

NEED A MORTGAGE?

We are the alternative to conventional institutional mortgages. Our money comes from private sources. Therefore, we can be flexible in arranging mortgages to suit individual requirements.

Also, possible leases with options to buy.

If a mortgage is too big for the Red Neck Mortgage Company, we have direct access to several major Wall Street firms where nothing is too big.

RED NECK MORTGAGE CO.
Licensed PA Dept. of Banking
814-355-8500

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

SAILHAMER REAL ESTATE, INC.
717/532-6059 SHIPPENSBURG, PA

FRANKLIN CO. (Newburg Road) - Country farmhouse on over 9 acres of land, 4 bedrooms, 2 baths, huge country kitchen, family room and more. PLUS a 44x132 poultry house with room for expansion. Barn and other outbuildings, this property has unlimited potential. Offered at \$248,900.

FRANKLIN CO. (Newburg Road) - Country living is yours on this 18(+) acres (2 separate tracts). Includes two-story farmhouse with four bedrooms, modern country kitchen with appliances, hot water heat (oil, coal, wood), formal living room and many updates including roof, plus large barn, garage and other outbuildings. Call for details \$229,000.

CUMBERLAND CO. (South Mountain Area) - Nestled at the foot of the mountain and close proximity to state land, this home features 2 baths, kitchen with appliances, 2/3 bedrooms, large den, deck, hot tub, fenced pasture, a 50x70 three stall horse barn, AND approximately 13 acres of privacy, location and view. Priced at \$289,900.

CUMBERLAND CO. (Newville) - Good country living with this 2-story farmhouse, features huge living room (14x22), formal dining room, country kitchen, 2 baths, 3 bedrooms, updated windows and roof and plenty of extras. PLUS bank barn with horse stalls, and large utility building (36x64) on 5 acres (subject to subdivision) \$212,000.

SHIPPENSBURG AREA. Unlimited potential with this all brick building containing approximately 14,000 sq. ft. of usable space and about 14 acres of choice land, no current township zoning. Call for details \$475,000.

Please visit us at: www.sailhamer.com

Farms • Farmettes • Land

- 86 Acre Mt. Joy Twp., 75 tillable, no buildings, great land & view, stream
- 95 Acre Poultry Farm, modern operation, 140,000 capacity, stone home, pond, etc. Good investment, great cash flow
- 95 Acres, no buildings, level farmland, adjoins poultry farm
- Country Estate - 4.6 Ac, lg stone home, barn pasture, stream & spring. Well maintained. Just East of Lancaster City, Lancaster County
- Building lots in Southern Lancaster Co., PA 1 acre to 14 acres

For Rent: 6,000 sq ft building in Quarryville

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

• Call for additional properties coming on market.

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

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

COLDWELL BANKER

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

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.

#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 BR, full basement & hot water heat - \$250,000.

#416 - Nice hobby farm on quiet rd. - 60 acres w/54 tillable, good 8 rm. Colonial home w/new kitchen - 40x100 ft. 2 story barn, 2 silos - lots of water - 2 wells & several springs - \$105,000 - or 20 more acres of woods with trout stream for \$130,000.

B-157 - Dairy farm with 165 acres of which 65 are tillable. Large 2 story farmhouse has 7 bedrooms and 1 1/2 baths, average condition 70 cow tiestall barn, 800 gallon bulk tank, Patz barn cleaners, Surge pipeline, nice pond - \$175,000.

W-110 - COUNTRY CHARM - 126 acre hobby farm located on secondary rd. offers great views of rolling Chenango Co. countryside - Spectacular home less than 10 yrs. old sits back from road with pond in front & creek with falls in back - insulated barn can be heated - also lot for mobile home with separate septic & well - plenty of wildlife, timber, water & views - \$425,000

#348 - Attractive 250 A. dairy farm w/235 tillable - 2 milking barns, 2" pipeline, B.T., TMR mixer, 2 Harvestores w/unloaders, 54x90' Morton bldg. Also V.G. 8 rm. home w/4 BR & 2 baths - 1 pond & 1 creek - \$330,000.

- **Tioga County.** 8.14 wooded acres w/sewer permit. Some timber. Camper, driveway, seclusion. Clymer Twp. . . . \$40,000.
- **Potter County.** Bank repo. 3 Bedroom house w/garage on 1/2 ac. lot. Rural area. Bingham Twp. . . . \$35,000.
- **Tioga County.** 30+/- Farm acres 1/2 wooded, 1/2 open, perced. Pastoral setting, views. Clymer Twp. . . . \$56,000.
- **Tioga County.** 2.59 Acre wooded lot. Privacy, views. Needs house with deck. Public water & sewer. Knoxville. . . . \$19,000.
- **Tioga County.** New Listing! 5.59 Homesite acres with 270 degree views. Woodlot at back. Passing perc. Clymer Twp. . . . \$32,000.
- **Tioga County.** 104+/- acres. Mix of farmland and woods. Access to public water & sewer. Westfield Twp. . . . \$136,000.

Endless Mountain Real Estate Co.
107 East Main Street
P.O. Box 157
Westfield, PA 16950
814•367•5380

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

Anville, 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

Want To Rent Centre Co., PA Acreage

Looking for premium farm land 20 miles (+/-) of State College area. Cash crop grower needs 50 (+/-) acres of flat, moldboard plowable land for September planting. Irrigation source within a 1/2 mile a plus. Will pay premium rent for Class A Limestone soils suitable for our needs.

Contact Jason @ 717/368-4448 or Bob @ 717/368-4445.

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

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Phone: (717) 569-4264 - Toll Free: 1-800-836-8113
FAX: (717) 569-8847
Specializing in Farm Real Estate & Equipment
Web: www.lamnauct.com
Email: farmboy@lamnauct.com

Northumberland County

This is two farms by same owner which can be sold separately. The one farm of 132 acres is a modern dairy with 153 free stalls and a double 8 DeLaval milking parlor. There is room for expansion. This farm is level and very fertile. They have not needed commercial fertilizer for at least 7 years. The other farm is presently quarter horses, and this land is identical to farm #1. This one has 113 acres with most of it tillable. The residence is unique, having been built in 1803, and #1 was built in 1830. Both have 5 bedrooms and modern baths. There is a 24' by 80' silo on each, as well as many other pluses. The second would make a beautiful beef farm or make a dairy here as well. Priced separately or both together as a package deal. Call today.

Central Northumberland Co. 71 acre Amish equipped dairy farm. The setting is ideal, excellent soils, beautiful 3 bedroom farm house w/modern kitchen, Parquet 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 County, 2 New Opportunities

I have just listed a large modern dairy with lots of ground. There is multiple housing, great location and the possibility for you to buy a turnkey operation also is a plus. Could be rather quick possession or let's do an IRC 1031 Tax Deferred Exchange and keep your investment intact from the sale of your present property.

Opportunity #2: Over 100 acres of good farmland with bordering woodland and wooded patches rich in game and the elevation for building a hunting lodge or permanent residence surrounded by the farmland and neighboring tracts of woodland makes this a great place for retirement also. Big rack deer, bear and lots of turkey abound. Priced right. It should sell quickly. Call me for a private showing

144 Ac vacant land, discrete location
Call for Details