

FRONTIER LOG HOMES & VILLAGE

located at Exit #29 off I-81 on Hershey Road

Buy 1 Home get 10% Discount • Buy 2 Homes get 15% Discount • Buy 3 Homes get 20% Discount

Item #1	Item #2	Item #3	ALSO	Item #1, 2, 3 as
11 rm model log home w/FP 42x75 Morton plant building on 3 commercial acres	6 building lots on paved street with public sewer	Log home manufacturing building business	New 3 bedroom, 2 bath ranch log home on large 24,00 sq ft lot	1 unit for only \$382,920
assessed value	assessed value	market value	building cost	Lots of orders
\$237,950	\$121,700	\$119,000	\$81,500	Call 717-532-4882

FOR SALE BY OWNER

LOCATION: Turn North at Mifflinburg Coastal Mart, 1 1/2 miles to Dietrich Rd., turn left, short distance, Union County.

8.5 ACRE REAL ESTATE (\$125,000)



2 story, 2 bedroom vinyl sided house with kitchen, dining room, living room, new front porch, 1 25 bathrooms New oil hot water furnace, new well, new all season tilt windows, new chimney, on-site sewage, fully insulated Property consists of 8.5 acres more or less, joins west branch of Buffalo Creek, out of flood area, nice country location.

For inspection call 570-966 0096 10% down, prospective buyer may conduct various testings at their expenses

Richard E. Terrill, OWNER



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



#253 - Very nice 360 A. dairy farm w/220 tillable - 38x260 ft. barn w/two additions - 121 cows on 2" pipeline w/10 units, 1500 gal. B.T. & pre-cooler & room for 65 heifers - 15x101 ft. Slurrystone w/12 mos. storage - also 56x180 ft. free-stall heifer barn w/137 stalls - lg mach & 7 lg. silos, two 40x100 & one 50x100 ft. bunkers w/concrete bottoms - V.G. 10 rm. home, in-ground pool - \$465,000.

#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 floor. GREAT FOR SNOW-MOBILING, CROSS COUNTRY SKIING, FOUR-WHEELING, AND HUNTING! \$330,000.

B-205 - Dairy farm w/368 level acres - 220 tillable - 36x196 ft. barn w/88 stalls, 55x120 ft. free-stall w/85 stalls - 6 unit pipeline, 1000 gal. bulk tank - 4 silos with stationary TMR - 7 B.R. home - Great farm for rotational grazing - \$300,000.

W-112 - Dairy/hobby farm w/135 A. - 35 tillable - 100 A. fenced pasture - 2 story barn w/63 tie stalls on 2" pipeline, 30x60 ft. mach. shed w/housing & water in one end for heifers, 2 ponds, creek & spring - good 3 BR home with attached garage - \$159,000.

H-108 - ATTN: Horse lovers - 90 A. farm featuring EX. 9 yr. old ranch home w/full basement, 3 BRs, 1 1/2 baths & 2 decks - 104x50 ft indoor riding arena - 2 barns w/total of 16 box stalls & 4 straight stalls - a beautiful property for \$275,000.

#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.s & 2 baths - 1 pond & 1 creek - \$330,000

FARM FOR SALE

173 acres + or - Farm, sealed bid, secluded hunters' paradise Located in West Township, Huntingdon County, at RR 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"

"SWISS DIXIE FARM"

The Gem of Amelia County, Va.

Cattle/horse farm, offering 984 acres with 4 houses, 5 lakes laying over 60-70 acres, only 20 minutes from Woodlake. Priced as a whole \$4,700,000. Swiss Dixie can be divided.

(804) 240-0460 or (804) 639-9887

Janet G. Pemberton
Mason Bowman Inc.

Lancaster County Farmettes Country Properties with Acreage

- New Listing - 5 Building lots - 1-2 ac in size will build to suit Near Ches & level in southern Lancaster Co Great views \$60-\$80,000/ea Call Phil
- 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
- Providence Twp. - Home, barns, garage, 9 ac Great setting and room for your animals Call for details
- Warwick Twp. - 20 Ac of level farmland w/large home, barn, other buildings, many uses & rental income Call for special details
- 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,

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

Dairy Farm For Sale By Owners

Farm house #1: 2 story, 4 bedroom, kitchen, living room, dining room, enclosed porch, 2 full baths, 1-car garage (insulated) Very nice condition

Farm house #2: 2 story, 3 bedroom, kitchen, living room w/cathedral ceiling, elaborate woodwork and a fieldstone fireplace Also has office w/separate entrance, 1 1/2 bathroom, attached 2-car garage (insulated) This house has been completely remodeled

Barn, 40'x260', built in 1990, chain tie stalls (106), inside of barn finished w/spruce insulated w/overhead hay storage, 50'x65' loose housing built in 2001, 6 unit pipeline, 1,000 gal bulk tank

4 silos: 20'x70', 16'x60', 16'x50', 20'x110' bunker Barn ready to milk Machine shed: 35'x80', built in 1990, with heated shop

Storage barn: 35'x80' for storing equipment

Land: 465 total acreage, 236 tillable w/over 200 tile drained, balance open pasture, some woods, real nice large fields of alfalfa and corn land Also gravel pit with 60,000 yds of gravel on farm

Transferable mining permit from NYS DEC
This real estate package with its showroom condition is ready to operate New York State Dairy of Distinction Award, Century Farm Award, Outstanding Producer Award

Owners: William and Brenda Holcombe
7761 State Route 11 Chateaugay, N.Y. 12920
518-497-6246. Photographs and maps upon request.

Central NYS Operating Veg Farm

After 30+ years the owners have decided to retire. Here is an excellent opportunity to own this 200+- acre operating Veg farm and roadside stand business. 100+- acres of gently rolling tillable land in large fields right behind the buildings. Large pond for irrigation. 24x64 produce stand with a cooler. Large paved parking lot with great access and visibility off busy highway in a tourist area. Greenhouse, barns 40x120 storage building, 40x85 Morton built insulated barn with cement floor plus other buildings. Attractive 4BR Colonial farmhouse with a 20x40 inground pool. Additional land and full line of equipment available. Snow is on the ground now but Spring can't be far away. Offered at \$424,800. Taxes \$4000. Lots of opportunity here for many uses. Call NOW

See picture and map at

www.valleyviewrealty.com

Valley View Realty

Sharon Springs, NY 13459

518-234-7676

email phil@valleyviewrealty.com



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• 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/1" fir 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 Ext. 116

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www.penmarproperty.com

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