

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

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 36 x 145' and a 25'x65' lean-to with 13 free stalls and 10 x 25' 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 x 56 Calf barn (2 years old) 50 x 110 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

TURN KEY RESTAURANT

in the heart of a rapidly growing community The areas only fine dining restaurant The area has a waiting demand for Ethnic Cuisine that is just prime for exploitation It seats 120 in the dining rooms and 24 in the bar area There is a Liquor License, and established customer base, a two bedroom apartment over the business and a 0.835 acre customer parking area All bar and kitchen equipment is included in the sale Offered by

Century 21 • Carl Snyder 717/896-8808
 Please call directly to Carl at **717/979-8042** or Ron Lucas at **717/877-8286**

We Buy Land -
 Call Greg @ **717-464-9060**
 ext 120

Amish setup - bilt 1990 - 41 comfort stalls / manure pit / 780 gal bulk tank / 2 silos 2600 sq ft house bilt 1991 - 75 acres / S Lanc Co

201 acre farm / Northumberland Co - 200+ cow setup w/ double 8 parallel parlor Dwelling = 3000 sq ft completely remodeled w/ 2 car attached garage Silos 20x60 upright and 3 - 100 ft trenches - pond - nice calf barn - lots of rd frontage Cattle & equip available

Rural Lanc. Co. 16 unit motel on 3.5 acres / 2 bedroom rancher and horse barn included

MAHLON OBERHOLTZER AGENCY
 Your Central PA Farm Broker
 Over 25 Years Selling PA Farms
 Smoketown, PA 17576 (Lanc. Co.)
717-392-1177
 Toll Free 877-293-9109
 www.FarmSeller.Com

Nittany Valley

Centre Co., Belefonte area
 120+/- acres, 100+/- tillable 4 bedroom house 44 Tie Stall Dairy barn, Slatted heifer barn implement shed, (3) silos 90,000 gallon slurry storage, Amish equipped

Northumberland County

Southeast of Sunbury
 111 acre dairy farm 60 tillable 20 pasture, balance woodland Large brick farm house 44 tie stall barn Two implement barns grain bin 14 x 65 silo Stream runs through the property

Northumberland County
Irish Valley, 8 miles southeast of Sunbury
 71 acres, 55 tillable 16 pasture 3 bedroom house, 48 tie stall bank barn 120,000 gallon concrete slurry storage with gravity flow Implement barn, horse barn 2 silos Farm borders State Game Lands

Berks County
 Albany Twp Kempton area 291+/- acres of vacant land, open and wooded Some acreage in Lynn Twp., Lehigh Co Six miles to Route 78

Nittany Valley
Clinton Co., Lamar Twp., Mackeyville area,
 116.5 acres 90+/- acres tillable 4 bedroom house 45x60 bank barn w 32x55 attached shed 14x40 silo newer Morton building, road frontage on two roads fishing creek runs through property This farm can be split, buy the buildings and 40+/- acres or 70+/- acres of vacant land with 50+/- acres tillable and 20+/- woodland.

Nippenose Valley
PRICE REDUCED
 Lycoming County Jersey Shore area 50 acres 44 tillable 6 pasture 40 more acres available to rent House 4/5 bedrooms in very good condition 40x90 Cow barn with 40 tie stalls 2 silos 2 calf barns heifer & chicken barns 20x30 road side stand This is an established business and a profitable income producer Amish equipped

Schuylkill County
 South Manheim Twp Schuylkill Haven School District 32.9+/- acres of bare ground 10 12 acres open land balance is wooded Located in the Auburn area between Reading & Pottsville Close to Route 61 Make your own horse farm or build your dream house Farm or vacant land to sell, call Thomas

Snyder County
 Mt Pleasant Mills Selinsgrove area 27+/- acres with plenty of road frontage 7 bedroom house, 35x50 bank barn Garage plus many outbuildings 3/4 acre pond Buy whole farm or owner is willing to subdivide, 11 3+/- acres with house and outbuildings or 16 3+/- acres with barn.

Indiana County
Armagh/Brush Valley Area
 67 acres 40 tillable Two houses in good condition 45x120 free stall barn 30x36 pole barn milking barn & block barn Farm has lots of road frontage & is close to Buffington Twp

Call Hiram Hershey, Broker
 Thomas Hershey, Realtor Associate
HERSHEY FARM AGENCY, INC.
 1-800-880-3831

ENDLESS MOUNTAIN REAL ESTATE COMPANY
570-659-5684 Covington, PA
BRADFORD & TIOGA COUNTY

1890'S Victorian Home, 4022 sq ft, 6BR, 1 1/2 baths, NG/HW heat, original inlaid/parquet hwdw flrs., grand 3 sty staircase, charming wrap-around porch, back porch leads to large back yard w/water garden many new improvements include updated wiring/plumbing, new TP wndws, vinyl siding & roof **\$125,000 (#1074)**
Wooded Setting for this ranch home w/2BR 1 1/2 baths 2 heat sources, 2 large kitchens full bsmt large rear deck patio, 2 car carport oversized 37x40 two sty garage 7+/- acres, borders minimally traveled dead-end road **\$75,000 (#1075)**
Nice Country Setting, 1992 ranch-style home 1620 sq ft, 3 BR 2 baths FHA heat deck over sized 2 car det garage storage shed, 1+/- acre State Lands near by priced to sell! **\$60,500 (#1077)**
Investment Opportunity! 2 sty duplex w/2200 sq ft & 2 units, each w/2 BR & 1 bath NG/HW radiator heat shared laundry area on 1st flr 3 entryways cozy front porch, 2 car det garage, plenty of income potential **\$49,900 (#1079)**
 www.endlessmtrrealestate.com I-mail end@epix.net

Century 21 Wilkinson-Dunn Co.
 78 Main Street, Wellsboro, PA 16901
570-724-5921
 EMAIL: wilk1dunn@aol.com INTERNET: www.century21.com

W-1857 Beautiful Victorian very spacious rooms 3 bedrooms 2 1/2 baths totally remodeled inside and out There is a fantastic 3 car detached garage PLUS a barn building used for an in home business Chatham MLS-111177 **\$149,900**
W-2061 In town homes are hard to find Take a look at this 3 bedroom ranch on corner lot in Wellsboro Close to hospital and elementary schools Home has new kitchen and bath plus a fireplace in the living room MLS-111971 **\$79,900**
W-2082 Prime location on Route 6 east west corridor through Pa's Northern Tier 2.2 acre lot includes small ranch home and 1 car garage Take a look Charleston Twp MLS-12051 **\$62,900**
W-1820 Elegant colonial on outskirts of Wellsboro Formal living room and dining room gracious solarium family room with fireplace plus many extras Located on 3.1 acres paved driveway and 2 car attached garage Home Warranty Delmar Twp MLS-111060 **\$229,500**
W-2078 Beautiful ranch home with lots of updating Public sewer to be installed in 2003 3 bedrooms 1 bath and an oversized garage insulated with electric A must see Harrison Twp MLS-112040 **\$79,500**
W-1876 Go back in time with large Victorian home and business Home is presently used as a gift and antique shop Also included is a small shop that could be used as grocery store there are gas pumps and tanks installed but not presently used 1 large garage for storage or extra income Turn key operation with many possibilities On busy Route #6 Games MLS-11241 **\$239,500**
W-1793 Affordable Land! 5.28 acres in Elkland borough with town sewer and water Elkland Boro MLS-110920 **\$12,900**
W-2014 5.34 acre double lot in recreational subdivision Approved septic sites borders state lands Delmar Twp MLS-111818 **\$47,000**

FOR SALE

Nearly 450 acre exclusive estate is ready for your private viewing Included in this wonderful estate are a total of 4 homes The elegant main house is trimmed in Cherry hard wood and cabinetry This house boasts of older times without the maintenance of an older home and even includes a canning kitchen This home was built in 1986 with approximately 10,000 sq ft A car lovers dream with 5-car garage, 3 car attached and 2 car detached The detached garage has a bath and living area you will find perfect to dry off from the pool The remainder three homes can be used for in laws rentals guest home or caretakers Just sit back and envision your horses or cattle roaming the level to rolling land There are 8 large outbuildings 6 of which are metal post beams, two silos There are just too many wonderful details to list Ready for moving in and starting your farm Just 4 miles from I 81 under an hour to Knoxville and Kingsport and approx 60 miles Pigeon Forge **\$2,900,000**

Please Contact Blue Ridge Properties and ask for Dave Baker or Stephanie Lord
800-992-4181 423-292-9674 423-742-5673

"TURN-KEY OPERATION"...190 acres with 170 tillable and more land available next door. Very good 70 cow tie stall barn with ample stalls for young stock, Delaval pipeline, new Red Patz cleaner, 2 unloading silos. Large machine shed with waterers. Good 8 room home with 4 bedrooms and new siding. **\$225,000**

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GOOD INVESTMENT PROPERTY

12 Acre Horse Farm
3 Rental Units
Stream Thru Property

Cell: 717-870-8705
Home: 717-266-4143

W.M.P. CONNOLLY REAL ESTATE CO.
RT. 414 LIBERTY, PA 16930 570-324-3000
 www.connollyrealestate.com

NORTHERN PENNSYLVANIA REAL ESTATE TIOGA/LYCOMING COUNTY

Must see!! 135+/- acre former dairy farm Older two-story home, bank barn, equipment shed and other outbuildings in Jackson Twp., Lycoming Co Acreage 1/3 wooded, 2/3 open Small stream with waterfalls runs through property View 5 minutes to Rt 15 just 25 minutes North of Williamsport **Color brochure available SALE PRICE: \$250,000**

5 level wooded acres in Ward Twp Walk to Pa State Land Access via private drive Perc Electric available Recreational area 5 minutes to Tioga River **SALE PRICE: \$18,750**

Working General Store in Morris Twp Located along busy highway in tourist/recreation area Includes inventory Attached 7 room, 2 bath living quarters Additional 1400 sq ft of undeveloped space **SALE PRICE: \$325,000**

2.5 acre level building lot near Hills Creek Lake Perc, underground utilities Township road frontage Some restrictions apply Walk to lake 10 minute drive to Wellsboro & Mansfield **SALE PRICE: \$27,950**

NEED A MORTGAGE?

We are the alternative to conventional institutional mortgages Our money comes from private sources Therefore, we can be flexible in arranging mortgages to suit individual requirements Also, possible leases with options to buy

If a mortgage is too big for the Red Neck Mortgage Company, we have direct access to several major Wall Street firms where nothing is too big

RED NECK MORTGAGE CO.
 Licensed PA Dept of Banking
814-355-8500

100% Financing Available

300 Cow Dairy Farm for sale by owner

595 acres
 330 tillable
 freestall operation
 double 12 parlor machinery shed
 heifer barns
 pond
 3 silos
 4,000 gal bulk tank
 4 bedroom house
 5 mi West of Towanda
 Bradford County, PA

\$725,000

Are you now renting?
 Want to own?
 Use owner financing to purchase this farm on a Land Contract or Lease with Option with **no money down!**

Call Tom McAbee
 585-359-8902

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 1/2 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)

EUGENE S. KREIDER
 (717) 653-2646 Alt. Business
 (717) 390-1435 Pager
 (717) 653-2570 Fax
 (717) 653-2345 Home
 (717) 330-3058 Cell
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