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REAL ESTATE

POSSON REALTY & Auction Service



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

New York Farms!

#1812 - 40 acre dairy farm. Two story 60 stall dairy barn, free stall barn with 80 stalls, 3 upright silos, 2" pipeline, 1250 gal tank Good 4 bedroom ranch home, two car garage Lots of custom operators in the area Would make a nice purchase ranch operation Priced to sell quick, asking only \$65,000.

#1760 - Free stall operation! New in 2000 4 row center feed free stall barn, 135 free stalls w/maternity and hosing pens New Virginia w/free stall barn for 100 head of young stock 40x60 machinery building, two big trench silos w/concrete floors, double 6 parallel parlor, rapid exit. Nice two story multi-family home 100 acres of land mostly tillable 400 additional acres to rent reasonable Price reduced from \$385,000 to \$350,000.

#1809 - 263 acre dairy farm, excellent soils, 122 tie stalls, good wide to gently rolling 135 tillable acres, more for rent Main barn single story, 122 tie stalls, 122 tie stalls on pipeline, easy to work in Large 48x120 machinery building, 54x150 heifer barn, two 20x70 concrete silos. Nice 3 bedroom ranch home w/two car garage Asking \$250,000.

#1810 - 80 acres of woods located near Cortland, NY, minutes from I-81 Land borders large state land forest Excellent hunting Would make a nice place for a hunting getaway Asking \$800 per acre.

#1805 - 263 acre dairy farm located in Herkimer County Close to 100 acres tillable, very good soils, 60 acres of pasture, balance woods Remodeled two story dairy barn, 66 tie stalls on pipeline, 55 additional stalls for heifers and young stock Enclosed manure room Two 24x60 concrete upright silos Very nice 56x80 machinery building Real good two story 4 bedroom 2 bath home. Farm borders world famous trout stream, excellent fishing and hunting Farm is neat and clean Turn key operation Priced right, asking \$231,500.



**FOR SALE BY OWNER
ONCE IN A LIFETIME OPPORTUNITY
1950's STYLE BARN 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 at for \$375,000. Please call or leave message for an appointment to see this nice property.



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



#416 - Nice hobby farm on quiet rd. - 60 acres w/54 tillable, good 8 rm. colonial home w/well kitchen - 40x100 ft. story barn, 2 silos - lots of water - 2 wells & several springs - \$105,000.

59-A - Nice hobby farm w/175 acres - 70 tillable, 88 pasture & 15 woods - 2 story barn w/55 ties & barn cleaner - EX. 2 yr. old 8 rm. home w/deck & wood fireplace - lots of water & seasonal dirt rd. on back of property - \$180,000.

W-302 - Spacious 3 BR home w/attached 2-car garage - center entry Colonial comes complete w/fam. rm. & fireplace, liv. rm., kitch., formal DR, Florida rm., master BR w/walk-in closet & bath, finished basement w/wet bar - located on 1 acre lot w/municipal electric - just outside of Greene, NY - nice buy at \$162,500 - additional 3 a. lot avail.

B-205 - Dairy farm w/3778 level acres - 220 tillable - 36x196 ft. barn w/88 stalls, 55x120 ft. free stall w/85 stalls - 6 unit pipeline, 1000 gal. bulk tank - 4 silos with stationary TMR - 7 BR home - great farm for rotational grazing - \$300,000.

H-211 - Dairy farm w/700 acres - 425 tillable - 38x260 ft. 2 story barn w/175 tie stalls on 2" pipeline, 4000 gal. B.T. - additional facilities for 130 head of young stock - 5 silos plus 50x150 ft. concrete bunk silo - 11,000 bu. crop dryer - nice home on quiet rd. - more land avail. \$495,000

#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.



300+/- acre Dairy of Distinction located in Bainbridge, NY Includes a 4 bedroom home mostly remodeled with new kitchen and new oversized two car garage with breezeway, close to town, lots of road frontage Main barn has 72 stalls on pipeline and 25 calf stalls, set up for Jerseys, tunnel ventilation, 3 barn cleaners, concrete barnyard, two grain bins and large office 24x72 pole barn for 26 dry cows/heifers, 30x54 Overall building for 20 heifers and 40x80 Overall for hay and equipment storage New stocked trout pond with dock, nice landscaping \$395,000.
Also available Registered Jersey herd with 17,000 lb herd average and full line of newer equipment
607/967-8451

Thinking of selling your farm?

Give me a call for free consultation.

1. Have buyers for (5) five farms in southern Lancaster County.
2. Have buyers for (5) five farms in other areas of central PA.
3. Farmettes are always in vogue!

MAHLON OBERHOLTZER AGENCY
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Email: farmboy@lamnauct.com

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Real Estate & Auctioneer
Call 717-284-4268



Northumberland Co. 2 farms with a total of 245 acres with approx. 230 tillable. There are 2 fine sets of buildings. Each has a 5 bedroom dwelling. The one dwelling has 5 fireplaces (not presently working), high ceilings with some built-in cupboards in walnut, original pine floors, and they were built in 1802 and approx. 1830. The one farm has 153 free stalls with a double 8 DeLaval parlor only a few years old. The other farm has 2 large buildings presently used for horses. These farms have great potential for your specific needs as either total beef, dairy, horses, or most any other opportunity you may desire. The present owners are the 5th generation of farmers and are moving to a large ranch in the southwest. I will give tours to and accept offers from serious buyers. You can move in as soon as there is another property being identified by the sellers.

NEW LISTING - Snyder Co. 304 veal barn built 10 years ago. This is a great opportunity for a neighborhood farmer's son and/or daughter to have a part-time operation and be available to help out on the main farm. There is a total of 37 acres with a 2 family residence. This family lived on the ground level (which is very nice) and 10 years ago they added the upper level and now live in it. The basement level has full kitchen, bath, bedrooms, and the upper level has 3 bedrooms, large living room, kitchen, dining room, bath and laundry. This is a very comfortable living and business opportunity with immediate possession. Call me for the details and possession arrangements. PRICED FOR QUICK SALE @ \$275,000.

Central Northumberland Co. 71 acre Amish equipped dairy farm. The setting is rural, excellent parquet oak floors 3 bedroom farm house w/modern kitchen, Pergout oak floors and lots of excellent living area. There is a large horse barn, milk stable, implement shed and much more. Let me give you a private tour. You can have settlement now to honor your tax deferred exchange with possession at a later date. I'll handle those details for you. It won't last long - it's priced right.

Bradford Co. 155+/- acre dairy farm with 54 stanchions on 2" pipeline, 6 surge milkers, bulk milk tank, silo and a beautifully remodeled 2/2 story farm house. There is an implement shed/young stock facility and in an area of good farms. Priced @ \$299,900. It should be sold very quickly at this price.

**NEED A 100 ACRE FARM
NEED NOT BE DAIRY**
in Troy, Canton Bradford Co Area

Want to farm? Looking for a good cash flow?

- 54 Elm Road, Penn Twp., Lancaster County
- 1829 5 BR house - colonial features
- 11 3 acres - pasture, room for livestock
- 1080 capacity hog finishing floor
- 2nd, view of countryside, room for garden

\$395,000 - great potential, good income
Want to have horses? Need a couple acres and a large house?
141 Reifsnnyder Road, close to Brickerville, Lancaster County
* Country estate - 3 8 acres, pasture, 36x68 pole barn
* Expansive custom home, large exposed beams, cathedral ceiling
* 4 BR, great room with floor to ceiling fireplace, 2 BR in-law house
Over 5000 sq ft of living space, huge deck, pond, daylight basement
* Must SEE! \$525,000

Ted Yoder - Yoder Real Estate
717/656-6868

Modern 450 Cow Dairy

Located Livingston Co., Western New York

Double 9 Herringbone milking parlor
Boumatic milking system & Mueller tanks
460 cow free stall Morton facility for milking cows
Morton building & lot for dry cows
Morton building for young stock
All facilities ready to use
240 acres on site with more acres available
Above average crop yield
Approved CAFO plan
Large modern 4 BR, 2 1/2 bath farmhouse, in-ground pool,
6 bay garage, 1 other house on property
3 water sources on property
Ideal for multi-family operation or tourism
Includes historic "black & white" barn

Serious inquires only. For more info call
Morris Kennedy, 585-737-1834 or Diana, 585-658-4008

Nittany Valley



Clinton Co., Lamar Twp., Mackeyville area,
116.5 acres, 90+/- acres tillable, 4 bedroom house, 45x60 bank barn w 32x55 attached shed, 14x40 silo, newer Morton building, road frontage on two roads, fishing creek runs through property

Nippenose Valley

PRICE REDUCED



Lycoming County, Jersey Shore area. 50 acres, 44 tillable, 6 pasture. 40 more acres available to rent. House 4/5 bedrooms in very good condition 40x90 Cow barn with 40 tie stalls. 2 silos, 2 calf barns, heifer & chicken barns. 20x30 road side stand. This is an established business and a profitable income producer. Amish equipped.

Brush Valley

PRICE REDUCED!



Centre County, Miles Township, Rebersburg area. 13.8+/- acres. Nice 3 bedroom 2 bath house. 40x100 pole barn with shop area. 14x20 lawn mower shed, 40x60 bank barn with loafing area. Both barns have water & electric.

Brush Valley

SALE PENDING

Centre County, Miles Township, Rebersburg area. 14.2+/- acres. Vacant Land, 50 feet road frontage. Ideal for horse farm or build your dream house.

Lebanon County

Annville, Ft. Indiantown Gap, Harrisburg area. Two 44' x 360' two-story chicken houses. Contracted for natural antibiotic-free, hormone-free chickens. This farm provides a high income. Good investment property or build a house and live on the property.

Schuylkill County

South Manheim Twp.,

Schuylkill Haven School District

32.9+/- acres of bare ground, 10-12 acres open land, balance is wooded. Located in the Auburn area, between Reading & Pottsville. Close to Route 61. Make your own horse farm or build your dream house.

Call Hiram Hershey, Broker
Thomas Hershey, Realtor Associate
HERSHEY FARM AGENCY, INC.
1-800-880-3831