORK** - Large country home situated on 35+ acres Privately located, colonial home includes huge family rm w/wood stove, custom kit. w/breakfast rm & bay window, 1st flr master suite w/full ba Large cattle barn, outbuildings and creek frontage **\$495,000 (2107538)**
- YORK** - Neat as a pin farmette on 26+ acres! Private lane to 3 bdrm colonial cottage Eat-in kitchen w/tile floor, woodstove in LR Excellent condition Bank barn 3-car garage, pond & views Don't miss this one! **\$230,000 (2208260) UNDER CONTRACT**

We need dairy and horse farms of all sizes
Paul Gunder
Jack Gaughen Realtor ERA
717-762-7114 x9116
 To view additional photos of properties please visit **www.penmarproperty.com**
 Member of PA Farm Bureau