

### 200 Acre Farm For Sale

180 Tillable, Level, Well Drained, Honeoye Loam, 15 Wooded, Town Water, No Buildings, Southern Ontario Co., NY, Finger Lakes Region.  
585-526-5628 or Fax 585-526-6648

Horse Farm potential in this 20 acres of open and wooded land with stream and spring. Brick & Frame 4 BR, 2 1/2 BA Rancher - remodeled in 1998 - 2-car att. Garage - nestled on a wooded knoll more than 1500 ft. from the road! \$450,000. Whiteford, Harford Co., Md. 21160

O'Neill Enterprises Realty  
410-838-6980 \* 888-663-4557 or  
www.oneillenterprises.com

36 REAL ESTATE

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### 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

### Farms For Sale

169 ac. dairy free/tie stall, + 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  
607-965-9955

### Farms \* Farmettes \* Land

\*Country Estate - 4.6 Ac, lg stone home, barn pasture, stream & spring. Well maintained. Just East of Lancaster City, Lancaster County

\* Thinking of selling or buying a farm or land? Call for an appointment to discuss your needs

Direct line to Phil 717-940-5964 Ken 717-940-9025

Call Ken Rutt - a life long farmer and real estate investor who can assist you in any sale or purchase of real estate. Creative tax and financial arrangements, low farm mortgage rates. Serving Southeast PA



Ken Rutt  
Cell Phone 940-9025



Phil Rutt  
717-940-5964  
Office 717-786-1300

COLDWELL BANKER HOMESALE SERVICES GROUP  
P.O. Box 306, Quarryville, PA 17566  
E-Mail: RuttK@Epix.Net



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

### 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' x 30' enclosed garages, outside dog run, 3 outside horse run-in sheds, and a 70' x 122' 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.



78 Main Street,  
Wellsboro, PA 16901  
(570) 724-5921  
EMAIL: wilk1dunn@aol.com  
INTERNET: www.century21.com

### TIOGA COUNTY

W-2066 Nice older home in a country like setting, on the edge of town. Large home has 2 baths and could have 6 bedrooms. The 2.21+- acre lot has a 2 car garage and nice yard. Wellsboro \$98,500.  
W-2068 Unique architecture describes this 143 year old home in Wellsboro. 5 bedrooms, 2 1/2 baths, fireplace wood floors, and 2 car garage on nice lot \$119,500  
W-2069 Nice Cape Cod on outskirts of town, house has new furnace and updated electrical, some nice remodeling but still needs finishing. Take a look. Elkland \$39,000  
W-1952 LOCATION!!! Private in Wellsboro on a dead-end lane. This beautiful 4 bedroom home is within walking distance to hospital, schools, churches, and main street shopping area. Features include a large custom Wood-Mode kitchen, formal dining room, formal living room, den with fireplace, laundry room and powder room on the first floor, large master suite with balcony, plus a full basement with workshop and rec room. This well landscaped home also features a new two-car garage with space for a bonus room. Three covered porches and breezeway complete this one-of-a-kind home. Reduced \$269,900  
W-2071 Easy commute to New York from this cute 3 bedroom, 2 bath, doublewide on 2.03+- acre lot just out of Lawrenceville. This won't last long \$69,900  
W-2070 Walk to golf course from this adorable ranch home on 6.8+- acres. This large home has central air, 3 bedrooms, 2 baths, family room and relaxing breakfast nook. Garage/Barn has large 2nd floor for workshop. Don't miss this. Westfield Twp \$92,500

### THE REAL ESTATERS OF MANSFIELD

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

#### LAND ON PAVED ROAD

22.9 surveyed acres in Rutland Township on Bailey Creek Road. Mix of fields & timbered woods. Utilities avail. Approved sewage sites. Mansfield schools. Easy commute to Mansfield, Troy, and Elmira. Just \$29,500. M-1688.

#### FANTASTIC VIEWS!!

From this just surveyed 28.81 acre tract in Middlebury Township just 1 mile from Hills Creek State Park. Over 3400 ft. of paved road frontage on 3 sides. Sellers will provide approved sewage site. Wellsboro schools. Just \$70,000. M-1691.

#### WALK TO STATE FOREST LAND

From this 1.753 acre half way between Bloss & Ogdensburg in Southern Tioga County, PA (Hamilton Township). Approved sewage site. All wooded. \$72 P/Y association fee. Electric line to be extended this summer. Just \$12,500. M-1700.

#### 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.

#### HOME ON 14.85 ACRES

Mostly wooded on Old Mill Road (paved) in Sullivan Twp. East of Manesburg. Ranch over full bsmt (ready to finish) w/attached 2-car garage. Cedar siding. Deck out back. Mansfield schools. Minutes to Troy. Asking \$145,000. M-1611.

#### 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.

#### WOODED RETREAT

Country home on a wooded hilltop just south of Wellsboro. 3.3 acres in Delmar Twp. close to State Land. 3 bdrm, 2 bath ranch home. Large storage barn/garage. Just reduced from \$124,900 to \$119,900. M-1570.

#### 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 Just \$17,900. M-1649

#### WHAT A RETREAT

2 story remodeled farm house. Approx. 2614 sq ft. w/5 bdrms, 2 baths, A/C, 2-car garage, 3 outldgs including 24x59 garage/shop w/2 horse stalls on 6.23 acres 1 mile to State Game Lands #12. Close to Canton & Wheelerville, Fox Twp, Sullivan Cty. Just \$150,000. M-1715

### CALL COLDWELL BANKER

FARM & RURAL PROPERTY DIVISION

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.cburl.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.cburl.com.

If You Want the Most Complete Farm and Rural Property Marketing Plan Available Visit the Farm and Rural Property Division at www.cburl.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.



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