

CENTRAL VIRGINIA: Farms and land available from 5 to 500 acres, reasonable prices, very low taxes, farmer friendly communities, agricultural economy.

State Wide Realty Co.
Farmville, Virginia
434-392-6163
www.vastatewiderealty.com

FOR SALE BY OWNER
NORTH ANNVILLE TOWNSHIP, LEBANON COUNTY, PA
8 ACRE FARMETTE

Heated 40x80 steel building. Building consists of. Large 4 bay garages - perfect for large trucks. Added onto the garages is a 12x40 parts room and 1/2 bath - Perfect for Business (has large parking area). Also a 2 BR apartment w/kitchen, LR, dining room, full bath, laundry area, and office. Also on property is a new 30x40, 2 bay garage and a 1 BR, LR, kitchen, 1 bath w/basement rental house. The barn consists of 5 stalls w/heated tackroom, sitting room, 1/2 bath. 60x80 riding ring. 3 acres fenced - perfect for horses. Also a pond. Great trail riding and hunting.

A must see, too much to mention...
\$425,000
For appointment call 717-832-7776

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

W512 - BUY NOW BUILD LATER This 2+ acre parcel of land includes a 2-story barn and is on a blacktop road within 5 minutes of Wellsboro. It's a great building site with soils perc for conv. system, electric and natural gas available. **\$25,900. #110904.**

W001 - Just over 5 miles to Wellsboro, this partially remodeled 3 bdrm farmhouse w/barn is located on a peaceful, flat 72 acre parcel. Property has approx 1 acre pond and has lots of potential including subdivision possibilities. Call today to see this adaptable property! **\$169,500. #110817.**

M406 - Not your run of the mill 2-story home! This three bedroom, 2.75 bath home is situated on just over 25 acres in a country setting. With over 2,000 sq feet, this home also boasts central air, central vac, sunporch, newer furnace, woodstove, and an oversized, 2 car attached garage, just to name a few. A must see! **\$189,900. #111872.**

E210 - PICTURESQUE, PANORAMIC VIEWS for miles. Four bedroom, 3.5 bath ranch situated on 8+ acres in Lawrence Township offers wildlife and mother nature as your neighbors. Features stone fireplace, beautiful decks and landscaping, two-car garage with storage sheds. **\$199,000. #111691.**

Visit our web site at www.koch-real-estate.com

SANFORD G. LEAMAN,

REALTOR/AUCTIONEER
101 White Oak Drive, Lancaster, PA 17601-4842
Phone: (717) 569-4264 - Toll Free: 1-800-836-8113
FAX: (717) 569-8847
Specializing in Farm Real Estate & Equipment
Web: www.lamnauct.com
Email: farmboy@lamnauct.com

CENTRE COUNTY RENTAL:
50 stanchion dairy barn, Amish equipped.
Call for price & terms. Available immediately

Central Northumberland Co. Is a 71 acre operating dairy farm. There are 48 comfort stalls, 850 gal bulk milk tank, 38' by 70' implement shed, 32' by 68' horse barn, 16' by 60' silo, & a 14' by 45' silo. There is a 120,000 gal concrete manure slurry plus a real nice 2 1/2 story frame house w/vinyl siding. It features lots of Oak parka floors, living & dining rooms and a large eat-in kitchen. It has 3 large bedrooms and bath on the 2nd floor. Settlement is negotiable. There is no operating electric but some wire remains in the house. Call me for all the details and for a showing.

Centre Co. 238 acres along Jacksonville Road, Bellefonte. Could be 2 farms if you want to have 2 smaller farms for brothers or family members. Call for details.

CENTRE CO. 96 ACRES
SOLD & SETTLED LAST WEEK
More listing are on the horizon.
Check with me to buy and or sell.
WE DO LOTS of IRC 1031 TAX DEFERRED EXCHANGES.
PLEASE NOTE - THE PHONE NUMBER FOR Ben Siegrist was wrong.
His number is 717-284-4268

REAL ESTATE



Gas Station, Store, Apartments

Absolute Auction - Mon., March 24, at 1 PM

Location Rt 73 (between Zieglerstown and Boyertown) Upper Frederick Twp Frederick PA Highly visible location along Rt 73 **Open House** March 17 12-2 pm Visit tranzon.com for color photo #AL32403 Call for color brochure & terms

tranzon ALDERFER
800 577 8845 | tranzon.com

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.

Farm and Land Division

Fred Strouse (814) 364-1705
Mel Rocky (814) 466-6688
George Demchak (814) 625-9151
Tim Lake (814) 364-1327



2300 South Atherton State College, PA 16801
(814) 234-4000
1-800-876-3395

ENDLESS MOUNTAIN REAL ESTATE COMPANY
570-659-5684 Covington, PA

BRADFORD & TIOGA COUNTY

Immaculate Doublewide Home, Like New! 1512 sq ft of living 3BR, 2 baths, large kitchen French drs open to Master Bath w/garden tub (never used) & separate shower unit, semi enclosed porch sm deck storage shed good location in pleasant park or move to your own land **owner anxious! \$40,000 (#1024)**

Older 1 1/2 Story Farmhouse needing some updating 3BR 1 bath, cozy front porch, full bsmt root cellar 3 storage sheds over-sized det garage 10+/- acres additional 2+/- acre lot available, contact office for details **\$75,000 (#1030)**

Secluded Setting, older, but well maintained ranch style home 3BR, 2 baths NG/FHA heat, cathedral ceilings & fireplace in LR front deck above ground pool 2 car det garage sm 2 sty barn sm cabin 10+/- acres mostly wood ed **\$89,500 (#1032)**

Spacious 2 Story Home, 3 4BR 2 baths NG/FHA heat hwd flrs throughout Cedar lined closets 2BR & full bath on 1' flr large Master BR electric updated in recent yrs some updating needed includes exterior paint some flr coverings & garage roof lots of potential, check it out! **\$78,900 (#1033)**

www.endlesstrealstate.com
E-mail: end@epix.net

REAL ESTATE

An outstanding opportunity to purchase 152.4 acres of land in one of Southern Chester County's fastest growing areas.

Absolute Auction- April 2, at 2 PM



Ideal for residential development or as an equestrian showplace
Location: 282 Ewing Road, London Grove Twp, W Grove, Chester Co., PA It is rare when such a magnificent tract of real estate in such a highly desirable and convenient location is offered to the public through **ABSOLUTE AUCTION**. This property is one of the largest available tracts in London Grove Township. It is intersected by the White Clay Creek Middle Branch. The farm is surrounded by other farms which have been deed restricted against further development. The property is zoned Agricultural Preservation Residential District (AP) permitting Agricultural uses, Single Family Homes on 10 Acres AND two options for Residential Clustering as a Conditional Use. Contact London Grove Township at (610) 345-0100 for subdivision requirements or to purchase a complete Zoning Ordinance. The property contains a farmhouse barn and other outbuildings that will be sold in an AS IS condition.
Auction location: Red Red Rose Inn Rt 796 & Rt 1 Jennersville PA Visit tranzon.com for color photo #AL4203 Call for color brochure

tranzon ALDERFER
610-431-2740 | tranzon.com

Wisconsin Dairy Farm

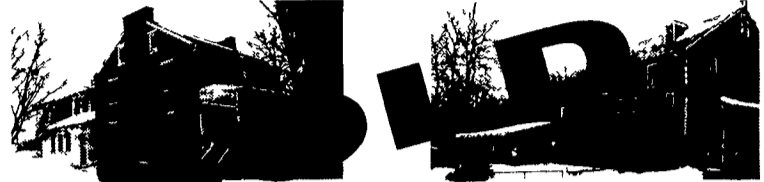
220 Ac. dairy farm bordering the Black River, in Clark Co., West Central Wisconsin, Owen Withee, Greenwood area Large Mennonite Community in area. Approx 165 acs tillable, balance woodland, 36x170 barn, w/room for 72 cows, pipeline w/800 gal bulk tank, lg concrete area w/36x80 loafing shed, 4 silos, 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

Wanted

Small farm w/lots of privacy. Close to NJ. Ca\$h buyer. Send details to: **POB 365, Franklin, NJ 07416**

22 ACRE FARMETTE IN LAMPETER STRASBURG AREA



Warranted 2 1/2 BA brick farmhouse close to trails at Lancaster County Park, 1st floor master BR, in-ground pool, circa 1800 tenant house, historic barn for 8 horses, pasture, woods & tillable acreage. **Possible B&B \$625,000**



717-560-5500

Call Chip Trautman for more information
717-735-3549, 1-800-765-3247

POSSON REALTY & Auction Service



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

New York State Farms

#1753 - 220 acre dairy farm located in central NY 140 acres tillable excellent soils, balance in clean pastures Good 2 story dairy barn with 71 stalls, side addition with 16 stalls for heifers 2 machinery buildings Large 7 bdrm home in good condition This farm has a nice setting and good location Asking \$260,000

#1748 - Purchase Feed Operation Freestall barn with 80 stalls, double 4 milking parlor, nice ranch home situated on 40 acres of land, mostly pasture with small year around stream Owner is currently buying feeds at reasonable prices close by. Asking only \$109,900

#1776 - Show Place! 350 acre Gentleman farm located in Tioga Co., NY 110 acres tillable, 50 acres in pasture, 190 acres of good woods mostly hard wood Nice 2 story, 50 stall dairy barn with drive in mow, beautiful remodeled 2 story 5 bdrm. home, stocked trout stream, excellent fishing and hunting, located close to Binghamton Asking \$325,000

#1713 - 220 acre dairy farm 135 tillable grows excellent alfalfa, modern 2 story dairy barn with 80 tie stalls, 40x60 machinery building, good 5 bdrm 2 story home, farm has a nice setting, located on dead end rd Asking \$250,000. Owner is considering offers

#1717 - Owner Retiring! Located in the Finger Lakes area Great barn, 126 tie stalls, big mangers, easy barn to work in, 20 additional stalls for heifers, machinery building with shop, nice 5 bdrm 2 story home, 145 acres of land, 75 tillable This would make an excellent farm to milk a big dairy and purchase feeds Asking \$220,000

FARMETTE FOR SALE

Farmette 6.65 acre mostly pasture located in Franklin Township York County at 180 Century Lane, Dillsburg, PA Buildings include a two story house older bank barn 48 cow free stall built in 1996. 14' x 70' manure pit outdoor furnace buildings are mostly in fair/poor condition The estimated market value is \$80,000

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 Farm Service 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 120 Pleasant Acres Road York PA 17402 8987 All bids will be date and time stamped. Bidders will submit their bid in a sealed envelope marked as follows "SEALED BID OFFER 44 67 00010"

Property will be sold 'AS IS' FSA Financing will not be available Inspection to be held Wednesday March 26 2003 from 10:00 am to 1:00 pm 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 10:00 am on April 3 2003 at the York Farm Service Agency Office 120 Pleasant Acres Road York PA 17402 8987 at which time all bids will be opened Bid packages can be obtained by contacting the York County Farm Service Agency offices at (717) 755 2966 extension 2

The property contains highly erodable land Lead based paint (LBP) 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 property will be sold subject to a deed restriction that requires the purchaser if there are any future plans for land development including construction activity to have the project reviewed by the State Historic Preservation Officer (SPHO) The Pennsylvania SHPO can be contacted at the State Historic and Museum Commission Bureau for Historic Preservation Commonwealth Building 2nd Floor 400 North Street Harrisburg PA 17120 0093 or calling 717 783 8946 This restriction is due to the high probability of archeological resources on the farm

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