

POSSON REALTY & Auction Service



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

New York State Farms

#1685 - 220 acre dairy farm located in Oneida Co. 130 acres of good tillable ground. 60 acres of pasture balance woods, good 2 story dairy barn 80 stalls, enclosed manure room side addition with 40 stalls for heifers, nice 2 story 4 bdrm. home with 2 bdrm. apartment. Farm is located on dead end rd., very quiet, minutes from shopping, hospital, and schools. **Asking \$200,000.**

#1785 - 130 acre dairy farm located in central NY. 2 story dairy barn with 70 stalls, freestall addition for 50 head of dry cows and heifers, 40x100 machinery building, additional building for more storage, beautiful 2 story 2 family home in excellent condition. Farm has a very nice location. **Asking \$175,000.**

#1788 - 230 acre dairy farm. Outstanding soils, grows excellent alfalfa, land is flat to gently rolling, good 2 story dairy barn with 100 stalls, side addition for 60 head of young stock, big machinery building, very nice 2 story 5 bdrm home with 4 car garage, located in good farming area. **Asking \$250,000.**

#1757 - 200 acre dairy farm located in central NY. Good 2 story dairy barn with 80 tie stalls, machinery building with side addition for heifers, nice 2 story 2 family home, nice location for farming. **Asking \$200,000.**



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



demereerealty.com

#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 fam. 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.

#809 - 530 A. dairy farm w/300 tillable - lg. free stall barn for 140 head, 2 story barn w/64 stalls, 160x43' one story barn, also dry cow barn, lg. parlor & holding area, 120x24' covered feeder w/concrete floor, 9 mos. manure lagoon, 4 bay comm. shed, 2 lg. mach. sheds, horse barn & shop - also 3 lg. silos w/unloaders, 400 ton grain drying bin & 19 rm. 2 fam. home, lg. 3 B.R. ranch plus two 2 B.R. apartments - also featuring 100x230' lighted horse arena & stands - **\$850,000.**

#31-A - Dairy farm w/227 A. has 135 tillable & 85 pasture - lg. 2 story barn w/71 cows on 2' pipeline - 1250 gal. B.T. - heifers & calves housed in main dairy barn - 2 lg. mach. sheds & 3 silos w/unloaders - good 7 B.R. 2 fam. home - well & 2 ponds - all bldgs in good condition - **\$274,900 - REDUCED TO \$264,900.**

W-103 - ORGANIC CROP/VEGETABLE GROWERS DREAM - 515 acres of chemical & commercial fertilizer free (past 15 yrs.) of which 225 acres is tillable - 128 acres of this is stoneless river bottom with more than 1 mi. of river frontage - also 200+ acres of pasture land with magnificent views & one bldg. set up to operate a business - all located on more than a mile of rd. frontage on paved highway - **\$449,000.**

B-149 - Dairy Farm on 55 acres, main barn milks 78 with room for calves, heifer barn holds 25 head - 2 tool sheds, 1500 gal B T & very nice 5 B R home, all on same side of rd - more land avail - **\$175,000**

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

FARM FOR SALE

173 acres + or Farm, sealed bid, secluded hunters' paradise Located in West Township, Huntingdon County, at R R 2, Petersburg, PA The farm includes 100 acres of cropland, 15 acres of pasture, 56 acres of woodland, balance of acreage farmstead

Buildings include older bank barn with a one story dairy barn addition, two stave silos Buildings are in poor condition The estimated market value is \$250,000

Sealed bids will be made on Form RD 1955-46 with an accompanying deposit in the form of a cashier's check, certified check, postal or bank money order or bank draft payable to the Agency The minimum deposit will be ten percent (10%) of the bid The bid will be considered delivered when actually received at the Farm Service Agency (FSA) office at 1407 Blair Street, Hollidaysburg, PA 16648 All bids will be date and time stamped Bidders will submit their bid in a sealed envelope marked as follows "SEALED BID OFFER 44612."

Property will be sold "AS-IS" Sealed Bid - FSA financing will not be available. The Government reserves the right to cancel the sale at any time and the right to reject any and all bids.

Sealed bids will be accepted until 2 00 p m on February 26, 2003 at the Hollidaysburg Farm Service Agency office at which time all bids will be opened

Bid packages can be obtained by contacting either the Blair County or Huntingdon County FSA offices at (814) 695-1881 or (814) 627-1624

The property contains highly erodible land. Lead based paint hazards exist in the two story single family dwelling located on the farm The following language will be included in the deed "The Grantee is restricted from inhabiting or allowing the occupation of the two story single family dwelling until the LBP hazards of said dwelling have been abated according to the requirements of 24 CFR Part 35 and appropriate documentation has been provided to the Grantor"

"The USDA prohibits discrimination in all its programs and activities on the basis of race, color, national origin, gender, religion, age, disability, political beliefs, sexual orientation, and marital or family status (Not all prohibited bases apply to all programs) Persons with disabilities who require alternative means for communication of program information (Braille, large print, audiotape, etc) should contact USDA's Target Center at (202) 720-2600 (voice and TDD) To file a complaint of discrimination, write USDA, Director, Office of Civil Rights, Room 326-W, Whitten Building, 14th and Independence Ave., SW, Washington, DC 20250-9410 or call (202) 720-5964 (voice or TDD) USDA is an equal opportunity provider and employer"

REAL ESTATE FOR SALE



6-ACRE FARMETTE:

1830's Sandstone 4 bdrm., 2 1/2 bath, 2 1/2 sty. w/bank barn, shop & garage for multiple car storage. All on acreage tract w/pond, stream & pasture. Garden Spot Schs. **\$364,900**

ASK FOR RANDAL V. KLINE, Agent (717) 733-1006 res. E-Mail Randy@kingswayrealty.com



ENDLESS MOUNTAIN REAL ESTATE COMPANY

(570) 659-5684 Covington, PA

BRADFORD & TIOGA COUNTY

Pleasant Country Setting for your new modular or custom-built home, 1.5+/- acres, surveyed, perk approved for conventional in-ground septic system, electric available. State Lands nearby, borders minimally traveled township road, possible OFIN available. **\$9,500 (#893)**

Comfortable Ranch-Style Home, 3 BR, 2 baths, Oak kitchen, FHA heat, Master Bath offers garden tub & separate shower unit, new concrete slab, 2.35+/- acres, partially wooded. **\$79,900 (#984)**

Commercial Property: 2 sty. building w/main street location NG/FHA heat, 1/2 bath, lg. display windows, extra potential income w/upstairs apartment in need of repair, excellent for small business, shop, or office. **\$56,000 (#987)**

State Lands Nearby, nice level lot for your recreational enjoyment, 2.78+/- acres, no approved soils NG/electric available, borders minimally traveled township road. **\$10,000 (#990)**

www.endlessmtralestate.com Email: end@epix.net

Dairy Farm

141 Acres 100 tillable, 2 homes, 2x7 Herringbone, 2700 gal tank, bank barn, 138 free stalls, slurry store feed bin, 4 equipment storage buildings, 6 wire fence.

Asking \$625,000 814/259-3256

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 **under contract** - 25 min S of Lancaster City
- 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



Phil Rutt 717-940-5964 Office 717-786-1300

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 - 28+ Acres - 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 neat, clean outbuildings include workshop bring 4-H Projects. Property in "Clean & Green" Home Warranty! **Priced Reduced \$259,900 (AD2201639)**

• 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)**

Schedule a market consultation with Paul and Diana

• FULTON - 12-20 acres Farmette sized lots close to the MD line views! 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 (YK2107538)**

• 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 (YK2205656)**



Paul Gunder Jack Gaughen Realtor ERA 717-762-7114

We're selling farms! See why at www.penmarproperty.com Member of PA Farm Bureau