

Missouri Ozarks Mountain Splendor
Retreats & Ranches
Back Home Real Estate
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\$425,000
5 Bedroom, 2 Bath Colonial Home with 11.3 Acres.
Hog and Livestock Operation

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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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

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

#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/remodeled kitchen with oak floor. **GREAT FOR SNOW-MOBILING, CROSS COUNTRY SKIING, FOUR-WHEELING, AND HUNTING! \$330,000.**

#249 - Dairy farm w/160 acres - 75 tillable - 2 story barn w/56 cows on pipeline - 32 heifer stalls - 40x96 ft. shed - 22x100x9 ft. bunk silo with concrete floor - good 8 rm. home w/attached garage - **\$198,000.**

B-207 - ROLLING MEADOWS & LONG VISTAS - 104 A. HOBBY/HORSE farm w/2000 ft. road frontage - EX. deep soils provide quality forage - 40 A. tillable, 44 A. pasture & 20 A. woods & seasonal streams - good 5 BR home with attached 2 stall garage - 100x36 ft. 2 story barn w/additions - 2 out bldgs. - on quiet country road with easy commute to major job markets - owner requests 2 yr. lease back of house - **\$159,000.**

H-801 - Dairy farm w/450 A. & 267 tillable - lg. well drained fields - lg. tie stall barn for 104 cows & 70 youngstock, free stall heifer barn (30-35 head) & calf barn for 35-40 head - 36x60 ft. insulated shop, 26x60 ft. tool shed, trench silo & 2 very nice homes - also 100 A. of woods w/good timber - **\$450,000.**

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 9 plus rm. home - lots of rd. frontage - close to Binghamton - **\$334,000.**

#348 - Attractive 250 A. dairy farm w/235 tillable - 2 milking barns, 2" pipeline, B.T., TMR mixer, 2 Harvestores w/unloaders, 54x90' Morton bldg., also V.G. 8 rm. home w/4 B.R. & 2 baths - 1 pond & 1 creek - **\$330,000.**

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"
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Drastically needed dairy farms in central PA.
Most any county

Lycorning 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

★ 106 acre general farm with 70-75 acres tillable, 15 acs pasture, 16 acs woodland, 47'x85' bank barn with 10 horse stalls, 24'x24' corn barn, 2 1/2 story farm dwelling. 6 BR's, 2 1/2 baths, sunroom, 2 fireplaces, patio.
\$595,000 \$549,000 ask for Gene

★ 54 Acre 37 tillable acres with brick house and bank barn, would make good horse farm
Asking \$338,000

When You Need A Farm Salesman Call Gene

GOLDWELL BANKER HOMESALE SERVICES GROUP
1255 S Market St., Elizabethtown, PA 17022
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Gene Kreider, Realtor
717-898-2345 * 717-653-2646 * CELL 330-3088

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'x104' pole barn for cattle, horses or your equipment Three-car garage & storage shed all well maintained Come and see it **\$435,000 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**

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**

Four 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 14 acres of farmland with frontage on Rt 22/522 and old Rt. 22 Perfect for houses. No zoning \$114,900 **CALL JOHN**

D 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**

E 120+/- acres with 90+/- tillable class 2 & 3 soils Stream frontage & road frontage on Rt 22/522 1,100 sq ft, 3 bedroom, 1 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**

Lycorning 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**

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**

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**

Columbia County - Near Catawissa, 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'x110' retail store, 70'x125' storage/processing/packing building 57'x72' shop/equip storage Two frame homes in good condition Owners retiring This operation is in good condition
CALL JOHN for details & price.

Dauphin County -

A 15 ac, 8 ac tillable Near Berrysburg Three single story, curtain sided buildings in good condition Nice 3 bd, 2 bath modular home with a full basement Well maintained **Price Reduced to \$289,900 CALL JOHN**

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 Halifax 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.

Somerset County -

A. **NEW LISTING** - 107+/- acre operating dairy farm with 70 tillable acres & 20 pasture acres 36 tie stalls, 2" pipeline, stable cleaner, **UNDER AGREEMENT** condition This bank barn is 45'x80' & has pens for young stock 55'x60' one story storage/livestock barn 40'x62' three sided equip shed, built new 2001 Three silos Three bedroom, one bath, frame home built in 1850 More close land available to rent. Feed available Owner will consider selling cows & equip with R.E. 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 **CALL JOHN**

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, stationary TMR mixer, 500,000 gal earthen lagoon 48'x120' shop/equip storage pole barn 40'x80' 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 this 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**

E 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'x60' concrete silo, earthen trench silos 44'x90' 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 **CALL JOHN** for Pricing & Details

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, TMR mixer, Slurrystore Bank Barn Free stall barn needs some work Parlor in good condition You must see this home 5 bedroom 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**

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'x100' bank barn with some horse stalls, 54'x102' single slope feed lot area with concrete floor and bunk 26'x60' garage/shop More buildings Great for cattle, horses or other livestock Great setting near Manns Choice \$204,900 **CALL JOHN**