

KENNETH H. GREIDER, REALTOR (717) 872-9002

John Mattilio Farm Salesman Home (717) 464-8930 Mobil (717) 917-4682

Adams Co.

- A Near Aspers, 24 acre farmette with two story frame home in nice condition, large bank barn, stream and great location. **\$274,000 CALL JOHN (717) 917-4682**
- B Near Gardners 24 acre country farmette with ten tillable acres Four bedroom, 1 1/2 bath frame home, 40'x196' single story barn, 40'x40' garage, 24'x40' shop and 34'x46' cold storage building with loading dock Fruit trees, two streams and fenced pasture Perfect for small business use **Price \$209,900. CALL JOHN (717) 917-4682**

Bedford Co.

Near Manns Choice, 71+- acres, 38 ac pasture, 28 ac wooded Good set up for cattle or horses 3 bd, 1 1/2 ba brick 2 story home Bank barn feed lot area, garage & shop **\$204,900 CALL JOHN (717) 917-4682**

Cambria Co.

NEW LISTING - Near Loretto, 200+- ac dairy farm, 100+- ac tillable, 70 ac wooded 166 stall, freestall barn, 12 stall flat parlor Two upright silos, one trench Heifer barn, shop, equip shed 3 bd, 2 bath frame home **\$425,000 w/Development Rights Sold, \$625,000 w/Development Rights Not Sold** More close land avail for rent **CALL JOHN (717) 917-4682**

Columbia County

Near Catawissa 120+- ac operating fruit farm with processing cold storage and retail store 85 ac of trees Two frame homes in good condition Shop, spraying, equip shed **Call John for price. (717) 917-4682**

Dauphin Co.

- A Near Elizabethville Beautiful farm Back off the road 50+- ac, 40 tillable Beautiful two story brick home with 4 bd 1 1/2 ba Had been set up for dairy Bank barn loose housing, VA heifer barn 3 silos, shop **\$439,900 CALL JOHN (717) 917-4682**
- B 1 1/2 ac, 8 ac tillable Near Berrysburg Three single story, curtain sided buildings in good condition Nice 3 bd, 2 bath modular home with a full basement Well maintained **Price Reduced to \$289,900 CALL JOHN (717) 917-4682**
- C Attention Investors - This farm will pay for itself with a modest down payment. All contract income. A good, experienced farm manager is running this farm at the present time & is willing to stay on w/new ownership. Near Halifax 63 acres, 20+- tillable with two 2100 head, two room, deep pit hog finishing barns built in 1998 Three building turkey complex with 25,000 light hen starting capacity 1,600 sq ft three bedroom frame home and storage shed/shop **\$1,399,900. CALL JOHN (717) 917-4682**

Franklin County

- A **NEW LISTING** - Development acreage one mile north of Shippensburg Can be set up for 25 lots with water/sewer across road Call for price and details. **CALL JOHN (717) 917-4682**
- B 30 acres bare land along a state road one mile north of Shippensburg Township Water & sewer nearby No zoning Railroad tracks on the back side Perfect for commercial or residential use **\$600,000. CALL JOHN (717) 917-4682**

Huntingdon Co.

- A **NEW LISTING** - 70 acre dairy farm with 50 tillable acres, 10 acres pasture 32 cow tie stall barn with 20 stall freestall barn attached Pipeline milking system and bulk tank Loading area Bank barn with lean to Nice 3BR/2BA frame home Near Blairs Mills Quiet country location with great views of the mountains **\$375,000** Milking equip goes with farm & last used in 1997 **CALL JOHN (717) 917-4682**
- B. Near Water Street, close to St. College, Altoona One of a kind location 310 acres with two homes, a bank barn, free stall barn, silo and bunk feeder Fenced pasture, and wooded mountain ground Good quality soils Had been milked in several years ago Owner will subdivide **Price reduced to \$799,900. CALL JOHN (717) 917-4682**

Mifflin Co.

- Four parcels of land - all near McVeytown
- A. 93 acres of nicely wooded mountain land with trout stream frontage & road frontage on 22/522 Good timber and deer hunting **\$1,600 per acre. CALL JOHN (717) 917-4682**
- B 16 acres of farmland with frontage on Rt 22/522 and old Rt 22 Perfect for houses No zoning **\$114,900. CALL JOHN (717) 917-4682**

Montour Co.

118 +/- acres bare land with 100 +/- tillable 90 ac of which is class 2 soil 18 acres wooded 2000+ feet of road frontage on Rt 54 No zoning Near Washingtonville Nice level land **\$525,000. CALL JOHN (717) 917-4682**

Northumberland Co.

NEW LISTING - 13.5 acre veal farm ready for you and your family Near Danville, along Rt 54 400 head, four room veal barn in excellent cond, built new in 1998 Nice feed room - set up to make it a handy family operation Concrete manure tank Business relationship with Marcho Farms 14' x 70' mobile home with 3 BRs/2 BAs, in excellent cond New in 1998 This place is well cared for and priced right at \$299,900 **CALL JOHN (717) 917-4682**

Somerset Co.

- A **NEW LISTING** - Near Berlin, 175+- acres, 70+- ac tillable Quiet location 3 bd, 1 1/2 ba, two story log home, big bank barn, 3 sided equip shed **\$214,900 CALL JOHN (717) 917-4682**
 - B One mile west of Somerset 118 acre farm with frontage on Rt 31, town water on property 55 acres tillable, 58 acres nicely wooded Great investment potential fantastic views, and good hunting Three bedroom frame farmhouse **\$595,000. CALL JOHN (717) 917-4682**
 - C Seven miles southwest of Somerset 108 +/- acre operating dairy farm, 74 tillable, 22 acres pasture, 10 acres wooded 116 cow tie stall barn, 2000 gal bulk tank, five upright silos, stationary TMR mixer, 500,000 gal. earthen lagoon, shop/equip, storage pole barn Ranch home with four bedrooms, and two baths **\$389,900. BARN & HOUSE BUILT IN 1980'S CALL JOHN (717) 917-4682**
 - D Nine miles southwest of Somerset These two bare land farms are two miles from this 108+- acre farm above These two farms are contiguous! 116 acres bare land, 85 acres nice tillable farmland Lots of road frontage Great place to build a home & farm buildings **\$231,900** Nice wooded acreage also **CALL JOHN (717) 917-4682**
 - E 135+- bare land acres with 74 nice farmland acres Privacy and seclusion available here Great building site & level terrain **\$234,900** Road frontage and nicely wooded section **CALL JOHN (717) 917-4682**
 - F. 274 +/- acre farm previously used as a dairy farm with 150 acres tillable, 75 ac wooded, & 35 acres pasture Concrete silo, earthen trench silos, 44' x 90' bank barn garage/shop, & machinery storage Three bedroom, 1 1/2 bath frame home in fair-good cond Mobile home with addition Nice farming area near Stoystown, more close tillable land available to rent **CALL JOHN FOR Pricing & Details (717) 917-4682**
 - G Near Berlin Beautiful 108 +/- acre dairy farm with 83 +/- tillable acres 80 free stalls with double 8 parlor Two concrete silos, two Harvestores, TMR mixer, Slurrystore Bank Barn Free stall barn needs some work Parlor in good condition You **must see** this home 5 bedroom frame home in move in condition, 2 bathrooms, two fireplaces **\$539,900. CALL JOHN. (717) 917-4682**
 - H Near Somerset Peace and quiet 112 +/- acre farm that has not been farmed for 22 years Lots of wildlife with great setting and acres of woodland 3 bedroom frame home in poor cond Lots of road frontage **\$370,000. CALL JOHN (717) 917-4682**
- Near New Centerville These three farms are contiguous
- I. 500 acres with 350 tillable Acres of fenced pasture with water Two sets of farm buildings One tie stall barn was milked in several years ago Dairy has pipeline system & Bulk tank. Beautiful setting Perfect for expanding farming operations **\$970,000. CALL JOHN (717) 917-4682**
 - J. 180 acres bare land with 100 tillable acres Stream frontage Land lays nice for farming. 50x100 pole barn new in 2002. Great home and farm building site. **\$345,000. CALL JOHN (717) 917-4682**
 - K 120 acre general farm with 65 tillable acres Acres of fenced pasture Pond 1,400 sq ft frame home w/4 BR & 1 1/2 BA Bank barn and pole shed Nice quiet area **Price \$274,900. Price Reduced \$234,900 Call JOHN (717) 917-4682**

York Co.

Beautiful 34 acre gentleman's farm, secluded but close to Rt 30, Rt 83 21 tillable acres, 10 acres of fenced pasture Zoned residential Five bedroom 1 1/2 bath two story home in great shape 54'x104' pole barn Three-car garage & storage shed **\$435,000 CALL JOHN (717) 917-4682**

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36 REAL ESTATE

Farms For Sale

- 169 ac.** dairy free/tie stall, 4 BR home, great shape, pool **\$225,000**
 - 224 ac., 140 tillable,** 70 tie stalls, 7 BR home, 1 or 2 family **\$259,000**
 - 24 ac.** dairy, w/sugar bush, 5 BR home, horse barn, great retail location **\$195,000**
 - 128 ac.** 53 stalls, 4 BR home, 2 BR mobile **\$140,000**
 - 43 ac.** 80x160 barn/free stall, 2 BR home **\$125,000**
 - 129 ac.** 50 milker barn, lge colonial w/attached apartment, stone fireplace, ex cond **\$279,900.**
- Farm & Country Realty**
www.allcountryfarms.com
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GENUINE COUNTRY FEEL!!! Days gone by are relived in this 4BR, 1 1/2 bath farmhouse on 46+- acres. Large open brick fireplace, views of one of four ponds..... **\$230,000.**

BEAUTIFUL 5 BR home in the country, but close to conveniences. Situated on 4.77 acres with attached garage **Asking \$168,000.**

Magnificent 3 BR home, on 19 acres. Views of the rolling Mts. and pond. 60x35 addition which hosts the indoor pool, BBQ and fireplace **Call for complete details.**

6.97 wooded park like acres at Shaners Run. Perc approved and ready for your dream getaway or home **Asking \$79,000.**


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NORTHERN PENNSYLVANIA REAL ESTATE TIOGA COUNTY

- 38 Acres in Liberty Twp. 2/3 Wooded, 1/3 Open.. great View. Remote Yet Accessible, Short Drive to Rt.. 15. Subject to Subdivision Approval. Perc Approved. Sale Price: \$76,000.**
- Two-Story Log Home W/Full basement on 43+- Acres. 2 Bedrooms, 1 Bath, Open Kitchen, Dining, Living Room Area, Deck, Porch. Partially Finished Basement w/1 Bedroom and 1/2 Bath. View. Acreage Wooded & Open. Sale Price: \$225,000.**
- Ranch Style Home on 28+- Wooded Acres in Delmar Twp. 3 Bedrooms, 2 Baths. Features Family Room w/Fireplace, Breakfast Nook, Wraparound Treated Deck, Hardtop Driveway, Garage. View. Borders State Land. Sale Price: \$180,000.**
- Farmhouse on 5+ Acres Near Morris. Small Barn. Nice View. 4BR, 1 Bath, LR, DR, Eat In Kitchen and Den. Mostly Remodeled. Very Nice. Road Frontage. Rural Location. Sale Price: \$97,000.**
- Camp on 1 Acre Wooded Lot in Morris Twp. 3 Bedrooms, 1 Bath. On-Site Septic, Well and electric. 5 Minutes to Ski Area, 10 Minutes to Pine Creek and Rails to Trails. Sale Price: \$33,500.**


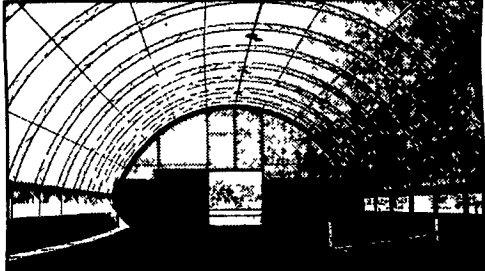


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- **ADAMS** - Historic Gettysburg Complete horse facility on 40 ac. Move your horse business right in! Center aisle barn w/tack rm., stall mats, wash stall & more! 2nd barn w/stalls, hay storage & paddocks. Exercise track. New 62x130 "Cover All" indoor, 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 - 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 - 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 (AD2209176) UNDER CONTRACT**
- **FRANKLIN** - Large custom home on 5.7 ac with view of Michaux State Forest Includes pool with cabana Center-aisle barn has 2 garages, hay storage, tack room, grooming area and Dutch doors to paddocks Hot walker, board fence and blacktop drive. Convenient location Call Diana now! (FL4483182) **\$315,000**
- **HUNTINGDON** - Wonderful 4-bedroom custom A-frame on 37 acres. 4 acres open. Large living room w/fireplace, hardwood floors & sunroom Perfect for hunting, hiking, birdwatching, riding on powerline trails. Fish in trout stream... spring fed stocked pond! Secluded, but close to conveniences. Call today! **\$275,000 (HU4474346)**

This is a perfect time to sell your farm - call us today for a FREE Market Analysis

- **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)**
- **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) UNDER CONTRACT**

Paul Gunder
Jack Gaughen Realtor ERA
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