

**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 NYSDEC  
 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.

**North'd Co., Rockf. Twp, Shik. S.D. 23 Ac., 2 story house, wood floors, 1 1/2 bth., 4 BR, Lg kit., DR, LR, cherry family room w/gas fp, good bnk. barn, 3 outbldgs., carport, sm. stream \$300,000**  
**(570) 286-1777**

**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  
**434/392-6163**  
 www.vastatwiderealty.com

\*\*\*\*\*  
**SANFORD G. LEAMAN,**  
**REALTOR/AUCTIONEER**  
 101 White Oak Drive, Lancaster, PA 17601-4842  
 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



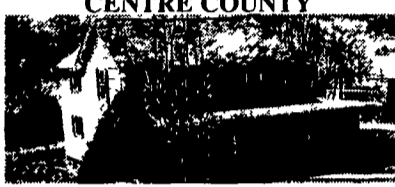
**Northumberland County**  
 This is two farms by same owner which can be sold separately The one farm of 132 acres is a modern dairy with 153 free stalls and a double 8 DeLaval milking parlor. There is room for expansion This farm is level and very fertile. They have not needed commercial fertilizer 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**

**CALL COLDWELL BANKER**  
**AGRI & RURAL PROPERTY DIVISION**  
**NEW! FREE VIDEO TOURS AVAILABLE ON CD**  
**CENTRE COUNTY**  
  
**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.cbur.com](http://www.cbur.com)

**CENTRE COUNTY**  
  
**New Listing - Penns Valley** - 5 29 acre farmette 28' x 52' dwelling in excellent condition, 30 x 48' heated garage-workshop, outstanding views, easy commuting distance from State College View our brochure, slide show, and video clips at [www.cbur.com](http://www.cbur.com)

*If You Want the Most Complete Farm and Rural Property Marketing Plan Available Visit the Farm and Rural Property Division at [www.cbur.com](http://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**  
  
**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.cbur.com](http://www.cbur.com).  
 Our free video CD is now available.

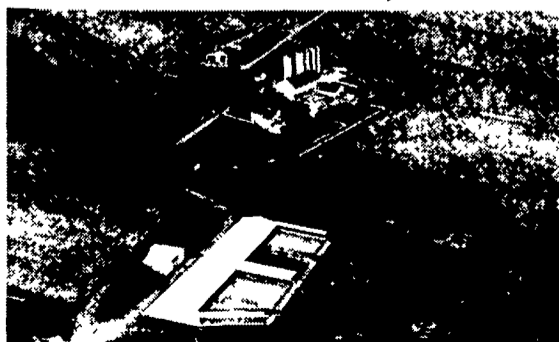
**HUNTINGDON COUNTY**  
  
**Huntingdon Co.** - 12 04 Ac 2 story home, work-shop, 360 degree panoramic views, \$135,000 Add'l 13.86 Ac tract available, please view complete details [www.cbur.com](http://www.cbur.com)

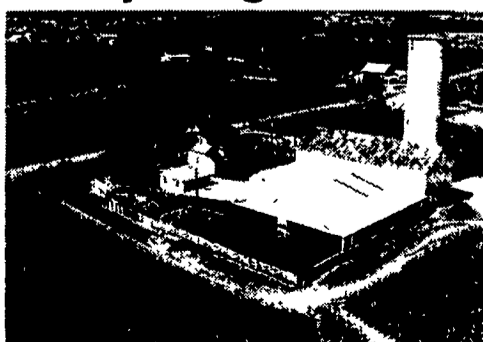
  
**Don Myers**  
 517/422-8111  
 s-Pro Certified  
 (Residence Numbers)

  
**Dale Shupp**  
 514/692-8149

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

**Lancaster Co., PA . . . . . Adjoining Farms**

  
**#1. 113 Acres,** approx 95 tillable, 40x500 broiler house, double 2 story house, pond, capacity for 500 steers feed lot, 45x100 barn, concrete silos plus out-buildings

  
**#2. 60 Acres,** approx 50 tillable, silo, barn, 250 steer capacity feed lot, 2 story farmhouse, 2 car garage

**For Sale by Owner . . . . . 717-665-3865**


**EARLY DEADLINES**  
**for Lancaster Farming**  
**issue of September 6:**  
**D Section: Wed., 1 p.m.**  
**C Section: Wed., 1 p.m.**  
**A Section: Wed., 5 p.m.**

**Century 21**  
**Wilkinson-Dunn Co.**  
 78 Main Street,  
 Wellsboro, PA 16901  
 570/724-5921  
 EMAIL [wilk1dunn@aol.com](mailto:wilk1dunn@aol.com)  
 INTERNET [www.century21.com](http://www.century21.com)

**W-1472** Views! Build your dream home on this beautiful 3 acre lot Just minutes out of Wellsboro on paved highway Call for details Charleston Twp **\$25,000**  
**W-1793** Affordable Land! 5 28 acres in Fikland borough with town sewer and water Fikland Boro **Only \$12,900**  
**W-1234** Move in worry free in this totally remodeled two story home on paved road approximately 5 miles from Wellsboro Roof, siding and windows have been replaced Charleston Twp **\$71,500**  
**W-1571** Bi level home on a nice street in Wellsboro 4 bedrooms, 1 1/2 baths, 2 car garage in basement partial brick front, on nice lot **\$95,000**  
**W-3029** Close to Wellsboro on Main Route 2200 sq ft of space, 4 bedrooms 2 full baths 1/2 acre lot and storage shed Don't wait Delmar **\$64,500**  
**W-3033** Families moving together? This is perfect for you 2 houses one older needs TLC and newer partially finished Plus cabin and septic approval for 4 cabin rental units All on wooded 107 72 +/- acres with pond and stream Hector Twp **\$299,900**  
**W-3018** Downtown Lawrenceville lot for sale, commercial possibilities Just let your imagination go! 19 acres, all public utilities available **\$18,500**  
**W-3036&37** Beautiful building lots with long views Proposed to be 2 +/- acres each Public sewer hook-up will be available Wellsboro **\$27,500**

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

**WANTED**  
**Land to Lease**  
**For Hunting.**  
 Family looking for land to lease for hunting primarily deer, turkey & small game is a plus Will lease fields & woodland or just woodland Will consider 2 areas (1) within 50 mile radius of Lancaster PA (2) Area Northern Huntingdon Co Maclaves Ford area  
**Call 717-587-3000**  
 If no one answers, please leave a message

**POSSON REALTY & Auction Service**  
  
 787 Bates Wilson Road **(607) 334-9727**  
 Norwich, NY 13815 [www.possonrealty.com](http://www.possonrealty.com)

**NEW YORK FARMS**

**#1818** - New Listing - near Binghamton, NY. 70 acre gentlemen's farm 40 acres tillable, 30 acres wooded Very nice two story 1850 Revival home, completely remodeled, 5 bedrooms, 2.5 baths Wooden two story barn w/drive in mow. Located on quiet road. Stocked trout stream. Truly a beautiful setting. Asking \$250,000.  
**#1817** - 240 Acre dairy farm, 140 tillable, grows excellent crops, 50 acres of pasture, 50 acres of woods. Nice two story barn, 68 stalls on pipeline, side addition for heifers. Machinery building w/shop. Good 2 story 5 bedroom home. A real nice farm, clean and neat. Asking \$275,000.  
**We have many more farms, conventional and free stall.**  
**Visit us on the Web!**


**Lancaster Co. Properties**

- REDUCED** 4.6 acre country estate with large stone home, barn & stream Just east of Lancaster **Call today!**  
**Looking for great investment?**
- 95 acre layer farm** - Modern equipment, 140,000+ capacity will cash flow - Stone home, great setting with level land and pond 95 acre tract adjoins and is for sale as well Elizabethtown area.
- 86 acres farm land** - No buildings - Nearly all tillable, some pasture, stream Amish area - Mt. Joy Twp.
- New** 43 acres without buildings - Near Maytown - Create your own country estate, great location for produce farm or agricultural enterprise **Call for details.**
- Condo in Clock Towers** in Lancaster City Hassle free luxury living - \$96,000.

**New Sullivan Co. PA**


**Near Estella**

- 170 acre Dairy farm** - 82 cow stall barn - Silos - Manure storage - Extra home, etc **Newer modern equipment.** Ready to move into and more land to rent near with good soil Currently operating **Priced for dairy farmers to buy!**
- 81 acre farmette** along Rt 154 - Nice home, barn & silos Rolling land, stream & wildlife Looking for a vacation home or farm **call today.**
- Hunters & Vacationers** - **Look here!** 87 acres with some woods, pond, and borders large lake Sullivan - **Bradford Co. line. WOW**
- 43 acres** - Mostly clear overlooking Estella - Great view for cabin or house

  
**Ken Rutt**  
 Cell 940-9025

**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

  
**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](mailto:RuttK@EPIX.Net)