

THE REAL ESTATERS OF MANSFIELD

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

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 wild life 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 3/4 baths Still needs work and new kitchen, but great dead-end road location Was \$124,900 Reduced to \$119,900 M-1718

RESTAURANT & TRUCK STOP

Very active family style restaurant with a truckstop & maintenance shop on Rt 15 near Mansfield, PA 1 new home & 1 old home included. 2 wells & public sewer Lots of paved & gravel parking on 9.39 acres Was \$900,000 Reduced to \$750,000 M-1697

GREAT HOME OR CAMPSITE!

2 surveyed acres w/approved sewage site for low cost inground septic. Very close to Hills Creek State Park. Utilities on site or nearby. Wellsboro Schools Was \$24,900 Reduced to \$23,900. M-1705

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 \$29,000 M-1669

INVESTMENT OPPORTUNITY

Operating bowling alley. New roof 13 yrs ago. Lanes resealed in July Multiple league use throughout the week Furnace is 5 yrs old Popular business awaits your review Just \$97,000. M-1713

WHAT A RETREAT

2 story remodeled farm house. Approx. 2,614 sq ft. w/5 bdms., 2 baths, A/C, 2-car garage, 3 outbdgs. 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

MANSFIELD AREA ACREAGE

Fantastic Pickle Hill location for your new home. 504 feet of frontage on T-756. Mix of grown-over fields and woods Utilities available. Septic system included (see report on file) 14.7 ac. \$42,000 M-1741

New Listing Northumberland County

Have you been looking for a large modern dairy?? This is it!!

423 free stalls and a 32 cow carousel milker with all the things needed to continue this operation. Also included are 450 cows and some necessary machinery.

Call today to be the first to see this 3 year old operation!

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

Farm For Rent



275 ACRE HORSE OR BEEF FARM

This 275 acre farm has been used as a dairy farm. It would be great as a horse farm or a beef operation. There are about 133 acres for crops or pasture and 138 are woodland. Rent Negotiable

814-623-2754

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.

Call Dale Landis for info (717)581-8361

Red Rose Realty
717-656-1327

We Buy Land -

Call Greg @
717-464-9060
ext 120

Farm Financing Available

To buy, build, expand, improve or refinance your farm business to increase cash flow & profitability.

Loans, Mortgages, Leases and Lines of Credit for Real Estate, Cattle & Equipment from conventional lenders, insurance companies and wealthy private investors.

Even bankruptcies, bad credit and difficult loan situations can be helped. 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 4x132 poultry house with room for expansion Barn and other outbuildings, this property has unlimited potential Offered at \$248,900.

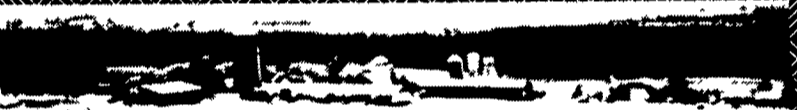
FRANKLIN CO. (Newburg Road) - Country living is yours on this 18(+) acres (2 separate tracts) Includes two-story farmhouse with four bedrooms, modern country kitchen with appliances, hot water heat (oil, coal, wood), formal living room and many updates including roof, plus large barn, garage and other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



TURNKEY 435 LUSH ACRES DAIRY OF DISTINCTION
300 tillable - some of Erie County's top soils. 3 homes, 3 barns 69 & 54 stalls & 2 equipment bldgs., all in good condition. All barn equip. included. Abundant quality feed available. All ready to bring family and cows. \$825,000

112 ACRE DAIRY FARM NEAR ABOVE FARM

All barn equipment included \$260,000

<http://www.rdarrow.com> see pictures on-line

BAY CITY, R.E. LTD.

814-835-8000



If You Have A Special Property You Need To Sell
"Talk to Paul or Diana"
(877) 327-0910 Direct Line



• **ADAMS CO. - 28+ Acres** - Historic East Berlin Tudor home with views all around 5-acre stocked pond w/dock and picnic area Home w/1st flr master suite, large family room w/fireplace, custom kitchen, formal living & dining rooms. Office, game room and fireplace in finished basement. 2-car garage, tennis court & underground dog fence. Wonderful custom tongue & groove center aisle 6-stall bank barn w/plenty of hay & bedding storage. Stall mats, auto fly spray, electric & hot water Wash stall & tack room, plus a large 17x27 garage. Bath rough-in. Nice 72x100 blue stone ring. Board and high tensile fence. Level area 200x300 clear for indoor. This home has all the trimmings. (2300477P9) **\$589,900**

• **ADAMS CO.** - Perfect for the Pennsylvania Breeding Fund Program for TB's - Historic Gettysburg Complete horse facility on 40 ac. Move your horse business right in! Center aisle barn w/tack rm., stall mats, wash stall & more! 2nd barn w/stalls, hay storage & paddocks. Exercise track. New 62x130 "Cover All" indoor, round pen & hot walker. Custom built 42x60 equip. bldg. Completely fenced, pond and views! Beautiful stone/frame rancher w/new in-law suite Lots of amenities. Don't miss this one! **\$749,000** (AD 2207721)

Schedule a FREE market consultation with Paul and Diana

• **FRANKLIN CO.** - Faithfully restored 1800 colonial with center hall & six fireplaces. English kitchen w/stone fireplace, heart pine floors, full baths & original chair rail. Wonderful bank barn w/new roof in 2001 & pond. Very private setting on 9+ acres. Easy commute to Maryland. Perfect country property. Call Diana today! **\$425,000** UNDER CONTRACT

• **FULTON CO.** - Farmette sized lots close to the MD line. 12-20 acres with views! In "Clean & Green". 1 hour from Frederick, MD & easy access to I-70 & ski area Call Today! From **\$69,900 - \$195,000** (FU3532136)

• **FULTON CO.** - Historic Farm "Dublin Manor" is a beautiful property with views Large 5 bedroom brick home with porches, country kitchen, wonderful woodwork and antique light fixtures. A gentlemen's farm with bank barn and stalls . . .all on 100 acres! **\$550,000** (FU4591242)

• **HUNTINGDON CO.** - Wonderful 4-bedroom custom A-frame on 37 acres. 4 acres open. Large living room w/fireplace, hardwood floors & sunroom. Perfect for hunting, hiking, birdwatching, riding on trails. Fish in trout stream . spring fed stocked pond! Secluded, but close to conveniences. Call today! **Price Reduction! \$265,000** (HU4474346)

• **LEBANON CO.** - 40+ acres adjoins State Game Lands with trails Rolling green pastures, mint-condition 3-bedroom home has great room with FP, custom kitchen, and deck off master suite. Wonderful center-aisle barn, loafing shed, completely fenced for livestock Perfect place for riding 20 min. to Harrisburg Call Paul today **\$390,000** UNDER CONTRACT



Paul Gunder
Jack Gaughen Realtor ERA
717-762-7114 Ext. 116
We're selling farms! See why at
www.penmarproperty.com
Member of PA Farm Bureau



DEMERE REALTY

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



demereerealty.com

#630 - **KOWPATCHY FARM - RICHFIELD SPRINGS** - 355 acre dairy farm w/180 tillable - like-new 200x66 ft one story barn w/144 ties on 2" pipeline, 8 units - office milk house complex, calf area, 6 box stalls, new lagoon manure storage for 1 yr. - 100x48 ft. free stall heifer barn - 96x48 ft mach. shed w/insulated shop area - 4 lg silos w/unloaders - paved driveway for farm & home areas - also VG totally remodeled 8 rm. home - **\$450,000**. Seller would like buyer to lease farm back to him.

#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**.

H-103 - 160 A. Dairy farm w/70 tillable & 80 pasture, 130x40 two story barn with 64 stanchions. Very nice 90x40 tool shed and good water supply Excellent 2 story home with 8 rooms, enclosed porch, and attached oversized garage. **\$192,000**.

B-312 - Dairy farm w/lg. fields - 160 A - 100 tillable - 57 cow tie stall barn & free stall for 40 head - V.G. 10 rm. home w/modern kitchen, 4 B.R.'s & in-ground pool - Ex spring & 2 ponds - **\$225,000**.

W-105 - Well-kept 256 A. dairy farm w/2 homes - 80 cow stanchion barn - 40x80 ft. heifer barn w/headlocks - 40x80 ft. mach. shed w/room for cows & heifers w/30 headlocks - 4 silos - 24x64 ft mach. shed - Good 10 rm. home w/attached garage, deck & porch - also 2nd home w/3 B.R. & 2 baths - 3 ponds, 2 springs & creek - **\$380,000** - cows & machinery avail

60-A - SOFT ICE CREAM & COMPLEX - EX opportunity for small family business located on heavily traveled rd near Cooperstown & Richfield Springs, NY - Ice cream stand with meals & in-door seating - deck, miniature golf & bldg. for children's videos - on 2 acre lot - in EX. condition - turnkey operation - reasonably priced at **\$210,000**.