

POSSON REALTY & Auction Service



787 Bates Wilson Road
Norwich, NY 13815

(607) 334-9727
www.possionrealty.com

#1803 - NEW LISTING - Very quiet location, six room, three bedroom ranch built in 1974, large family room, three-car garage. 25x50' pole bldg. w/water. Borders state trails system, fantastic for riding horses. 45 acres, 30 open fields, balance woods. **Priced right \$200,000.**

#1783 - A very nice small farm, great for retirement and hobbies. 75 acres, 46 acres of crop land. Two-story barn for cattle. Nice two family colonial home would make a great bed & breakfast, 5 bedrooms, 2 full baths plus 3 bedroom, 1 bath apartment, presently rented. River frontage. Machinery building, two silos. This farm would be great for horses. Located close to town. **Asking \$250,000.**

#1720 - A fantastic buy! Owner retiring. 168 acre dairy farm. Nice location close to schools and shopping. Two-story home, 4 bedrooms. House is in very good repair. Two-story dairy barn, shop building. 40 acres of woods, good hunting. **Priced very reasonable, \$225,000.**



FOR SALE BY OWNER ONCE IN A LIFETIME OPPORTUNITY. 1950's STYLE CAFE AND GARAGE

Unique cafe, garage, and home all in one. Cafe and garage is a newly constructed 3200 sq. ft. building built in 2001. The building is designed in the 50's style. Garage has a car lift and a wash/recon bay. Cafe has indoor seating for 41 and outside area for picnic tables. Cafe offers a full service menu with takeouts.

Included is a 2 story, 4 bedroom home and a recently renovated barn. House has a new well, roof, septic system and electric service. The property is fenced with a new hi-tensil, electric fence.

This established turnkey operation is located on 8 1/2 acres with over 1000 feet of creek frontage in a peaceful setting in beautiful Juniata County, Pa. The business would be ideal as a family operation. This is a great opportunity to live where you work. Alternately, the business could be operated and the house rented out for income. Has a lot of potential for growth such as a bed and breakfast and/or a campground by the creek. If you ever dreamed of owning your own business, don't miss this opportunity.

Owner is relocating. Will sacrifice all for **\$410,000**. Phone 717-463-9900 Tues. thru Sun. 8am to 8pm for an appointment to see this mini-estate. Ask for Connie.

Field of Dreams

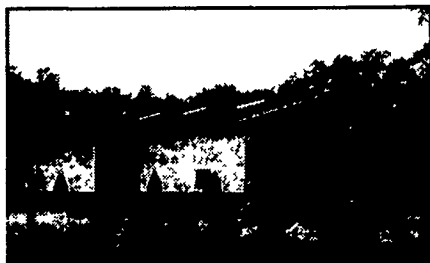


Private setting and scenic view with 38 acres. Cedar A-frame home features 3 bedrooms, 3 full baths, great room with floor-to-ceiling windows and double-sided stone fireplace, cathedral ceilings and 8 skylights Custom Crown cabinetry in kitchen and baths. Kitchen features hardwood floors, breakfast bar, Jenn-air range, built-in microwave and wall oven. Master bedroom suite with hot tub room, private bath and skylight. Family room with floor-to-ceiling windows, stone fireplace and built-in office area. Three car end-load garage with workshop. Twenty-five acres are tillable, 10 acres wooded, and 2 acres are fenced for horses. **\$549,900**

- 22' x 40' in-ground concrete pool with liner
- 12' x 23' screened-in-porch
- 12' x 27' deck

42' x 75' Morton building

- 2 horse stalls, 22' ceiling, water and electric
- 16' high double doors on end
- 14' front door opening
- Insulated roof
- Entire reinforced concrete floor



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BOB YOST
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Ron Rhodes
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Office 717/757-7811 Ext 534



Judy Givens
Office 717/757-7811 Ext 542



3BR, 3BA raised ranch Lg kitchen, lower level family room, wrap around deck, views, many outbuildings
\$141,900

Beautiful 3 BR, 2 1/2 BA, Trout Run Creek, Muncy Valley
\$169,900

Beautifully maintained 4 BR Farmhouse on 46+ acres, 3 ponds, Fox Twp
\$230,000

Broad Horizons 3 BR, 2 BA log home on 1.5 ac
\$135,900

2 BR, 1 BA one-level living, LR w/FP, lg deck, view. Shrewsbury Twp
\$85,900

3800+ Sq Ft 3 BR, 2 1/2 BA, 30+ ac against State.
\$325,000

1700+ Sq Ft, 3 BR, 1 1/2 BA, one-level home Laporte
\$135,000

463+/- Acres
\$329,000

1,050 Acres, creek, established roads
\$1,000 PER ACRE.



Sullivan County Real Estate, Inc.

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INTERNET <http://www.eaglesmer.com>

We've Moved - Visit us at
3703 Peters Mountain Rd., Halifax, PA



946 - HALIFAX - Farm w/24.329 ac's. Totally redone house & barn, new kit. & updated bth, 4BR-large FR w/fireplace. Great view from front porch & back deck **\$295,000.**



1059-NEW LISTING-HALIFAX - Custom built 2 story, 2.5 bths-porch & deck w/view of valley on 3.8 ac's. Cathedral ceiling in great rm, gas utilities & c/a, whirlpool tub & custom cabinets. **\$222,000.**

Century 21 Carl Snyder
Please Call Carl or Carmen 717/896-8808,
or Carl 717/979-8042
www.century21snyder.com

1,400 ACRES OF BEAUTIFUL LAND with 1,000 acres tillable is all in one parcel and available with this large dairy operation. Barn is Penn State design with 299 stalls. It has a brand new computerized double 10 herringbone parlor with ATO's, 3000 gallon tank and 10 month manure lagoon. 3 big blue silos plus large bunker. Many other barns, all in good shape. Comes with 3 homes for \$1,500,000 or with stock and equipment for \$2,200,000 or with 900 acres and 6-700 acres tillable, main barns and one home for \$910,000

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VAUGHAN AUCTION & REALTY CO.

80 ACRE VIRGINIA FARM

First offering on this unique property ideally suited for cattle and/or horses. Located in Charlotte County approximately 40 miles South of Lynchburg, VA



Completely renovated 4 bedroom home, living room w/fireplace, large kitchen, dining room, 2 full baths, utility room. Pine flooring. Numerous outbuildings including shop building, storage building, smokehouse & old stable converted into horse stalls. The land includes 4 separate pastures with individual waterers for livestock, hay field & woodlands. Annual real estate taxes \$938/year. Fairly priced at **\$349,900**. For complete details.

Richard Vaughan
Vaughan Auction & Realty Co.
P.O. Box 1
Keysville, VA 23947
434/736-8400

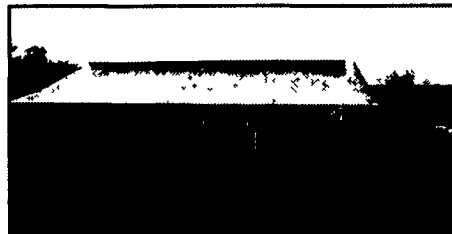


DIANA KEILHOLTZ-GUNDER

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"Talk to Paul or Diana"
(877) 327-0910 Direct Line



PAUL GUNDER
Selling Farms for over 22 years



• **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)

• **ADAMS - 28+ Acres** - Historic East Berlin. Tudor home 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. This home has all the trimmings. (AD 2300477P9) **\$625,000**

• **ADAMS** - Historic Gettysburg Complete horse facility on 40 ac. Move your horse business right in! 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 - Country Charm**. Classic Early 1800's Stone Home on 13+ acres. House has original colonial features for easy renovation and decorating. Bank barn and other utility buildings. Nice country setting overlooking the pond. **\$325,000** More acreage available! (AD2209176)

Schedule a **FREE** market consultation with Paul and Diana

• **FULTON** - Farmette sized lots close to the MD line. 12-20 acres with views! In "Clean & Green". 1 hour from Frederick, MD. Call Today! From **\$69,900 - \$195,000** (FU3532136)

• **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)



Jack Gaughen
Realtor ERA
www.jgr.com

Paul Gunder
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