

**3.76 Ac wooded,**  
zoned Village/  
residential, possible  
8 lot subdivision,  
**\$79,900**

**4.76 Ac zoned**  
Light industrial/  
commercial,  
**\$79,900**

**1-800-618-7433**  
Ask for Bob

**GREAT  
LITTLE  
FARM - 93  
NY acres**  
w/updated 3 BR,  
2 BA farmhouse,  
beautiful kitchen  
Plus dairy barn  
w/water, 90x26  
workshop  
& creek  
**\$135,000**

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**PRETTY "DAIRY OF DISTINCTION"  
FARM:** The land here is well-improved, like every-  
thing else 250 acres with 240 tillable. Many  
hedgerows removed to create large fields. Twin  
hip roof barns include main barn with 53 ties on  
2" pipeline and mats. Connected to it is a 40x80  
barn with 34 ties and vacuum line. 15 calf stalls  
plus box stalls. Patz cleaners, spreader sheds and  
mow conveyors in each barn. 20x70 Harvester  
plus 20x30 for HMC. FarmMaster TMR mixer.  
45x90 Morton building with 14x20 doors.  
Extremely neat and well-decorated circa 1830's  
home with modern kitchen and ceramic floored  
baths. Hardwood and plank floors. S&I avail-  
able. A farm your wife will appreciate. \$330,000.

**MORT WIMPLE ASSOCIATES**  
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**BRADFORD & TIOGA  
COUNTY PROPERTIES**

**NI1098 West Burlington Township \$200,000**  
Very nice 3 bedroom 1.75 bath home in like new condition.  
A 32 x 24 pole barn/garage. 50.02 acres of land approximately  
half wooded. Homesite is semi secluded with a long drive  
way. Walking distance to Mt Pisgah State Park. Home features  
cherry cabinets, cherry wainscoting, cherry staircase, exposed  
beam ceilings, matching trim throughout. Call today won't  
last long!!

**NI1034 Canton Borough \$88,000**  
An established garage in the center of a small town. 4,500  
square foot building, well insulated, newer rubber roof, separate  
bathrooms, storage. Building can be purchased for \$88,000 or  
complete inventory included for \$135,000. Owner financing  
available with 20% down. Call for details.

**NI1646 Jackson Township \$15,000**  
4+ acre building lot mostly open, located with an appealing  
Lake Association, easy commute to Hamlet, NY or Mansfield,  
PA. Decided rights to 16 acre stocked lake and all other common  
property of Lake Association. Owner terms to qualified buyer.

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



*Thank you  
for your  
patronage.  
May all the  
things that  
warm the  
home and  
heart be  
yours this  
holiday.*

It is with a deep feeling  
of gratitude that we  
greet our friends and  
pray that the Blessings  
of the Father's most  
precious gift  
be yours this  
wondrous holiday.

**John Mattilo**  
Home (717) 464-8930  
Farm Real Estate Sales Professional  
Knowledge + Service + Integrity =  
Performance  
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**See last week's issue for full listing**

**FARM FOR SALE**

\*The property is being offered for sale to those individuals Farm Service Agency (FSA) considers to be qualified beginning farmers and all prevailing claimants in the civil action *Prigford vs Vencman* qualified beginning farmers who are prevailing claimants will be given first priority consideration in the purchase of this property. If more than one beginning farmer who is a prevailing claimant submits an application priority within this group will be determined by lottery. Qualified beginning farmers must be in need of FSA credit assistance either in the form of direct FSA financing or an FSA guaranteed loan. For other requirements and information on how to qualify as a beginning farmer you may contact your local FSA office.

**LOCATION:** Peach Bottom Township, York County, Pennsylvania at 218 Aubel Road, Delta, PA. 90.92 acre general farm (former dairy farm) no dwelling, mobile home in poor condition, free stall dairy barn/loading shed/milking parlor/milk house all in poor condition without equipment. 36x36 commodity shed in good condition. 20x60 concrete silo in fair condition. manure lagoon, other outbuildings in poor condition. Dairy would require substantial renovation to bring back into production. 60 tillable acres on gently sloping land, good productive soils, with the balance in pasture and woodland. Farm enrolled in Clean & Green.

**SELLING PRICE AND TERMS:** \$290,000 non negotiable. The maximum amount of financing that can be provided as an FSA Direct Farm Ownership loan is \$200,000 at 5.0% or 5.5% (subject to change) with a term up to 40 years. An FSA Guaranteed Farm Ownership loan with higher limits may be able through your local lender. Financing is available from FSA for those who qualify and depending on the availability of funds. Buyer is responsible for all customary closing fees and must pay the 2% transfer taxes. Property may not be used for any purpose that will contribute to excessive erosion of Highly Erodible Land or to the conversion of wetlands to produce an agricultural commodity. The property will be sold subject to a deed restriction that requires the purchaser, if there is any future plans for land development including construction activity, to have the project reviewed by the State Historic Preservation Officer (SHPO). The Pennsylvania SHPO can be contacted at the Pennsylvania Historical and Museum Commission Bureau for Historic Preservation, Commonwealth Keystone Building, 2nd Floor, 400 North Street, Harrisburg, PA 17120-0093 or calling 717-783-8946. This restriction is due to the high probability of archeological resources on the farm.

**BEGINNING FARMERS** are defined as applicants who have not operated a farm for more than 10 years but must have participated in the business operations of a farm or ranch for at least three years. The applicant must qualify for and need at least some FSA assistance through a direct or guaranteed loan. The farmer must operate the farm after loan closing. The applicant must operate a family size farm and have sufficient management experience to qualify for FSA direct or guaranteed financing. The applicant must not own more than 30% of the average farm acreage in York County (38.4 acres) at the time of application. There is other eligibility criteria also.


**OFFERS MUST BE IN WRITING ON Form FmHA 1955-45 "Standard Sales Contract: Sale of Real Property by the United States", and Form FSA 410-1 "Request for Direct Loan Assistance" and received no later than 4:30 pm January 31, 2003** at the following address: Farm Service Agency, 120 Pleasant Acres Road, York, PA 17402-8987. Receipt of offers after that date will not be given consideration. The Government reserves the right to cancel the sale at any time and the right to reject any or all bids and/or applications.

**INSPECTION OF PROPERTY:** The Farm Service Agency will hold an open house at the property on January 9, 2003 from 10:00 am to 1:00 pm and January 15, 2003 from 1:00 pm to 3:00 pm.

**FOR MORE INFORMATION:** Additional information on loan eligibility criteria and a loan application package are available from the Farm Service Agency (FSA) at 120 Pleasant Acres Road, York, PA 17402-8987. The phone number is (717) 755-2966 x2.

The Federal Equal Credit Opportunity Act prohibits creditors from discriminating against credit applicants on the basis of race, color, religion, national origin, sex, marital status, or age (provided the applicant has the capacity to enter into a binding contract), because all or part of the applicant's income derives from any public assistance program or because the applicant has in good faith exercised any right under the Consumer Credit Protection Act. The Federal agency that administers compliance with this law is the Federal Trade Commission, Equal Credit Opportunity, Washington, DC 20580.

If you believe that you have been discriminated against for any of the reasons stated above, you may file a complaint with the Director, Office of Civil Rights, United States Department of Agriculture, Room 326-W, Whitten Building, 1400 Independence Avenue S.W., Washington, DC 20250-9410.



*Silent Night, Holy Night...*

May the hope that  
was born that silent,  
holy night remain in  
your heart throughout  
the year.

*Merry Christmas*

From  
Barford Leaman  
Realtor/Auctioneer

Apprentice Auctioneer