

36 REAL ESTATE

8 %
return on your
money
is possible
even in
today's market.

You can own high yield first mortgages backed by prime agricultural real estate improved by houses and modern, well maintained buildings

If you or your clients have cash in investments which are yielding poorly and you would like to consider owning higher yielding first mortgages secured by real estate, please call me

\$10,000 minimum

CONFIDENTIALITY call

Tom McAbee
Farm Finance Consulting
Geneseo, NY
585-243-5174

SPECIALIZING IN FARMS & LAND Listings Wanted

MAHLON OBERHOLTZER AGENCY

Your Central PA Farm Broker
In Our 25th Year Selling PA Farms
Smoketown, PA 17576 (Lanc. Co.)
717-392-1177
Toll Free 877-293-9109

Blair County Morrisons Cove Family Restaurant doing an excellent business. Located on a heavily traveled intersection. Selling both Real Estate & Business Owner will help finance

Bedford 25 1/2 acre estate overlooking the mountains & valley. Just minutes from turnpike 5 acres wooded, balance in pasture. 2 1/2 story Reproduction Farmhouse with a wrap around porch. Eat in kitchen, dining room, laundry room, living room and 1/2 bath on 1st floor 3 bedrooms & 2 full baths on 2nd floor. Insulated 3rd floor, 2 1/2 car garage, patio and deck. **Only \$298,000.**

Potter County 12 x 60 Mobile Home on a 1 acre lot Ideal for hunting or year around use. Close to fishing & hunting.

Call for appointment or more information
RURAL AMERICA REALTY GROUP
WES APPELYARD
814-944-1873 - office 814-329-2755 - cell
WEAppleyard@Pennswood.net

314 ACRE DAIRY FARM

Located in Franklin County, PA
(130 acres mountain land)

\$850,000

Surge parlor, Heifer barn w/graduated pens, bank barn, pole barn, free stall barns, manure pit, 3 silos, 3 feed bins, 1,850 sq. ft. 4 bedroom house. Fleetwood mobile home. In ground pool. Open for Ag Preservation Program.

For photos and more information visit
www.lanethrush.com or call 1-800-296-3323, Code #4026

LANE THRUSH AND THE POINT OF DIFFERENCE TEAM
at **RE/MAX REALTY AGENCY, INC.**

1132 Kennebec Drive, Chambersburg, PA • 1-800-626-7186

Each Office Independently Owned and Operated

FOR SALE - NEW YORK STATE 900 ACRES AGRICULTURAL LAND

Parcel #1: 75 acres and **Parcel #2:** 86 acres vegetable or alfalfa land (touch each other) sell at Public Auction - absolute sale after \$300/acre.

Parcel #3: 111 acres touches Parcels #1 & #2 - 85 acres tillable, balance woods. Listed at Private Treaty for \$720/acre

Parcel #4: 123 acres, 80 tillable one field - very level open land. 40 acres woods of red maple, cherry Asking \$1,200/acre.

Parcel #5: 38 acres good level vegetable or alfalfa

Parcel #6: 102 acres level open land, small woods, \$1,200/acre

Parcel #7-#8: 49 acres and 65 acres close to Bergen village

Parcel #9: 100 acres with small woods

These and more, most within 5 miles radius of the Village of Bergen where there is a proposed site for a farmer's market if several families are interested 16 miles west of Rochester Side roads, store, bank and hardware close

For information call or write
Willard Pengelly, 415 Dewey St. Churchville NY 14428
585/293-1421

Harris Wilcox Inc., Realtors

OLEY VALLEY
Historic farm needed. Must have privacy & acreage.
Will pay up to \$2,000,000.
Please call Emily Diener at Berkshire Network GMAC Real Estate at **610-478-8338** ext. 363 or **800-292-1250.**



REAL ESTATE FOR SALE
65 Acre Farm - Southern York County. 4 bedroom Farm House, Bank Barn, 54' x 90' Metal Pole Building used as equipment shed and other outbuildings. Approximately 25 acres tillable, balance of land in pasture and woods, stream and hard road frontage. Location is easy access to I-83. **\$379,900**

Call **White Rose Realty Inc.**
REAL ESTATE - APPRAISERS - BUILDERS
9998 Susquehanna Trail South Glen Rock PA 17327
717/235-6911 or 717/846-4930, MD Customers Call 1/800-428-1699
www.whiteroserealty.com

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

Indiana County
SOLD

Buffington Twp, 132+/- acres Mostly wooded with stream, Gas rights & lease included

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

POSSON REALTY & Auction Service



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

New York Farms For Sale

#1776L - 200 acres located in Tioga County 100 acres good woods, 100 acres in fields Land located on a very quiet road. Would make a beautiful place to build Land borders trout stream, excellent fishing Lots of deer and turkey, excellent hunting 30 minutes from Binghamton, 20 minutes from Ithaca Truly a beautiful piece of property Asking \$800 per acre

#1757 - Located south of Utica, NY 200 acre dairy farm, 100 tillable, very good land 50 acres of woods and 50 acres of pasture Nice 80 stall two story dairy barn w/drive in mow Machinery building Two story two family home in good condition Farm is located on a quiet road and has a great location Asking \$215,000

#1783 - 75 acre farm located near Norwich, NY. 50 acres tillable, 25 acres of woods and pasture Good two story dairy barn w/drive-in mow. Nice two story two family Victorian home Other out buildings for machinery storage. This farm borders the Chenango River, good fishing and canoeing Soils are conducive to growing vegetables Farm has an outstanding location for road-side business. Owners are retiring Price reduced from \$250,000 to \$225,000

#1787 - 150 acre dairy farm located near Lake Ontario in Oswego County. 75 acres tillable, 20 acres pasture, balance woods. Two story 70 stall dairy barn. Good two story 6 bedroom home Farm lays flat to gently rolling. Lots of road frontage It is only one mile from the lake. Excellent fishing and boating. Reasonably priced - asking \$160,000



DEMEREER REALTY

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



demereerealty.com

#63 - 40 A. HOBBY FARM W/EX. VIEWS OF MOHAWK VALLEY - Good 6 rm. home w/attached 3 stall garage, Mobile home, lg. 2 story barn, silo, 3 storage bldgs. & two ponds, GREAT PLACE TO BUILD A NEW HOME. **\$179,000**

#31-A - Dairy farm w/227 A. has 135 tillable & 85 pasture - lg. 2 story barn w/71 cows on 2" pipeline - 1250 gal B.T. - heifers & calves housed in main dairy barn - 2 lg mach. sheds & 3 silos w/unloaders - good 7 BR 2 fam. home - well & 2 ponds - all bldgs. in good condition - **\$274,900 - REDUCED TO \$264,900.**

#24-A - LITTLE FALLS - Dead end of road dairy farm 238 acres - 125 tillable, 2 story barn w/104 cows on 2" Surge pipeline w/8 units, 14x60 Slurrystore w/6 mos. storage - horse barn, 2 lg. mach. sheds, 4 silos - V. Good 8 rm. apartment, 2 stall garage & 2 BR trailer - lots of water - well, creek & 3 ponds - **\$198,000.**

W-107 - Very well kept 320 A. dairy farm w/130 tillable - less than 20 yr. old tie stall 2 story barn for 126 cows has 23 ties for heifers - 2" pipeline, 1000 gal B.T. - 3 lg. silos w/unloaders - 40x60 ft. mach. shed w/shop - V.G. 13 rm. 2 story home w/hardwood floors & nice kitchen - also 1 trailer - **\$275,000.**

B-307 - 105 A. fam. farm w/60 tillable - house, barn & land all on one side of the road - 67 tie stalls & 30 free stalls - with 4 ft. beds - also pipeline w/8 units, 1200 gal B.T. with washer, office & bath rm. in barn - Very nice 2 story farm house w/4 bdrms, 2 baths - recently remodeled - **\$275,000 - cows & mach. avail.**

#819 - GREAT INVESTMENT OPPORTUNITY - recreational property could be used for dairy - located on dirt road next to Snow Ridge Ski Resort - 435 acres with 110 acres of woods - good dairy barn, 40x100 ft mach shed, insulated shop - nice 5 BR, 2 bath home w/remodeled kitchen with oak floor GREAT FOR SNOWMOBILING, CROSS COUNTRY SKIING FOUR-WHEELING AND HUNTING! **\$330,000.**

CALL COLDWELL BANKER

FARM & RURAL PROPERTY DIVISION
NEW! FREE VIDEO TOURS AVAILABLE ON CD
CENTRE COUNTY



Bald Eagle Valley - 26 1/2 acre farmette 19 acres pasture or hay land, 3 1/2 acres woodland & 2 1/2 acres site 1890's remodeled home 1 1/4 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

CENTRE COUNTY



New Listing Bald Eagle Valley Auto body shop well equipped and profitable 40' x 60' frame building meeting fire codes, two air compressors & dryer, paint mix room, paint booth, office All you need to start Also you can walk to work or rent a three bedroom, 1 3/4 bath brick home with two car attached garage View our complete brochure and slide show at www.cbur.com on either the residential or commercial property lists

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.

BLAIR COUNTY



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

our free video CD is now available.



Don Myers
814-422-8111
e-Pro Certified



Dale Sherman
814-692-8149

(Residence Numbers)

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