

Mountain Cottages
For Rent Year Around
Snyder Co., PA

200+ acs adjoining
St. Game Lands great
for children, lots
of farm animals,
hiking, lots of
outdoors to enjoy!

Mt Dale Farms
570-658-3536

BRADFORD CO. PA 200 cow operating modern dairy farm with nearly new 3R slatted floor, free stall barn, bedded pack barn with concrete feed allys, heifer & dry cow barn, dbl 10 herringbone milking parlor with ATO. Beautiful 12 room farmhouse, includes 4 BR, & new 16x24 family room. Situated on 152 Ac of which 70 Ac of highly productive land, currently fenced for rotational grazing, add'l land available for rent; all buildings are in excellent condition, very private setting, **\$495,000**
Cattle machinery & feed also available.
570/265-9033

For Sale-Large home in Millville, PA.
Rental unit
2nd floor.
North American Tropics.
Dale @
570-458-6736
after 5 PM

450+ acres with great possibilities Existing ponds - great hunting Make reasonable offer Asking **\$329,000**
Wow what a view from this 15.69 acre parcel outside Wyalusing Asking **\$45,000**
5.85 wooded acres close to game lands Great for hunting or relaxing **\$24,900**
2.6 wooded acres at Lost Lake Acres Perfect for your dream getaway. Asking **\$18,500**
3.87 acres in Laporte Twp Asking **\$15,500**
1.75 wooded acres in Eagles Mere Borough Municipal sewer available Asking **\$85,000**

Sullivan County Real Estate, Inc.
Eagles Mere, PA 17731
570/525-3225
Email scrc@epix.net
Webpage www.eaglesmere.com

Lancaster Co. Properties

- New** 26 ac. farmette, southern Lancaster Co., 5 br., 4 bath house, horse barn, stream & large pond Surrounded by preserved farmland in a private setting Call today for details! Don't miss this one
- REDUCED** 4.6 acre country estate with large stone home, barn & stream Just east of Lancaster. Call today!
- 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
Office 717-786-1300

Phil Rutt
717-940-5964

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

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

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

59-A - Nice dairy/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 fire place - lots of water & seasonal dirt rd. on back of property - **\$180,000.**

56-A - Hobby/dairy farm with all new bldgs. - 40 A. w/20 tillable - single story barn w/51 tie stalls & 2 box stalls - 2" pipeline, 1000 gal. BT, barn cleaner, mattresses & tunnel ventilation - pole barn w/5 bays, 2 bays with head-locks used for heifers - V.G. 8 yr. 3 BR home - 3 wells, creek - 20 miles north of Cooperstown - **\$130,000.**

#53-A - Lg. grain or dairy farm w/900 acres - 600 tillable - 400x38 ft. barn w/160 ties on 2" pipeline - also rm. for 50 calves - free stall barn for 45 head - tie stall barn for 50 heifers - 4 lg. mach. sheds - corn dryer & corn storage unit - 9 silos - 2 springs, 4 creeks & 4 ponds & 2 house trailers - **\$968,000.**

B-159 - Dairy farm w/216 A. - 100 tillable - 320 ft. tie stall barn for 150 cows - 2000 gal. B.T. - 8 unit pipeline- nice 23 yr. old 3 B.R. Ranch style home w/hardwood floors - great farm for grazing - **\$275,000.**

W-113 - Hobby farm w/41 A. has 15 A. fenced pasture & 20 A. woods - is nicely set off of secondary road w/nice 2 story barn for 33 animals & 32x40 ft. free-stall for heifers or beef - this farm will not last at **\$135,500.**

54-A - THE CHANCE OF A LIFETIME - Great Herd, Great Farm, & Great Bldgs. - 40 registered holsteins with 11 EX. - 8 registered Jerseys with 4 EX. - 100 A. farm w/90 tillable, nearly level - V. Good quiet location - 38x154 ft 2 story barn, 53 stainless steel tie stalls & 3 pens on 2" pipeline - tunnel ventilation & mattresses - also 105x42 ft. graduated free stall heifer barn for 60 head, 3 mach. sheds, 2 silos & V.G. 10 rm. home - **\$800,000.**

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

Member Agency
FarmSeller.com
Northumberland Co.

These two farms have been reduced \$150,000.00 and ready for a quick sale with many benefits and extras, call for all the details. The soils are some of the best soils in Pa. There is Washington, Hagerstown, Edom & Opequon soils and production and yields are high most years. There are two five bedroom homes, implement storage, modern milking parlor on the one and loose housing or could be free stall barns very easily. Owners are motivated.

Member Agency
FarmSeller.com

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 Co. I have this modern multi-dairy cow operation. Ease of operation, with lots of acres and plenty of homes for a nice family set-up. There are many pluses with this opportunity. Call me now for a private showing and discreet location.

Bradford Co. is a nice tract already perked for a new home or large Estate type of setting. You'll love the location and wildlife which includes big rack deer, bear, plenty of turkey and no doubt grouse and other species. Surveying should soon be complete and ready for this fall building your dream property. The potential for this one is tremendous. Priced for the discriminating buyer.

Member Agency
FarmSeller.com

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

NO RESTRICTIONS

Ready to build 2.83 acre lot in Covington Township w/easy access bldg. site fronting paved & gravel roads. Trailers, doublewide & stick all acceptable. Gas, elec & phone avail. Approved low cost septic site. Just \$17,900. M-1604

WELLSBORO AREA RETREAT

4.2 Surveyed acres just 1,200 feet from state forest lands. Short drive to Pine Creek and PA Grand Canyon Approved sewage site. Mostly wooded with small wetlands to draw wildlife for viewing or hunting. Just \$14,900 M-1468

BREATH TAKING VIEW!

Of Hills Creek State Park from this luxury raised ranch over finished basement with 2+ car garage/shop Top of the line construction with 1,848 square feet per floor. Appliances and hot tub included Nice deck and patio. 4.46 acres. Minutes to Mansfield and Wellsboro PA. Was \$184,500 Now just \$179,900 w/immediate possession! M-1756

WOODS, FIELDS & PRIVACY

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

JUST LISTED!

8 wooded acres on Tower Hill Road in Jackson Township Electric next door on both sides 750 feet of frontage on T-669 Approved sewage site. Great place for your new home or camp. Just \$32,900. M-1770

LAND ON PAVED ROAD

22.9 surveyed acres in Rutland Township on Bailey Creek Road. Mix of fields & timbered woods Utilities avail Approved sewage sites Mansfield schools. Easy commute to Mansfield, Troy, and Elmira. Just \$29,500 M-1688

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! Great subdivision potential for buyer! M-1697

FIELDS, WOODS, WATER & BUILDINGS!

All available on this new listing located in Jackson Twp., Tioga County, PA. Mix of tillable fields, pasture & woods on 102.24 acres. Pond & wetlands for fish & wildlife. Bank barn for animals/storage. 3 bdrm. home Minutes to Elmira & Corning Was \$180,000, reduced to \$169,900. M-1752

CENTRAL PENNSYLVANIA FARMS, FARMETTES, LAND AND CABINS

Our Farm and Land Division currently has many farms, farmettes, land parcels, and cabins available in central Pennsylvania. We would be happy to send you a free farm and farmette list and/or rural land and cabin list.

Call for a complete farm and farmette inventory.

Farm and Land Division
Fred Strouse (814) 364-1705
Mel Rockey (814) 466-6688
George Demchak (814) 625-9151
Tim Lake (814) 364-1327

KISSINGER BIGATEL & BROWER Realtors
2300 South Atherton
State College, PA 16801
(814) 234-4000
1-800-876-3395

For sale or sub divide, 57 acres located between Interstate 81, PA Turnpike, and along the Letort Spring in Cumberland County. The buildings consist of a remodeled 250 plus year old farmhouse, part log, with one full bath and 2 1/2 baths, kitchen with walk-in fireplace, and 12 other rooms. Currently used as a shop and office. A modern home and pool with finished basement, 4 BR, large eat-in kitchen and sunporch. A bank barn in excellent condition and 5 other outbuildings. It is currently used as a contractor's home, office and yard. Land for sale by owner. Call 717-243-9311-ext.1.

CALL COLDWELL BANKER

FREE VIDEO TOURS ON CD & DVD
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

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. Price Reduced. View our brochure, slide show, and video clips at www.cbur.com - Free CD & DVD Available

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

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.
Free CD & DVD available.

HUNTINGDON COUNTY

Huntingdon Co. - 12.04 Ac 2 story home, workshop, 360 degree panoramic views, \$135,000. Add'l 13.86 Ac tract available, please view complete details www.cbur.com - Free CD & DVD Available

COLDWELL BANKER UNIVERSITY REALTY
800/669-4925 Toll Free