



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



#362 - This 150 A. farm has great potential to grow & sell vegetable with EX location for veg stand on heavily traveled road near town - could be dual purpose vegetable/dairy farm - has good barn with 52 tie stalls & 77 Acres of EX river flat land & spring, well, 3 creeks & pond on property - also VG 8 rm home w/3 B R, full basement & hot water heat - **\$250,000.**

#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 SNOWMOBILING, CROSS COUNTRY SKIING, FOUR-WHEELING, AND HUNTING! **\$330,000**

#360 - FREE STALL DAIRY FARM - 217 A - 108 tillable - one story free stall barn for 146 cows - double-7 herringbone parlor w/automatic take-offs - 1500 gal BT - lg heifer barn w/bunk feeder in center - 20x100 ft mach shed - 5 lg silos w/unloaders - Slurrystore w/7 mos storage - 9 rm 2 farm home w/5 B R's & 2 baths - 5 car garage w/walk-in freezer - 2 house trailers - lots of water - **\$325,000** - rented land avail

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 VG 12 rm homes, 2 house trailers, 3 horse barns, 3 offices & shop - **\$1,050,000.**

W-107 - Very well kept 320 A. daily farm w/130 tillable - less than 20 yr old tie stall 2 story barn for 126 cows has 23 ties for heifers - 2" pipeline, 1000 gal B T - 3 lg. silos w/unloaders - 40x60 ft mach shed w/shop - VG 13 rm 2 story home w/hardwood floors & nice kitchen - also 1 trailer - **\$275,000**

#54-A - THE CHANCE OF A LIFETIME - Great Herd, Great Farm, & Great Bldgs - 40 registered holsteins with 11 EX - 8 registered Jerseys with 4 EX - 100 A farm w/90 tillable, nearly level - V Good quiet location - 38x154 ft 2 story barn, 53 stainless steel tie stalls & 3 pens on 2" pipeline - tunnel ventilation & mattresses - also 105x42 ft graduated free stall heifer barn for 60 head, 3 mach sheds, 2 silos & VG 10 rm home **\$800,000**

" 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!

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

W523 - EASY ACCESS TO THIS IDEAL LOCATION!
This 15+ acre parcel has endless commercial possibilities. Access to Rt 6 with an avg daily traffic flow of over 8,000 vch. A real deal in this commercial area of growth. Public utilities available. Smaller lots available. **\$229,000 #111024**

W122C - DYNAMIC GROWTH AREA This 660 acres of commercial property is ideally located on Bus Rt 15 next to Mansfield Post Office. With an average daily traffic flow of 5,000 vehicles/day it is a great opportunity! **\$339,000 #110917**

M200 - RURAL VIEWS with over 1,500 sq ft first floor living area. This home features hardwood floors, large deck, patio and 2 car attached garage. Wood stove and family room in basement. Easy commute to NY state. **\$89,500 #110856**

E210 - PICTURESQUE, PANORAMIC VIEWS for miles. Four bedroom, 3 1/2 bath ranch situated on 8+ acres in Lawrence Township offers wildlife and mother nature as your neighbors. Features stone fireplace, beautiful decks and landscaping, two car garage with storage sheds. **\$199,000 #111691**

Visit our web site www.koch-real-estate.com

36 REAL ESTATE

1.1 Acre Mini Estate near Ephrata with Horse Barn!!!

So many custom features in 4000 SF home - hardwood fls, tile fl & marble in custom Kit, corian in Baths, & gorgeous tiled whirlpool in MBR Suite, 3BR's 3 full Baths Theater like Media Room 2 Family Rooms! Brick wall around pool & hot tub. Farmland view for miles! **\$314,500**

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HOSTETTER Realty

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

York Co. - New Listing - Beautiful 34 acre gentleman's farm secluded but close to Rt 30 Rt 83 York Baltimore Lancaster and Hbg. 21 tillable acres. 10 acres of fenced pasture. Zoned residential. Five bedroom 1 1/2 bath two story home in great shape modern with first floor laundry. 54 x 104 pole barn for cattle horses or your equipment. Three car garage & storage shed all well maintained. Come and see it. **\$435,000 Call John**

Dauphin County

A 15 ac 8 ac tillable. Near Berksburg. Three single story curtain sided buildings in good condition. Nice 3 bd 2 bath modular home with full basement. Well maintained. **CALL JOHN** for details.
B **Attention Investors - This farm will pay for itself with a modest down payment. All contract income. A local family with good farm experience is interested in working for you as a farm manager & labor.** Near Hdftrix 63 acres 20+/- 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.

Columbia County - Near Catwissa 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 x 110 retail store. 70 x 125 storage/processing/packing building. 57 x 72 shop/equip storage. Two frame homes in good condition. Owners retiring. This operation is in good condition.

CALL JOHN for details & price.

Franklin County - 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**

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**

Bedford County - 71+/- acre livestock farm with 38+/- acres fenced pasture. 28 acres 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 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 81/hr & pelleting capacity of 21/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**

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. 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**

Montour Co. - 118 +/- acres bare land with 100 +/- tillable. 90 ac. of which is class 2 soil. 18 acres wooded. 2000+ feet of 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**

Somerset County

A **NEW LISTING** - 107+/- acre operating dairy farm with 70 tillable acres & 20 pasture acres. 36 tie stalls. 2 pipeline stable cleaner. 1,000 gal tank. all in good working condition. This bank barn is 45' x 80' & has pens for young stock. 55' x 60' one story storage/livestock barn. 40' x 62' three sided equip shed built new 2001. Three silos. Three bedroom one bath frame home built in 1950. More close land available to rent. Feed available. Owner will consider selling cows & equip with R 1 as a package. **\$210,000 Move right in! CALL JOHN**

B 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**

C 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. stationery IMP mixer. 500,000 gal. cattle trough. 15' x 120' shop/equip storage pole barn. 40' x 80' 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**

D. Nine miles southwest of Somerset. These two bare land farms are two miles from the 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**

F 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**

F 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**

G 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. IMP mixer. Slurrystore. Bank Barn. Free stall barn needs some work. Parlor in good condition. You must see this home. 5 bed room 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**

H 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.

I 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**

J 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**

K 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**

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. **\$449,900 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 renovation. **UNDER AGREEMENT** four remodeling. **\$159,900** Parcels 1 and 2 could be purchased. **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 1/2 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**