

POSSON REALTY & Auction Service



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

New York State Farms

#1783 60 acre hobby farm located in Norwich NY. 40 acres tillable suitable for growing a variety of crops and vegetables. Good 2 story barn with drive in mow. Large 2 story 2 family home Frontage on Chenango river. Active golf driving range that produces well for owner. Location has many benefits for small business. **Asking \$275,000.**

#1776 Show Place Farm 350 acre gentlemen farm. 110 acres tillable, 50 acres pasture. Balance in hardwoods. Farm borders nice trout stream. Nice 2 story 60 stall dairy barn with drive in mow. Very nice remodeled 2 story 5 bdrm home, 2 1/2 baths. Farm has a beautiful setting, located on quiet road. **Asking \$325,000.**

#1800 180 acre hobby farm. 70 acres tillable excellent soils 60 acres pasture. 50 acres of hardwoods. 2 story barn with drive in mow. Good 2 story 4 bdrm home. This farm has a pleasant, quiet setting. Very nice location. Would make a nice property for beef and horses. **Priced right at \$180,000.**

#1685 220 acre dairy farm. 130 acres tillable, 40 acres of pasture, 50 in woods Good 2 story dairy barn with 80 tie stalls, big mangers, enclosed manure room. Side addition with 40 stalls for young stock. 30x80 machinery building. 2 story 2 family home. Farm has quiet setting and is currently in production **Reasonably priced. Asking \$200,000.**



DEMERE REALTY

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



demereerealty.com

#34-A - Lg free stall operation for 600 cows - 551 acres w/471 tillable - 80 A river flat - some irrigated - 4 lg free stall barns & calf barn for 120 head - rapid exit double - 12 Boumatic herringbone M P w/auto take-offs & 1 D meters w/sorting gate new in '94 - 3 offices & 2 employ-ees rms 2,000 & 4,000 gal B T's - 48x100 ft Morton bldg w/heated shop - new 100x200 ft paved bunk silo - can be expanded to 300x200 ft - VG 12 rm colonial home, 2nd home & mobile home - **\$1,300,000. REDUCED TO \$760,000.**

#646 - 540 A dairy farm w/300 tillable - lg 2 story barn w/100 tie stalls, pipeline w/7 units, 1500 gal B T, 2 barn cleaners, 110x40 pole barn for machinery & heifers, 4 lg silos w/unloaders - good 10 rm home - 2 wells, pond & creek **\$385,000.**

#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 BR 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-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. Reduced to \$149,000** - 20 acres more tillable land available

#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 Slurrystore 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 - VG 10 rm. home, in-ground pool - **\$465,000.**

Unique Horse Farm

For Sale By Owner



Extraordinary Farmette, located 6 miles South of Sunbury, PA. A totally unique facility custom designed and built for the horse lover and business entrepreneur. This beautiful country setting on 16.99 acres boasts a large spring fed, stocked pond and stream through 14 acres of fenced pastures. 3000+ sf custom home built in 1997 is located adjacent to a 30'X 36' post and beam bank barn, and over a 15 stall horse barn complete with tack room, hot & cold water horse shower, and heated lounge. Home includes 4 bedrooms, 3 1/2 baths, custom cherry kitchen, solid surface countertops, ceramic tile and granite floors. Laundry room, Formal dining room, vaulted family room highlighted with wood beams, gas fireplace with custom surround cherry cabinetry, mountain stone and marble, built-in bookshelves; fully enclosed glass, 14' x 16' carpeted sun porch, and wrap-around cedar rail deck. Total Kohler fixtures add beauty to all bathrooms, kitchen and laundry. Master bedroom includes large bath with whirlpool tub that overlooks pasture and pond, his and hers separate walk-in closets and balcony to vaulted family room. Exterior of home has extensive custom landscaping professionally done with two goldfish ponds, waterfall and slate bridge leading to deck. Other buildings on property include a 1150 sf office or apartment, a 40'x 100' pole shed, 2-18'x30' enclosed garages, outside dog run, 3 outside horse run-in sheds, and a 70'x122' outside riding ring. This property has the potential to provide significant income with office building or apartment, combined with horse boarding potential. To learn more, please make an appointment by telephoning (570) 286-6991 evenings, or (570) 524-6411, ext. 22 daily.

RE/MAX
Above the Crowd!
Sterling Associates, Inc.
1909 Ritner Hwy., Ste 1
Carlisle, Pennsylvania 17013
Office: 717-245-2600 888-243-3993

GENERAL PURPOSE FARM

4 miles South of Shippensburg or 5 miles North of Chambersburg - Franklin County, PA. 89 Acres M/L Limestone Soil, 6 BR Stone and Frame H circa 1810, 70' Bank Barn, other outbuildings, 59 Acres tillable, 30 Acres woods and pasture.

Call Larry Bard 717-243-1563

"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.
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Janet G. Pemberton
Mason Bowman Inc.

Custom Log Cabins

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THE REAL ESTATERS OF MANSFIELD
1671 S. Main St., Mansfield, PA 16933
(570) 662-2138 • Evening (570) 662-2363
realmans@epix.net

WELL PRICED HOMESITE
5.8+ surveyed acres in Deerfield Township near Knoxville, PA. 675 ft. of paved road frontage. Utilities avail. on-site or next door. Approved sewage site. Minimal restrictions. Great buy at \$17,900. M-1649

BALDWIN RUN HIDEAWAY
3.45 surveyed & mostly wooded acres bordering Baldwin Run Road in Delmar Twp. Walk across road to State land. Approved sewage site. Just \$16,500 w/\$3,300 down bal \$13,200 8% int 10 yr amort \$160.15 p/m M-1463

INGROUND SEPTIC SYSTEM
Approved for this 2 acre wooded tract just across road from Hills Creek State Park. Wellsboro schools. Minutes to Mansfield & University. Utilities avail/frontage on 2 roads. Just \$31,900. M-1634.

HIGH VISIBILITY COMMERCIAL SITE
Located just off the Mansfield/Rt 6 exit & Interchange now under construction. Visible from passing traffic in front of Comfort Inn. 0.918 acre w/phone, elec, cable, gas, water & sewer all available. Just \$110,000 M-1606

FANTASTIC ACREAGE & HOMESITE
69.15 surveyed acres near Jobs Corners. Minutes to Mansfield, Troy & Elmira. Mix of fields and woods with seasonal stream. 1596 ft. of frontage on T-950 & 1,176' on private road, approved sewage site, electric & phone available \$103,725 M-1663

FINE COUNTRY HOME!
On 66.76 surveyed acres. Mix of fields, pasture & woods. Long frontage on paved country road. Completely remodeled 3 bdrm, 2-story, 2 bath farmhouse. Great bank barn. NY, PA border location. Minutes to Mansfield, Elmira, Corning. \$199,000. M-1644

STATE GAME LANDS #37
Approx 196 acres w/survey in progress bordered on 3 sides by State! 3 houses & pond located near Hills Creek State Park between Mansfield & Wellsboro, PA. \$485,000 w/\$133,000 of marked timber until 4/15/03 (report avail) or \$352,000 w/out. M-1689

1999 LOG HOME ON 8+ ROLLING COUNTRY ACRES
Wildlife plays here! Home features 2 bdrms at upper level with ample closets. 14x20 lower level library could be bdrm #3. Two-car garage in basement. Views! 8x40 covered porch overlooks Holliday Valley! \$162,000 M-1694

67 Acre Bucks County Farm Estate

Famous registered Black Angus operation for 32 years. Private setting with beautiful restored stone farmhouse and 2 bedroom carriage house overlooking huge pond. Original barn with 12 stalls including maternity pen, large 110'x40' storage barn, Penn State designed corral with Frey Special chute, 4 ton feed bin with electric auger, pole barn, and separate bull barn Eight fenced pastures with heated Ritchie water bowls All fields up to date with lime Adjacent 15 acre lot available separately Good for horses too!

Offered for \$2,100,000. Call Vivian Greene
COLDWELL BANKER HEARTHSIDE
at 215-794-7272, ext. 136.

Central Virginia Farms

Beautiful 64 acre farm w/large brick "circa" 1838 home on Historic Register in Historic District in Buckingham Co Long road frontage w/mostly open lush pasture land. Pond & numerous out-buildings for horses or cattle \$575,000.

Slate River Farm - A 564+- acre private estate located in the heartland of Central Virginia. While perfect for comfortable family living, the estate has exceptional facilities for private or corporate entertaining Slate River frontage & over 9 miles of developed roads and trails through the property offer limitless nature walks, hunting, fishing and riding. A rare balance of luxury and sanctuary has been achieved at Slate River Farm. \$1,600,000.

Quality built home overlooking Tye River. 3BR, 3BA cedar side, cathedral ceiling in family room, large master bedroom. 920' river frontage w/easy canoe access. Great small mouth bass fishing. Mature landscaping. No other homes visible. Call for a visit. \$335,000

James A. Wood
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Montague Miller & Co REALTORS
Members of the Charlottesville, Lynchburg and South Central Multiple Listing Services

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