

PUBLIC AUCTION
SATURDAY, MAY 31, 2003 @ 11:00 A.M.

AUCTION BY COL. K. R. MILLER, JR. #AU000613L
 LOCATED AT 273 PARADISE LANE, JULIAN, PA 16844
 FOR MORE INFORMATION OR PROPERTY TOUR, CONTACT
 WES APPELYARD RURAL AMERICA REALTY • 814-944-1873

PARADISE RANCH

FEATURES:

- 777 Acres
- 11,000 sq ft Paradise Lodge
- 8 spacious guestrooms & suites
- 9 full baths
- 3 half-baths
- 3 fireplaces
- Commercial kitchen
- Large conference room
- Massive great room
- Library
- Lar's Club
- 3 000 sq ft of covered porch

- 6,000 sq ft chalet & workshop
- 900 sq ft caretakers' quarters
- High-bay workshop
- Large walk-in cooler
- Loading dock
- 10,000 sq ft metal superstructure
- Numerous fishing ponds
- Small stream
- Over 10 miles of biking & hiking trails
- Developer's dream property
- Surrounded by 5 1/2 miles of security fence

COVERED BY WORLDWIDE MEDIA:

- ESPN
- Outdoor Channel
- TNN
- Wall Street Journal
- Washington Post
- USA Today
- Philadelphia Inquirer
- Sports Afield
- Sporting Classics
- Safari Magazine
- Trophy Deer Herd

ONLINE TOUR:
 WWW.TOPARADISE.COM



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 turn-key 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 \$375,000 Phone 717-463-9900 Tues thru Sun 8am to 8pm for an appointment to see this mini-estate. Ask for Connie



DEMEREER REALTY

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



demereerealty.com

#362 - This 150 A. farm has great potential to grow & sell vegetables with EX location for veg. stand on heavily traveled road near town - could be dual purpose vegetable/dairy farm - has good barn with 52 tie stalls & 77 acres of EX river flat land & spring, well, 3 creeks & pond on property - also VG 8 rm. home w/3 B.R.s, full basement & hot water heat - \$250,000.

#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 & I.D. meters w/sorting gate new in '94 - 3 offices & 2 employee 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. - V.G. 12 rm. colonial home, 2nd home & mobile home - \$1,300,000. **REDUCED TO \$600,000.**

#113-321 ACRES AT FOOT OF ADIRONDACKS, all wooded, creek, hunter's paradise with wildlife everywhere, potential for logging, \$192,600.

B-151 - Vacant land - 23 acres, all tillable - parcel adjoins 2 roads, will work well for agriculture, commercial or residential - has over 2,250 ft. of rd. frontage - \$69,000.

W-203 - 10 Acres - When you just want to get back to Basics. This very nice home comes complete w/3 bdrms., exposed barn beams, tile & hardwood floors, 2 baths, a full walk-out basement w/bar. outside furnace, its own electric generator, a trout stream & woods for hunting. A **STEAL AT \$89,000.**

#54-A - THE CHANCE OF A LIFETIME - Great Herd, Great Farm, & Great Bldgs - 40 registered holsteins with 11 EX - 8 registered jerseys with 4 EX - 100 A farm w/90 tillable, nearly level - V Good quiet location - 38x154 ft 2 story barn, 53 stainless steel tie stalls & 3 pens on 2" pipeline - tunnel ventilation & mattresses - also 105x42 ft. graduated free stall heifer barn for 60 head 3 mach sheds, 2 silos l& VG 10 rm. home - \$800,000.

Great Hunt Escape or Home, (small farmette)
 100+A (1/2 wooded 1/2 field) swamp good for duck hunting, pond stocked w/Blue Gill & Bass, 3-4BR 2-story house, 2-car garage, 2 story barn. Easy access to main road. Move in condition. \$210,000
Call 570-537-6315 anytime.

HFA HORNING FARM AGENCY, INC.
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 >> Specializing in Farms and Land

Century 21 Wilkinson-Dunn Co.
 78 Main Street, Wellsboro, PA 16901
 (570) 724-5921
 EMAIL wilkdunn@aol.com
 INTERNET www.century21.com

TIOGA COUNTY

W-1525 Completely renovated top to bottom, 2 massive stone fireplaces, 4 bedrooms, 2 full baths, exercise room, den, family room in basement, plus 42 x 18 heated pool Call today Westfield \$69,900

W-2012 A wonderful 2 story home with many new features and updates. New kitchen with woodmode cabinets and corian counter-tops, French doors, some nice oak floors, gas fireplace, new roof and windows. This is a great buy, call today
 Charleston Township \$159,000

W-2016 Well maintained bi-level home with 4 bedrooms, 1 1/2 baths and finished basement with a family room 2 car garage in basement, an added 2 car, 2 story, detached garage. Nice level lot near school and ACP foundry Lawrence Township \$139,000

W-2020 Hunting cabin or get-a-way, completely secluded, on top of mountain, on 3+ wooded acreage. This won't last
 Delmar Township \$44,900

W-1741 61 88 acres just out of Wellsboro, partially wooded, close to lake Delmar Township \$189,000

W-1765 Looking for that perfect piece of land? Here it is, 1 1/2 acre wooded and rolling. Suitable septic site, paved road access, great views Chatham Township \$8,500

Juniata Co. exceptional 9.78 acre farmette w/2 1840's brick homes, lg stall barn, 3-car garage, shop & 2 impl sheds, all in exc cond, Reduced \$250,000.
 Additional acreage is also avail.
 Please call Don Adams, RE/MAX Realty Professionals, Inc.
 717-657-5377
 or 717-579-7253

ENDLESS MOUNTAIN REAL ESTATE COMPANY
 (570) 659-5684 Covington, PA
BRADFORD & TIOGA COUNTY

Nice Country-Like Setting in small community, comfortable 2 sty. home, 1640 sq. ft., 3 BR, 1 1/2 baths, 2 heat sources, spacious rms, eat-in kitchen, 1 car att garage, 2 sty barn. 1.38+/- acres, borders minimally traveled street. \$71,500 (#1047)

Good Location for your new home. 8.5+/- acres, perk/survey complete, NG/electric available, borders gravel twp. road. \$25,900 (#1048)

Reputable Personal Care Home in continuous operation for 14+ yrs., licensed for 7 residents & currently serving 6 Beautiful ranch-style home, 5 BRs, 2 baths, lg sun rm., formal DR, FR w/stone fireplace, 2 sty. over-sized 2 car garage w/carport, 2.4+/- acres, peaceful country setting, turn-key operation w/all furnishings \$189,500 (#1049)

High Pride of Ownership! Very well-maintained ranch home, 3 BR, 2 baths, NG/HWBB heat, central air, nice deck, full bsmt., over-sized 1 car det garage, 0.32+/- acre lot, priced to sell! \$81,900 (#1052)
 www.endlessmtnrealestate.com • Email: end@epix.net

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

CANTON AREA HOME
 Ward Township location Blossburg Schools 1904 sq ft manufactured home on slab Built in 2000. Appliances included. 3 bdrms, 2 baths, 2-car detached garage. An above ground pool w/deck all on 1 acre (within 500 yards of State Forest) \$119,000. M-1706.

FINE COUNTRY HOME!
 On 66 76 surveyed acres. Mix of fields, pasture & woods. Long frontage on paved country road. Completely remodeled 3 bdrms, 2-story, 2 bath farmhouse. Great bank barn NY, PA border location. Minutes to Mansfield, Elmira, Corning. \$199,000. M-1644.

IMMACULATE COLONIAL HOME
 2880 sq. ft over full basement in Sullivan Twp. on paved road. 4 bdrms & 3.5 baths Pine floors, 2 fireplaces, country kitchen. Vinyl siding. Appliances included. 6.7 deeded acres. 10 miles to Mansfield and Troy (Mansfield schools) (Would make a great Bed & Breakfast).
 Just \$189,900. M-1558.

OPERATING TRUCK STOP
 On Rt. 15 near Mansfield PA. Includes family style restaurant and 2 homes. 2 wells and public sewer. 3200 sq ft. repair garage with 528 sq. ft. office. Lots of paved and gravel parking on 9.39 acres. New listing at \$900,000. M-1697.

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.

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.

STATE GAME LANDS #37
 Surrounds this just surveyed 178 26 ac tract on 3 sides near Mansfield & Wellsboro, PA Approx 35 acres of fields/pasture w/bal wooded (timber cut reserved - contract avail for review) Stream thru property Electric 300' away Just \$1200 P/Ac \$213,900. #M-1690.

ROARING BRANCH HOME/CAMP
 1064 sq ft 1994 manufactured home in like-new condition. Easy access off Rt 14 Existing septic Town water 2 bdrms, 2 baths. State Game lands nearby Easy commute Canton/Williamsport REDUCED TO just \$57,900. #M-1675.

CALL COLDWELL BANKER
NEW! FREE VIDEO TOURS AVAILABLE ON CD
CENTRE COUNTY

New Listing Bald Eagle Valley - 26.1 acre farmette. 19 acres pasture or hay land, 3.5 acres woodland & 2.5 acres site. 1890's remodeled home, 1 1/2 bath, 3 bedrooms, bank barn, smoke house, machine shed & crib, 4 bay garage. Nice small stream, close to state forest & park. Potential for horse farm or small beef operation. \$246,900 View complete brochure and slide show at www.cbur.com.

BLAIR COUNTY

New Listing! Tyrone area, 115 acre general farm, excellent home, licensed butcher shop, sound 2-story bank barn, outbuildings. \$449,500 Please view the complete details on www.cbur.com.

If You Want the Most Complete Farm and Rural Property Marketing Plan Available Visit the Farm and Rural Property Division at www.cbur.com
 View farm, farmette, rural acreage, woodland and cabin brochures and slide shows. If you don't have Internet access call toll free for detailed brochures and list.

HUNTINGDON AREA

Huntingdon Area - 11.3 acre property with excellent 28x42' ranch home, approx. 4 acres open, balance wooded. Small stream, quiet, private setting, easy access, 30 minutes to State College. \$165,000.
FREE CD video tour available.

Don Myers
 814-422-8111
 e-Pro Certified

Dale Sherman
 814-692-8149

COLDWELL BANKER UNIVERSITY REALTY
 126 E Foster Ave. State College PA 16801
800-669-4925 Toll Free