

FARMS FOR SALE
 All Sizes Dairy Farms For Sale In The Heart of Dairyland Call Ken, Brian, Scott, Jeff or Gerald
 For Free Catalog
CHRISTENSEN SALES CORP
 P.O. Box 400, Abbotsford, WI 54405
 715•223•6345
 website: www.christensensales.com
 e-mail: info@christensensales.com

HFA HORNING FARM AGENCY, INC.
 REALTORS • AUCTIONEERS • APPRAISERS
Morgantown, PA (610) 286-5183
 >> Courteous Real Estate Services
 >> Professional Auctioneers
 >> State Certified Appraisers
 >> Specializing in Farms and Land

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
W124 - GREAT VIEWS Build your home on this 1.9 acre parcel in Richmond Township. Soils work completed. All utilities available. Priced to sell. Don't miss this one \$25,000 #112513
W091 - START YOUR BUSINESS HERE!! An estimated 10,000 vehicles pass this prime location daily. 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 Whittemville Rd. Full living quarters are attached. \$165,000 #111707
W005 - WOW! 78 acre farm only 3 miles from Wellsboro. Large barn and machinery shed. Fencing. 2 ponds. Newly remodeled 2 story farmhouse hosting 5 bedrooms and 3 full baths. \$279,900. #112374
1210 - PICTURESQUE, PANORAMIC VIEWS for miles. Four bedroom 3.5 bath ranch situated on 8+ acres in Lawrence Township offers wildlife and mother nature as your neighbors. Features stone fireplace, beautiful decks and landscaping, two car garage with storage sheds. \$199,000 #111691
 Visit our website www.koch-real-estate.com

THE REAL ESTATERS OF MANSFIELD
 1671 S. Main St., Mansfield, PA 16933
 (570)662-2138 • Evening (570)662-2363
 realmans@epix.net
LOG HOME & ACREAGE
 40-43 gorgeous acres of woods & fenced horse pasture. Custom built log home w/living space on 3 floors, 4 bdrms & 2 baths. 36x46 multi use barn. Beautiful setting between Wellsboro PA & PA Grand Canyon. \$274,900 M-1792
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
LAND PRICE REDUCTION!
 8 wooded acres on Tower Hill Road in Jackson Township. Electric next door on both sides. 750 feet of frontage on F-669. Approved sewage site. Great place for your new home or camp. Was \$32,900. Now Just \$29,900! M-1770
SUGAR BRANCH LAKE
 2 lots bordering township road behind lake. Both qualify for privy permits but no approved sewage sites exist now. Utilities avail. Access to multi-acre stocked lake for fishing, boating & recreation. Minutes to Troy & Mansfield PA and Elmira NY. Just \$12,900. M-1767
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
WELLSBORO AREA HOME
 Beautiful location near PA Grand Canyon & State Forest yet convenient to town. 3 bedroom, 2 bath home on full basement. New interior paint and carpets. 2 surveyed acres. Motivated Seller wants immediate sale. Just \$77,400. Offering \$2,500 price reduction. \$2,500 Seller Assist! (Buyer's Choice) M-1755
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
CANTON TOWNSHIP LAND
 10+ surveyed acres w/tremendous view. Utilities close to site. Mostly open w/some woods. Game Lands nearby. Just

FARM FOR SALE
Reduced
Brothersvalley Twp., Somerset County, PA - #0047
 Landsdown Farm is a 190 acre plot of land with an additional 300 acres of leased land. Features include a 4 row barn (99x240x14) having 196 stalls, a 3 row barn that is 126 ft long and has 86 sand trap free stalls and headlocks & an attached 96 ft pack barn with 60 headlocks, special need barn (64x104x14), machine shed, milking parlor (30x126) basement style building with a 6000 gal tank, manure system consisting of 3 ponds, 2 bunker silos, 2 upright silos, 430 cow capacity, 2 wells, spring, and a well maintained home with 3 bedrooms, 2.5 baths, thermal ETS heating and electric baseboard heat, finished basement with an office, 1 car garage, deck, patios and nicely landscaped. Two additional homes can be negotiated. **\$1,200,000** Contact BOYER REALTY.com and ask for Scott 1•800•455•3721

FOR SALE Curtiss WI
148 Acres dairy farm with 120 Acres of well drained land with pH at 6.4+ Balance pasture and woods. 58 Tie stall barn 36x145' and a 25x65' lean to with 13 free stalls and 10x25 box stall. Barn is less than 20 years old. 5 Delaval automatic take off milkers and pipe line. 1000 gal Dairy Kool tank with new compressor. Manure pit with gravity flow Butler barn cleaner with good chain. Feeding equip includes a Rissler TMR Hay Tiger mixer conveyors and DC Atlas feed cart. 1 12x65 2 16x60 Silos all with unloaders. 30x56 Calf barn (2 years old) 50x110 Pole Shed. 4 Bedroom house with one bath. All new windows siding and roof 2 years old. 1 Car attached garage. All buildings are in very good condition. This farm is in operation. Good herd of cows available with farm. Price of farm includes feed in silos and 8x200 bag of corn silage and dry hay in barn. all feeding and milking equip and barn tools. Price of farm without livestock \$365,000.
715•223•8040 or 715•613•9247

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
 FarmSeller.com
 Why pay \$20,000+ per acre in Lancaster County when 100 miles North there are farms & land just as good for much less! Call me
I'll show you great farms!
 Need farms in Dornseil, area or southern Northumberland Co.
 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.
 FarmSeller.com
 Needed 200-400 acres Towanda area for beef & grain. I need farms in the \$350k to \$600k range. A lot of new calls this week.
If you WANT to SELL... Call ME 1-800-896-8113
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. The potential for this one is tremendous. 1.5 Acre pond w/large fish.
Northumberland Co. 9 ac woodland for an executive type estate.
 FarmSeller.com

FRED E. MORROW REAL ESTATE
 NEW BLOOMFIELD, PA 17068
West Perry Schools
 Beautiful 2-story stone and frame residence on 8 acres. 3200 sq ft, 5 bdrms, 3 bath country home featuring geothermal groundwater heat, central air, family rm with stone fireplace. Kitchen boasts oak cupboards with corian counters. Large screened in porch attached 2-car garage. Sm stream on property. **Asking \$285,000**
Duncannon 46 N. Market Street
 2 story masonry home. 3 BR, 1 BA, kitchen, dining rm, living rm. Public water and sewer. Zoned Neighborhood - Commercial. **Asking \$69,500**
(717)582-8616

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

EUGENE S. KREIDER
 REALTOR
 (717) 653-2646 X101 Business
 (717) 390-1435 Pager
 (717) 653-2540 Fax
 (717) 598-2345 Home
 (717) 330-3088 Cell
 Real Estate Seller
 Equal Opportunity Equal Housing Lender
 HOMESALE SERVICES GROUP
 65 C East Main Street
 Mount Joy, PA 17552
 www.cbhomesale.com
Lancaster County Farm For Sale
 A 54 Acre Amish Dairy Farm, 36 Acres Tillable, A conc block 40'x102' with 44 comfort stalls, 14' x 65 and 14 x 60 conc stave silos, 10 x 45 Liquid Manure Pit. The dairy facility is 2 years old, 3 grain bins, frame tob shed, 2 car garage, 2/ story frame and vinyl dwelling, 4 BRs, 2 full baths, family room with stone FP located in Mt Joy Twp.
Asking \$650,000. (Ask for Gene)

The Kreider Team
 Your Southern Lancaster County Connection
Kathie & Tom Kreider, Realtors
 Tom (717) 940-0419
 Kathie (717) 940-7514
 2001 and 2002 President's Circle Award
Southern Lancaster Co. Dairy Farm
 Located near Quarryville PA, this 146 acre dairy offers freestall barn for 148 cows, double 6 parlor, 4 stave silos, concrete manure storage, 2 implement sheds, and heated shop. The bank barn has been converted to an open heifer facility. Large 2 story 4 bed, 2 bath home. Paving around all buildings & silos. Call Tom for details. **\$1,695,000.**
COLDWELL BANKER
 HOMESALE SERVICES GROUP
 Office (717) 786-HOME
 Email: KKreider@cbhomesale.com
Thinking about buying or selling?
 Call the Kreider Team today for a FREE Market Analysis or buying consultation!

POSSON REALTY & Auction Service
 787 Bates Wilson Road (607) 334-9727
 Norwich, NY 13815 www.possonrealty.com
NEW YORK FARMS
#1831 Owner Retiring. 206 acre dairy farm 85 acres tillable grows excellent crops. 80 acres of pasture in fence. 40 acres of woods. 2 story dairy barn 44x96 w/42 tie stalls. 40x48 addition for heifers w/27 stalls. 24x48 tool shed. 30x60 machinery building. 2 uprights. Good 2 story 3 bdrm home w/new kitchen and new roof. Excellent hunting and fishing. Farm has a quiet setting could be used for dairy, beef and horses. **Asking \$200,000 would sell for less with 160 acres.**
#1832 Beautiful 1840 Greek Revival Home! 140 acre Gentleman's Farm. 40 acres in hay. 100 acres of woods. Excellent hunting. Beautiful 2 story 6 bdrm 3 bath Greek Revival Home. Big rooms, high ceilings, lots of wood work. Farm has nice location close to universities, nice places to eat and shop. This is a very pretty farm with a gorgeous home. Would make an excellent farm to run a B and B. Owner has been transferred out of state price has been reduced from \$385,000 to **\$310,000 for quick sale.**
#1833 Nice Setting, Great Location near Utica NY. 200 acre farm currently running horses and beef. 100 acres tillable grows lots of hay. 60 acres of pasture in fence, 40 acres of wood, good deer and turkey hunting. 2 streams and 2 livestock ponds. 2 story barn with drive in loft, holds 50 head of livestock, room for 5000 bales of hay. Nice horse barn with 12 big box stalls and run in shed. Good 4 bdrm 2 story country home. Farm sets at the end of long drive. Quiet area. Owner is retiring. **Asking \$230,000**
#1820 Located 30 minutes from Binghamton, 20 minutes from Ithaca. 135 acre farm. 120 tillable, excellent soils, long growing season, fields are large and flat, easy to work. Good 2 story barn w/90 stalls, bunker silo and 3 uprights. Good 2 story 3 bdrm home w/large family room. This would make a great vegetable farm with good local markets, lots of room to run beef and horses. **Asking \$210,000**
Please call for appointment!

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