

CENTRAL VIRGINIA

Farms and land available from 5 to 500 acres, reasonable prices, very low taxes, farmer friendly communities, agricultural economy.

State Wide Realty Co.
Farmville, Virginia
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THE REAL ESTATERS OF MANSFIELD

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

BALDWIN RUN HIDEAWAY

3.45 surveyed & mostly wooded acres bordering Baldwin Run Road in Delmar Twp. Walk across road to State land Approved sewage site Just \$16,500 w/\$3,300 down, bal. \$13,200 8% int 10 yr. amort \$160.15 p/m M-1463

READY TO BUILD!

2.83 acres w/no restrictions in Covington Twp. bordering paved & gravel road. Gas, electric & phone all avail Approved sewage site for low cost septic system. Price Reduced to Just \$17,900! M-1604

WALK TO STATE FOREST LAND

From this 1.753 acres 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. Minutes to Canton, Liberty, Blossburg. Just \$12,500 M-1700

NEW LAND LISTING

182.92 acres in Charleston Twp near Wellsboro, PA, Welsh Settlement area Great mix of fields & woods Approved sewage site. Great hunting Some wetlands for wildlife 644' deeded right-of-way for access. Just \$205,800 M-1745

HOME PRICE REDUCTION

39.43 outstanding acres included with this 2-story partially remodeled home 3 bedrooms and 1 1/2 baths. Still needs work and new kitchen, but great dead-end road location Was \$124,900. Reduced to \$119,900 M-1718

WHAT A RETREAT

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

CANTON TOWNSHIP LAND

10+ surveyed acres w/tremendous view Utilities close by Approved sewage site Mostly open w/some woods Deed restrictions on file State Game Lands approximately 6 miles Just \$29,900 M-1669

HOME ON 14.85 ACRES!

Nice wooded location on paved road east of Mansfield, PA 2 Bedroom ranch over full basement ready to finish for 3rd bedroom and rec room Living room with fireplace and skylights Attached 2-car garage, cedar siding and deck Secluded setting Just \$145,000 M-1611

Dairy Farm For Sale By Owners

Farm house #1: 2 story, 4 bedroom, kitchen, living room, dining room, enclosed porch, 2 full baths, 1-car garage (insulated) Very nice condition
Barn: 40'x260', built in 1990, chain tie stalls (106), inside of barn finished w/spruce insulated w/overhead hay storage, 50'x65' loose housing built in 2001, 6 unit pipeline, 1,000 gal bulk tank
4 silos: 20'x70', 16'x60', 16'x50', 20'x110' bunker Barn ready to milk
Machine shed: 35'x80', built in 1990, with heated shop
Storage barn: 35'x80' for storing equipment
Land: 465 total acreage, 236 tillable w/over 200 tile drained, balance open pasture, some woods, real nice large fields of alfalfa and corn land Also gravel pit with 60,000 yds of gravel on farm
Transferable mining permit from NYS DEC
This real estate package with its showroom condition is ready to operate
Farm house #2: 2 story, 3 bedroom, kitchen, living room w/cathedral ceiling, elaborate woodwork and a fieldstone fireplace Also has office w/separate entrance, 1 1/2 bathroom, attached 2-car garage (insulated) This house has been completely remodeled
New York State Dairy of Distinction Award, Century Farm Award, Outstanding Producer Award
Owners: William and Brenda Holcombe
7761 State Route 11 Chateaugay, N.Y. 12920
518-497-6246. Photographs and maps upon request.

508 ACRE DAIRY BORDERS 2,700

NYS ACRES of forest. Farm has 508 acres with 300 tillable and is self-sufficient for forage and grain. Very good barn has 98 stalls on Delaval pipeline, 20x60 Harvester plus (2) 20x60's and 24x50 silo. 40x110 paved machine shed. Room for 40 heifers in barn. Nice 10 room home with new electric and hot water heat.

\$385,000

MORT WIMPLE ASSOCIATES

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Koch Homestead Realty

91 Princeton St Wellsboro, PA 570-724-3500
9 North Main St Mansfield, PA 570-662-3287
403 E Main St Elkland PA 16920 814-258-7117

W116 - HUNTER'S HEAVEN - Towering trees form a canopy over this 57 acre retreat which borders State Lands This 2 bdrm, 2 bath mobile home has a whirlpool tub for relaxing after a long day of enjoying the 4 heated treehouses, extensive trails and the bird's eye view Here's your chance to own a piece of the Pennsylvania Mountains \$149,000 #112296

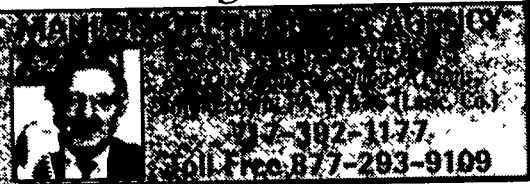
W091 - START YOUR BUSINESS HERE! An estimated 10,000 vehicles pass this prime location a day Just short of 2 full acres, this property lies flat, with over 1000 feet of road frontage at the intersections of Rt 6 & 660 & the Whitneyville Rd Full living quarters are attached \$165,000 #111707

M112-WOW! This older 2-story home is ready with the necessary updates done! Features include 4 bedrooms, 1.5 baths, 1.19 acres, public water, out of town location with fruit trees on the property The new foundation, new siding, and new windows make this home years newer! Mansfield Schools \$129,900 #112237

E242 - Aprox. 79 acre farm with some woods, some pasture, and beautiful views of Cowanesque Lake Four bedroom, one bath home features stone fireplace on lower level, new roof Large open metal machinery barn \$229,900 #112288

Visit our web site www.koch-real-estate.com

SPECIALIZING IN FARMS & LAND Listings Wanted



Dairy Farm For Sale



Canton & Troy area, Bradford Co., PA.

205 acs, 150 tillable acs, 38x200 single story, 74 stall cow barn 40x140, 64 free stall heifer barn with calf raising area 1,000 gal Mueller bulk tank, 800 gal Sunset tank, 2" pipeline Rissler 300 TMR mixer w/elevators, 1 silo 20x68, 1 silo 20x72, 1 silo 20x70, 6 month manure storage for 150 animals, corn barn for 180 ton ear corn 55x120 machine shed 1.4 mile of road frontage Main house, 2 full baths, 4 br's, attached 3-car garage, pond Tenant house, 1-1/2 story
\$420,000 570-673-5002

44 Acre Snyder Co.

dairy farm with all milking equip. Lg barn for calves or heifers. Lg frame farmhouse w/12 rooms
17 acre of land in Union Co. road frontage and a Lg bldg for truck garage or other storage priced reasonably. Must call for info
Red Rose Realty 717-656-1327

United Country Missouri Ozarks Realty
Free Real Estate Catalog
417/256-1000

793 Ac Woodland Ideal for Hunting Located near Lewistown PA, Bordered by Tuscarora State Forest
717/994-6100 days 717/436-5500 after 6 p.m.

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



BEDFORD COUNTY, PA - Dairy Farm with 500+/- acres, two houses, bank barn, free stall barn and silos. Also crop land, pasture and woodland and spring fed pond. Call for information, shown by appointment. File #1406.



Coldwell Banker/SKS Realty

3518 Business 220
Bedford, PA 15522

SKS REALTY

800/266-9665 • 814/623-7009

Kenneth H. Greider, Realtor • (717) 872-9002 Feature Properties

BEDFORD CO.

NEW LISTING - ATTENTION DEER HUNTERS - 102+/- acres of bare land with more signs of deer & buck rubs than I have ever seen! 47 of cropland, 18 acres of open, hilly land for you to plant your deer crop Two ponds, some road frontage and 50+ acres of woods This property is less than ten minutes from the Bedford Exit of PA Turnpike This property is surrounded by woods & small patch farming This is where the deer come for supper \$259,900 Being sold subject to subdivision If you put this land under contract, you can hunt here this fall **CALL JOHN (717) 917-4682**

DAUPHIN CO.

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.**

Please see our complete listing of farms in the 8/9/03 issue of Lancaster Farming **John Mattilio, Farm Salesman (717) 464-8930** Mobile (717) 917-4682 www.patarmsandland.com



Central Va.-Amherst Co. Beautiful 360+/- ac. working farm at the foot of the Blue Ridge Mountains. with a ready to move into 5BR, 2 bath farmhouse. This property offers a private pastoral setting with long road frontage, views, timber and nice creek running through property. Recently surveyed. \$1,250,000.

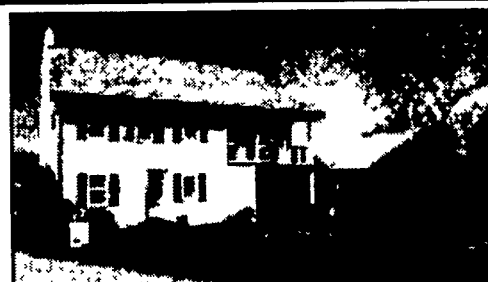


Libby Howell

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Montague Miller & Co.
REALTORS



CUMBERLAND COUNTY, PA. Built around 1791, this 2-story farmhouse purportedly was used on the underground railroad. The original house was log. It has since been insulated, furred out and interior dry walled, newer windows and exterior vinyl siding. Owner has added a family room and oversized 2-car garage, beautiful lot on less than one acre, 3-bedrooms, 1.5 baths, full attic, balcony, oil heat, central air, nice trees and vegetable garden. \$179,900

Call Norm or Mike at **CENTRAL STATE REALTY 717-243-6400**, After hours: Norm 717-249-8171, Mike 717-249-8772