## FARMS FOR SALE

All Sizes Dairy Farms For Sale In The Heart of Dairyland Call Ken, Brian, Scott, Jeff or Gerald For Free Catalog

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# Koch Homestead Realty

91 Princeton St 570-724-3500 570-662-3287

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 - STARFYOUR BUSINESS HERE!! An estimated 10 000 vehicles pass this prime location aday. Just short of 2 full acres this property lies flat with over 1000 feet of road frontige at the intersections of Rt 6 & 660 & the Whitnesville Rd. Full living quarters are attached \$165,000

M005 - WOW! 78 acre farm only 3 miles from Wellsboro Linge barn and machinery shed fencing 2 ponds. Newly r modeled 2 story farmhouse, hosting 5 bedrooms and 3 full baths \$279,900, #112374

1210 - PICTURESOUF, PANORAMIC VIEWS for iniles. Four bedroom, 3.5 bath ranch situated on 8+ acres in I iwicince Iownship 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 = bdrms & 2 baths 36x46 multi use barn. Beautiful setting between Wellsboro PA & PA Grand Canyon 900 4 أ23 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 I-669 Approved sewage site. Great place for your new home or camp Was \$32,900 Now Just

#### 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 rishing boating & recreation. Minutes to Trov & 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

#### 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 M-1755 Seller Assist! (Buyer's Choice)

#### **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!

#### CANTON TOWNSHIP LAND

10+ surveyed acres w/tremendous view. Utilities close te Mostly open w/some woods te 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, 25 baths, thermal ETS heating and electric baseboard heat, finished basement with an office, 1 car garage, deck, patios and nicely land scaped Two additional homes can be negotiated \$1,200,000 Contact BOYER REALTY com and ask for Scott 1 • 800 • 455 • 3721



land with p h at 6 4+ Balance pasture and woods 58 Tie stall barn 36 x145' and a 25 x65' lean to with 13 free stalls and 10 x25 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 12 x65 2 16 x60 Silos all with unloaders

30 x56 Calf barn (2 years old) 50 x110 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 8 x200 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

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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 Dornseif, 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

## プライリンシリシィ..com

Needed 200 400 acres Towarda area for beef & grain I need tarms 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 acies 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

Northumberand Co. 9 ac woodland for an executive

ระบันในโรยไปยน:com

#### FRED E. MORROW REAL ESTATE **NEW BLOOMFIELD, PA 17068**

Beautiful 2-story stone and frame residence on 8 acres 3200 sq. ft., 5 bedrm., 3 bath country home featuring geothermal groundwater heat central air, family im 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 im living im Public water and sewer Zoned Asking \$69,500 Neighborhood - Commercial

(717)582-8616

BRADFORD CO. PA 200 cow operating modern dairy farm with nearly new 3K 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 build ings are in excellent condition, very private setting, **\$495,000** 

Cattle machinery & feed also available 570/265-9033

## 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

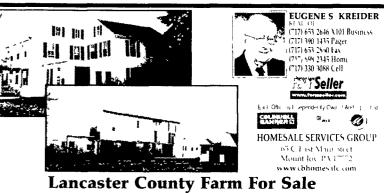
Even bankruptcies, bad credit and difficult loan situations can be helped CONFIDENTIALITY

call

## Tom McAbee

Farm Finance Consulting Geneseo, NY

(585) 243-5174



A 54 Acre Amish Dairy Farm, 36 Acres Tillable, A conc. block 40'x102' with 44 comfort stalls,  $14' \times 65$  and  $14 \times 60$  conc. stave silos  $10 \times 45$ 

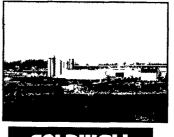
Liquid Manure Pit. The dairy facility is 2 years old, 3 grain bins frame tob-shed, 2 car garage, 2/ story frame and vinyl dwelling 4 BRs, 2 full baths, family room with stone FP located in Mt. Jov. Twp.

Asking \$650,000. (Ask for Gene)



Kathie & Tom Kreider, Realtors Tom (717) 940-0419 Kathre (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 stor age, 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 9

HOMESALE SERVICES GROUP Office (717) 786-HOME

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#### Thinking about buying or selling?

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## **POSSON REALTY & Auction Service**



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## **NEW YORK FARMS**

#1831 Owner Retiring 206 care dairy farm 85 acres fillable 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 darry, 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 till able, 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!