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Auctions & Listings Coming In - They Will Be Added in the next week!

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FARMS & LAND NEEDED NOW!
You the farming Community were very good to me in years past especially 2002. 2002 was my best year ever in 34 years of continuous Real Estate Brokerage and Auctioneering. It has been a wonderful year with all those of you I came to know and appreciate. Since 1980 I've only handled farms and mountain land in my Real Estate Division. I now have added a young Apprentice Auctioneer - Ben Siegrist to my sales force. Ben lives in Willow Street and is familiar with farms and farmers. Ben understands your needs and is willing to get involved in solving your problems and needs. Ben is also studying to become a farm Real Estate Agent and work from my office as an Independent Contractor. Call Ben (717-464-4268) or myself anytime of the day. (Sundays excepted). Ben will be glad to talk to you as an Apprentice Auctioneer for cattle, equipment and/or Real Estate at AUCTION.
Present Listing Portfolio is low as most of my listing SOLD & SETTLED in 2002.
Listings now ready for quick sale & settlement.
Lycoming Co 96 acres for beef, dairy, nursery stock or exotic animals. Move in soon. Priced under \$295K
Centre Co. 238 acre beef or dairy or subdivide into 2 smaller farms. Priced @ \$2,400.00 per acre.

NORTHWESTERN PA McKean Co.
TAVERN \$125,000
1800 sq ft, includes, equipment & liquor license
100+ acres \$98,000
4000 ft frontage, gas & water well, rail service available
Cameron Co.
Farmette \$158,500
100+ acres, metal barn, stream on property, excellent hunting & fishing
REALTOR LENDER

Wisconsin Dairy Farm
220 Ac. dairy farm bordering the Black River, in Clark Co., West Central Wisconsin, Owen Withee, Greenwood area. Large Mennonite Community in area. Approx. 165 acs. tillable, balance woodland, 36x170 barn, w/room for 72 cows, pipeline w/800 gal. bulk tank, lg. concrete area w/36x80 loafing shed, 4 silos, 90 ft. auger type bunk feeder, lg. manure pit, 50x152 machine shed w/workshop, add'l. 52x50 shed, 3 BR brick home w/2 bath.
Excellent hunting & fishing on property.
For more info. 715/267-7476

Equestrian Homestead - Contemporary home w/view of mtns. 5 Ac., 6,000 sq. ft. Horse facility. Home of Championship horses. 12 Box stalls, inside & outside arenas. Fenced paddocks. Home has finished lower level w/hospitality bar & game room, 2nd kitchen, barber shop. 2 miles 178, 8 Old Rt 22 (Hex Highway), Greenwich Township, Kutztown P.O., Hamburg Schools. \$349,900.
Open House 2/02/03 2-4 p.m.
Century 21 Park Road, Mary Lee Davis,
610-372-5633 x3149, direct 484-333-3691.
www.FarmsForSaleInBerks.com
Other properties - Oley, Berks Co.,
30+ ac parcel, \$376,000. 36 ac. parcel \$415,000.
Additional; acreage avail. Clean & Green.

VERY GOOD 64 STALL BARN with nearly all new ties and brand new 36x64 addition. Universal pipeline. 16x50 unloading silo. New steel siding. Covered feed mixing area. 2 new steel grain bins. 42x48' pole shed. 66 acres of deep honeoye soil with 5 woods and balance open. Ideal for grazer. Exceptional 3 bedroom home with new wiring, plumbing and bathroom. Both home and barn remodeled in past year. JUST LISTED! \$160,000

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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.
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Koch Homestead Realty
91 Princeton St. Wellsboro, PA 570-724-3500
9 North Main St. Mansfield, PA 570-662-3287
403 E. Main St. Elkland PA 16920 814-258-7117
W144 - Very desirable lot near country village, Pine Creek and State Game Lands A must see! \$18,500 #111799.
W018 - LONG VIEWS OF MARSH CREEK VALLEY from this 3 brdm rancher in the center of 56 acres, partially wooded 32' great room with cathedral ceiling and stone fireplace Air conditioned 3 heat sources, gas, electric and 3 fireplaces Attached 2 car garage 48'x24' shop building \$235,000. #111470.
M146 - RARE FIND! 92 acre parcel of land with 71 acres of wooded hunting land Top quality construction, split level ranch home, approximately 70% finished No need to change things, just complete it the way you want it! Out of town with a view Call today for a personal showing \$175,000 #111724.
E213 - HISTORIC FARMHOUSE awaits your hand in its future! Begin with the handsome Greek Revival lines and terrific country setting - needs your work and attention to bring it to its full potential! Situated on ten acres just outside of town \$55,000 #111784.
Visit our web site at www.koch-real-estate.com

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

Lycoming 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 NEW LISTING - Dauphin County, 50 Acres with 40 tillable Near Elizabethville Nicely restored brick farmhouse with frame addition 4 BR, 1 1/2 Baths. Great floor plan for family living Very good condition All buildings sit back off of the road. Bank barn. Loose housing, single story barn Three silos, shop, equip storage. VA style heifer shed Buildings had been used to milk in many years ago Could be put back into service Land lays nice for tractor or horse farming More close land available to rent Small stream & fenced pasture Quiet country location. Come and see it. The farm is in Ag Preservation \$43,900
B 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
C 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' x 60' concrete silo, earthen trench silos 44' x 90' 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' x 100' bank barn with some horse stalls, 54' x 102 single slope feed lot area with concrete floor and bunk 26' x 60' garage/shop More buildings Great for cattle, horses or other livestock. Great setting near Manns Choice \$204,900 CALL JOHN