

86 Acre Operating Dairy Farm

in NE Pa. (Susq. Co.). 88 stalls on pipeline plus room for heifers. Mostly tillable land, presently rotationally grazed (Fencing and water system in place). Four-year-old 3 BR ranch house with full basement. Buy base for \$250,000 or with your pick from 70-head mature cows -

40 @ \$1400/ea. or

50 @ \$1350/ea. or

60 @ \$1250/ea.

Call 570-278-2908

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, 1-800-678-7105

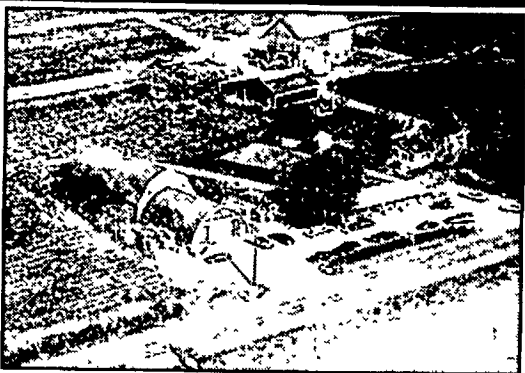
NEED A MORTGAGE?

We are the alternative to conventional institutional mortgages. Our money comes from private sources. Therefore, we can be flexible in arranging mortgages to suit individual requirements.

Also, possible leases with options to buy.

If a mortgage is too big for the Red Neck Mortgage Company, we have direct access to several major Wall Street firms where nothing is too big.

RED NECK MORTGAGE CO.
Licensed PA Dept. of Banking
814-355-8500



A Picture Is Worth A Thousand Words

After over 30 years the owners have decided to retire and offer this 200+ acre operating roadside vegetable farm business for sale. 130+/- tillable acres of highly productive soils. Land in area to rent. Can irrigate from large pond. Busy NYS Highway near many tourist attractions and campgrounds. 24x64 market building with cooler. Very nice home with pool. 40x85 Morton building not pictured. Unlimited potential here. Could also be developed into an outstanding horse farm. Offered at \$475,000. Taxes \$4,500. Excellent records available to serious buyer.

Call to see this soon. Equip available.

Valley View Realty
Sharon Springs, NY
518/234-7676

phil@valleyviewrealty.com

FARM WANTED

Lebanon County Family Would Like to Buy Your Farm at Today's Fair Market Value...

Farm Must be in one of These Areas:

Southern Schuylkill, Eastern Dauphin, Lebanon, Western Berks, or Northern Lancaster County.

- Farm must have a minimum of 75 acres wooded and 50 acres tillable, would prefer 150 to 350 acres.
- A stream would be a plus.
- With or without improvements is fine.
- Settlement could be within 90 days.
- If you are ready to retire and the next generation doesn't want to farm, and if your property meets the above criteria, please call 717/821-2958.
- All calls will be kept strictly confidential.
- No realtors please.

POSSON REALTY & Auction Service



787 Bates Wilson Road (607) 334-9727
Norwich, NY 13815 www.possonrealty.com

#1796 Show place dairy farm located in central NY. Beautiful 2 story dairy barn, 62 big tie stalls with mattresses, 20 tie stalls for dry cows or young stock, 45'x90' machinery building and a 30'x70' shop. Nice 2 story 4 bdrm. home, 220 acres of land. Asking \$250,000 bare, \$430,000 complete with machinery, 70 registered holsteins and all stored feeds. This is a great opportunity!!

#1771 380 acre dairy farm located in central NY. Nice freestall with 85 stalls, 2 story dairy barn with 88 ties, 48'x78' Morton machinery building, good 2 story 8 bdrm home, 220 acres tillable, and 100 acres of pasture. This would be a great rotational pasturing operation. Asking \$275,000. Owner will consider fair offer.

#1794 Home on 70 acres near Cobelskill. 60 acres of very productive ground, 10 acres of nice woods, modern 3 bdrm ranch home, 1 1/2 baths, fireplace, sun-room. This would be a nice place to have horses or beef. Minutes from I88. Asking \$155,000.

#1787 150 dairy farm. 75 acres productive tillable ground, 2 story dairy barn with 70 stalls, and addition for 20 head of young stock. Nice 2 story 6 bdrm home. Farm has a quiet setting 2 miles from Lake Ontario, and 40 minutes from Syracuse. Asking \$160,000.

#1717 180 acres of land near Cortland, NY. 60 acres tillable, 50 acres of woods balance pasture. This would make a nice place to raise beef or horses. Has many nice places to build. Close to Owasco Lake and 20 minutes from I81. Asking \$85,000.

LAND AUCTION

7,755 Acres in Decatur & Ringgold Counties
Monday, February 10, 2003 - 9:00 a.m.

To be held at Lakeside Casino Conference Center - Osceola, Iowa

- Land consists of excellent pasture land, tillable land, and timbered recreational land
- Land offered in 32 parcels. All buyers will have a chance whether it be large or small tracts.

Informational meetings at Silver Spur Restaurant in Grand River, Iowa

Saturday, January 18, 2003 10:00 a.m. - 3:00 p.m.
Tuesday, January 28, 2003 10:00 A.M. - 3:00 P.M.

For more information contact



PO Box 500, Nevada, IA 50201
Telephone: 515-382-6596
www.hfmg.com



905 S Grand Ave., Spencer, IA 51301
Telephone: 712-262-9555
www.hooverrealestate.net

ENDLESS MOUNTAIN REAL ESTATE COMPANY

(570) 659-5684 Covington, PA

BRADFORD & TIOGA COUNTY

Pleasant Home Site, 2.85+/- acres, mostly wooded, perk approved for conventional in-ground septic system, NG/electric available, survey complete, short commute to NY State Line \$19,900 (#1019)

Spectacular Views, beautiful ranch-style home, 1904 sq ft of living, 3 BRs, 2 baths, NG/FHA heat, central air, sun porch, deck, above-ground pool, 2 car det garage w/log siding, sm shed, 1.37+/- acres, must see to appreciate! \$134,900 (#1020)

Nice Country Setting, 2 sty farmhouse, 4 BRs, 1 1/2 baths, 2 BRs & full bath on 1st flr, NG/HWBB heat, open breezeway, 1 car garage, sm shed, 1+/- acres, borders paved road \$79,900 (#1021)

Own Your Own Valley! Operating dairy farm, 69+/- cow barn plus 40x50 loafing shed leading to 28x62 Double-4 milk parlor w/step-up & auto take-off, 1500 gal bulk tank, 8 milker units, 2 barn cleaners, 2 silos w/unloaders, 2 grain bins, TMR mixer, calf & heifer facilities, spacious farmhouse w/4 BRs, 1 1/2 baths, Oil/HW heat, full bsmt., sun porch, patio, carport, several out-buildings, 220+/- acres, very well managed fields, all in one location at end of private lane, possible turn-key operation \$450,000 (#1023)

www.endlessmtnrealestate.com • Email: end@epix.net

ROPE IN SOME EXTRA CASH!

Advertise With A Lancaster Farming CLASSIFIED AD...

Phone: 717-394-3047 or 717-626-1164



Lancaster County Farmettes Country Properties with Acreage

- 10 acres Leacock Twp. - off Peters Rd. build house, shop Farm animals - call for info
- East of Lancaster City - Large STONE Home, STONE Barn - 5 ac of land - WOW
- Providence Township - South of Lancaster City 14 ac - house, barn, some woods, pasture
- Fulton Twp. - STONE home, garage - 3.25 ac This is a magnificent 200 yr home you will want to see - 25 min S of Lancaster City Super
- Providence Twp. - Home, barns, garage, 9 ac Great setting and room for your animals. Call for details
- Warwick Twp. - 20 Ac farmland & farm buildings
- Quarryville Boro - 6,000 sq ft commercial building with 3.8 ac residential land

Call Ken or Phil for a special showing. If you want to buy or sell a farm, or acreage, call. "We have solutions that work."

Direct line to Phil 717-940-5964 Ken 717-940-9025

Call Ken Rutt - a life long farmer and real estate investor who can assist you in any sale or purchase of real estate. Creative tax and financial arrangements, low farm mortgage rates. Serving Southeast PA. The Best Can Often Cost Less



Ken Rutt
Cell Phone 940-9025
Office 717-786-1300



Phil Rutt
717-940-5964



HOMESALE SERVICES GROUP
P.O. Box 306, Quarryville, PA 17566
E-Mail: RuttK@Epix.Net

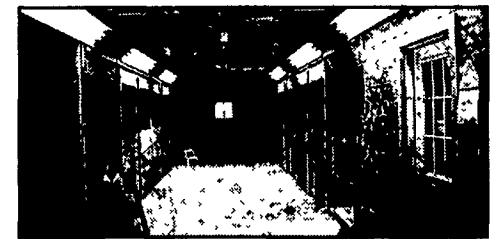


DIANA KEILHOLTZ-GUNDER

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



PAUL GUNDER Selling Farms for over 22 years



• **ADAMS** - Large, beautiful country property with Tudor home. Private with views all around. 5-acre stocked pond w/dock and picnic area. Home w/1st flr master suite, large family room w/fireplace, custom kitchen, formal living & dining rooms. Office, game room and fireplace in finished basement. 2-car garage, tennis court & underground dog fence. Wonderful custom tongue & groove center aisle 6-stall bank barn w/plenty of hay & bedding storage. Stall mats, auto fly spray, electric & hot water. Wash stall & tack room, plus a large 17x27 garage. Bath rough-in. Nice 72x100 blue stone ring. Board and high tensile fence. Level area 200x300 clear for indoor. Don't miss the executive home with all the trimmings. (AD 2300477P9) \$625,000

• **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, Colonial w/country kitchen, small office w/private entrance. Several outbuildings include workshop and storage. Property in the "Clean & Green" Home Warranty! Priced Reduced \$259,900 (AD 4143863PG)

• **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 (FL4180567PG)

• **FRANKLIN** - Farmette lots with creek frontage, wooded areas & open fields. Starting at 15-43 Acs. \$145,000 (FL4275015)

Schedule a market consultation with Paul and Diana

• **FULTON** - Farmette sized lots close to the MD line, Clean & Green. From \$69,900-\$195,000. (FU3532136)

• **YORK** - Wonderful large country home on 35+ gently rolling acres. Privately located colonial home w/big family room, custom kitchen w/tile floor, breakfast room, bay window, 1st floor master suite and guest quarters. Many desirable amenities! Large cattle barn, other equipment buildings. Easy use for horses, sheep or llamas. Completely fenced. Conewago Creek frontage. Owners motivated to sell! \$495,000 (YK4018936PG)

• **YORK - Working Farm** - Beautiful location in Dover, PA. 150.20 acres "Clean & Green" turnkey cattle operation ready for occupancy. 25x26, office + plus 16x20, Pole barn with dirt/gravel floor and additional uncovered feed lot \$900,000 (2205656)



www.jgr.com ERA

Paul Gunder
Jack Gaughen Realtor ERA
877-327-0910

To view additional photos of properties please visit
www.penmarproperty.com
Member of PA Farm Bureau