

Desirable land package, approx.
4 acres, near Somerset County Airport, PA. T-Pike Gate 10, US. RT 30, 31, 281 and I-219. Adjacent to hospitals, malls, colleges, 25 mile radius. In rural setting, zoned light industrial...Buildings include stone bungalow summerhouse: Frame residence with large outdoor pavilion, garage and summerhouse. Corner lot with over 300 foot frontage on highway that has traffic count of approx. 20,000 vehicles per day. Growing area...\$395,000. Firm.
Phone 800-769-6559

4.54 acres, Millerstown, Perry Co., farmette for sale, perfect for horses, good barn, fences, 2 streams, pond, good well, new septic system, wood shed full of firewood, new Cape Cod house under roof, will finish to suit, \$120,000 at this time of construction, \$180,000 finished. Also lots 1.5 - 10 acres starting at \$22,000.
(717) 589-3895

ENDLESS MOUNTAIN REAL ESTATE COMPANY
(570) 659-5684 Covington, PA
BRADFORD & TIOGA COUNTY

Level Lot for your recreational enjoyment, 2.78+/- acres no approved soils, NG/electric available, borders minimally traveled township road, State Lands nearby \$10,000 (#990)

Comfortable 2 Story Home w/3BR, 1-1/2 baths, 2 heat sources, porch overlooks stocked pond, 2 car det garage, private well/septic plus rental or guest-house w/completely renovated mobile home offering 2BR, 1 bath, spring water, private septic system & small storage shed, 38+/- acres, partially wooded, short commute to Elmira, NY, come take a look! \$149,900 (#991)

Well-Maintained 2 Story Home, 1686 sq ft of living 3 BR, 1-1/2 baths, NG/FHA heat & woodstove, eat-in kitchen, large LR, sun room, cozy rear porch, over-sized 2 car det garage, nice level 0.20+/- acre lot, borders minimally traveled dead-end street, shops, schools, & local park close by \$84,500 (#996)

Beautiful Federal Georgian Home, 3246 sq ft of living, 4BR, 2-1/2 baths, (2) 3 season porches, lg sun porch, NG/HW heat w/4 zones, 1 car att garage w/tn ceilings, many authentic features include operating fireplace, Southern Yellow Pine w/dwk, Oak flrs & staircase, Cedar lined closets, original architectural plans, & several light fixtures, 0.65+/- acre lot, check it out! \$147,900 (#999)
www.endlesstrealstate.com • Email: end@epix.net

Real Estate Auction
Cross Fork Inn
Sat. Jan. 11th at 12:00 Noon
Located: Main St. Cross Fork Potter Co. PA.
Restaurant - Bar

Due to the recent death of my wife, I have chosen to sell my business and Real Estate at Public Auction.
"Blizzard Date, Monday, Jan. 13 at 12 Noon"
Sale includes Real Estate - Liquor License - and Equipment Lots of Extras
Cross Fork Inn - Turn Key Operation
This business is open six days a week from 12:00 Noon until closing, closed Wed. Restaurant on one side of building, bar on the other, want to have dances now you have the room. Approx. 2500 sq. feet of bar area seating well over 200. 3 bedroom apt. over restaurant w/new bath, property is handicap accessible. Nice stone fireplace in restaurant, 100% of equipment goes w/sale. Lots of updates, 2 - 200 amp elect. service panels also property wired to use a generator, heat oil F.H.A. also wood & coal stove in bar area, large walk in cooler. Site approx. 1 1/4 acres of ground w/lots of macadam parking, on site sewage with well & town water. 1 car garage presently used for small business. If you want a business in the lovely mountain area of Potter Co. where you can live w/a business that has lots of potential you must take a look at this golden opportunity. Here is a business "That has Business," just walk in take over. Building in over all good condition. Open for inspection Sat. Dec. 28th & Jan. 4th from Noon to 2:00 or by appt. call owner. Seller's disclosure available, seller wants to do business Auction Day, come prepared to buy.
TERMS: 10% down of Auction bid by cash or PA check balance in 60 days or when Liquor Control Board approves new license for buyer. Full terms & conditions auction day
Daryl Friese Owner Ph 570-923-1258
Atty. Dan Glassmire
Bradley K. Smith GRI, CRS, CAI, AARE
Auctioneer - Broker/Appraiser
Lic. #860 Ph. 717-927-6949
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WEST KY DAIRY
Double ten herringbone. Milking 200 cows now. Will easily handle 350+. Dry lot. Clean operation. Wonderful home!
\$450,000
800-725-9427 nights
270-889-9966 anytime.
Wiley Horn
Real Estate
Hopkinsville, KY

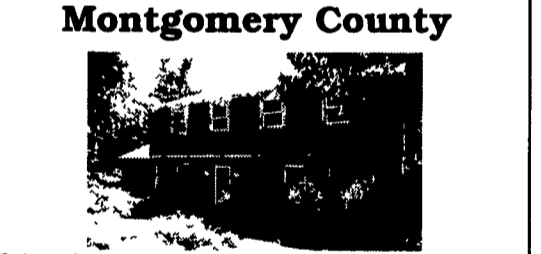
Operating - Profitable Nursery - Fruit & Vegetable Operation. Excellent Location Lower Delaware All info available to Qualified Purchaser. All prospects must be Qualified through Chabbott Petrosky Realtors, by George Chabbott or Steve Hollenbeck 1-800-678-7105

CENTRAL PENNSYLVANIA FARMS, FARMETTES, LAND AND CABINS
Our Farm and Land Division currently has many farms, farmettes, land parcels, and cabins available in central Pennsylvania. We would be happy to send you a free farm and farmette list and/or rural land and cabin list.
Call for a complete farm and farmette inventory.
Farm and Land Division
Fred Strouse (814) 364-1705
Mel Rocky (814) 466-6688
George Demchak (814) 625-9151
Tim Lake (814) 364-1327
2300 South Atherton State College, PA 16801
(814) 234-4000
1-800-876-3395

Schuylkill County
South Manheim Twp., Schuylkill Haven School District
32.9+/- acres of bare ground, 10-12 acres open land, balance is wooded. Located in the Auburn area, between Reading & Pottsville. Close to Route 61 Make your own horse farm or build your dream house

Berks County
PENDING

Kempton area, Kutztown School District
153 acres, 70 tillable, 50 woods, balance pasture w/high tensile fence. Stone farmhouse w/addition and detached summer kitchen, 50x60 bank barn, 30x50 implement shed. Many other outbuildings. Buildings sit back a long lane on a quiet road. Land is slightly rolling and adjoins the Blue Mountains.



Montgomery County
Schenksville Area - Colonial and dog kennel on 8.5 partially wooded acres, 4 BR, 2-1/2 baths, updated kitchen & baths. New roof, Pella windows, new hardwood floors, 40+ run dog kennel with oil heat and a/c. Two large grooming areas & office. Remodeled 3 BR apartment over kennel office. Zoned for kennel use - great business opportunity
Asking price \$590,000
Call Hiram Hershey, Broker
Thomas Hershey, Realtor Associate
HERSHEY FARM AGENCY, INC.
1-800-880-3831

SANFORD G. LEAMAN, REALTOR/AUCTIONEER
101 White Oak Drive, Lancaster, PA 17601-4842
717-569-4264 - Toll Free 1-800-836-8113
- FAX 717-569-8847
"Specializing in Farms, Mountain land, & Farm Equipment"
"The Auction Method & Brokerage"
See us on the Web: "www.lamnauct.com"
Email: farmboy@lamnauct.com

Drastically needed dairy farms in central PA.
Most any county
Lycoming Co. - Franklin Twp. Close to Millville & Lairdsville 96 acre dairy farm can be remodeled and improved to make a nice comfort stall barn. There are 3 stave silo's, large bank barn, implement shed and several other out buildings. There is a 95% remodeled farmhouse and the setting is very nice. The soils are Hartleton Silt Loam, Berks Silt Loam, and some Watson & Weikert Silt Loams. There is a tract of woodland and lots of water for a pond since the springs were flowing real nice after last weeks rains.
Centre County. This farm has level to gentle sloped fields that produce a good crop and is in high state of cultivation The barn was used for dairy cows till 2001 There are 2 silo's, beef or heifer barn, horse stables, milkhouse with 1,000 gal bulk milk tank, repair shop, garage, corn barn/implement shed and semi-private There is a 2 family residence with no electric Electric is available! This farm could easily be sub-divided into a farmette and 40+ acres and the balance used for grain farming - or put up another set of buildings and make 2 - 115 + acres each No matter how you plan to use this farm, it is a good buy with fall or spring possession
If you want your farm handled by a farm specialist professional - Call me toll free @ 1-800-836-8113

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 *Pigford vs Veneman* 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/loafing 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 sued 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.

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

To All Our Friends & Customers
Have A Very Happy New Year

Paul Gunder
Jack Gaughen Realtor ERA
717-762-7114 x9116
To view additional photos of properties please visit
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