### LARGE FARM HOUSE

Located just outside of Mt. Joy, PA, this large 5 bedroom home has gleaming hardwood floors, a modern kitchen, and 2 modern baths. The property includes a large bank barn with attached implement shed, a stone 17' x 35' barn, and 4 car garage. The 2 1/2 story farmhouse is in very nice condition. This would be perfect for a contractor or if you need lots of storage space! \$229,900.

### DAN DILLER, REALTORS

58 Keller Avenue Lancaster, PA 17601 717-393-1311

### **CENTRAL NYS**

Here is a place with a lot of possibilities near Little Falls, NY 105 acres with about 30 wooded acres with the balance tillable and fenced pastures for livestock. Nice views. Land on both sides of country road The 60x105x16 Morton built enclosed building will really catch your eye. Full cement floor plus 1 BR mgrs. apt. 30x80 building with stalls and shop area.
This Circa 1860 house has been completely remolded. Beautiful large country kitchen with all new appliances. Large family room, dining room plus many other features Most everything new here. All buildings sit back from the road A great buy at only \$247,600. See pictures at our web site. E363

> Valley View Realty 518-234-7676 www.valleyviewrealty.com

# KENNETH H. GREIDER, REALTOR (717) 872-9002 MONTOUR CO.

111 5 acres of bare land North of Washingtonville with frontage on both sides of Rt 54 Could be sold in two parcels of 49 4 Ac and 62 1 Ac Perfect for residential, commercial or industrial devp. \$525,000

### MIFFLIN CO.

Nice location, 99 acres, 75 acres tillable former dairy faim, 2,000 sq. ft. modular home w/full basement and garage new in 1998. Also 14'x70' mobile home, bank barn w/68 free stalls, large covered feed bunk area, 2 upright silos, and a trench silo Earthen manure pit, heifer barn, shop & equipment storage This facility had been used to milk over 100 cows. Milking equipment & tank removed from the property Professional estimates indicate that this farm could be re-equipped w/a double 6 parlor and all milking equipment tor \$65,000 \$349,000. CALL JOHN (717)917-4682.

### See Dec. 20, 2003 issue for full listing

John Mattilio Farm Salesman Home (717) 464-8930 Mobil (717) 917-4682 Farm Real Estate Sales Professional Knowledge + Service + Integrity = Performance www.pafarmsandland.com

# Koch Homestead Realty MLS

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

W128 - THIS IS IT - Building side with views Soils work completed Located between Mansfield and Wellsboro

W119 - Ideal Location!! Just off Rt 15 in Blossburg on a State Maintained Road This camp is easy to get to and close to State Game Lands Priced to Sell at only \$29,500

M132 - Rare opportunity with a lot of potential! This 109 acre parcel with commercial and subdivision possibilities ofters a nice mix of country, borders Rt 15 and even has a cozy 3 bedroom ranch to call home. All you have to do is dream, the possibilities are endless! \$285,000 #104154

E257 - Step into this colonial and go back in time with it wide pine plank floors and quaint country charm through out Three bedrooms, two baths, and all the character of vesteryear, vet painstakingly maintained in move-in condition Footbridge, large bank barn with various outbuildings in good state of repair, 62 acres of mixed open and woods \$179,900 #112570

Visit our website www.koch-real-estate.com

### ENDLESS MOUNTAIN **REAL ESTATE COMPANY** Covington, PA 70•659•5684

**BRADFORD & TIOGA COUNTY** 

Nice Level Lot for your recreational enjoyment 2.78+/ acres, no approved soils for domestic septic system NG/elec available, borders minimally traveled twp\_road State Lands nearby \$10,000 #1082)

Affordable 2 Story Home in need of updating, 3BR, open kitchen, large bath/laundry combo, mud rm, 1 52+/ res, nice countryside views, lots of potential \$29,900.

330+/- Acre Country Estate featuring 2 yr old Colonial home w/3632 sq ft, 4Br 2 1/2 baths, large formal DR & eat in kitchen w/granite countertops spacious library Jacuzzi tub in Master bath, both enclosed breezeway/sun porch & att wkshop heated, beautiful wdwk throughout security system 2 car att garage full width front porch water fowl & wildlife sanctuary airstrip possibilities spectacular views plenty of privacy \$679,000 (#1088) Neat & Cozy Ranch Home, remodeled in 1984 3BR 1 bath NG/HWBB heat large rear deck, storage shed acres borders paved road priced to sell! REDUCED! \$56,000 (#1089)

Happy Holidays! www.endlessmtrealestate.com E-mail: end@epix.net



Kathie & Tom Kreider, Realtors Tom (717) 940-0419 Kathre (717) 940-7514 2001 and 2002



Dan Rodgers



## Southern Lancaster Co. Dairy Farm

Established 109 acres horse breeding operation, produced world champion racing standardbred trotters, complete facility includes large brick residence/office, 3 unit brick building for employ-

ees, Stallion/breeding barn, 23 boxstall

receiving barn, 6 stall isolation barn

with 3 large run-in shelters, 3 pasture

run-in shelters, all pastures and pad-

docks have auto waterers, miles of wire

mesh/oak board fencing, located in famous horse breeding country near Hanover Pa \$1,850,000 00 Additional

information and photos on

<www PAhomesandLand com> or

<www.realtor.com/york/danielrodgers>

Call Dan or Travis for additional informa-

tion or arrangements to preview this desirable property 1-800-634-0081

300 Frederick Street

RE/MEX Quality Service Inc Independently Owned and Operated

Above Hanover, PA 17331

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 g

**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!



### **DEMEREE REALTY**

171 N. Gardinier Rd Little Falls, NY 13365 Phone (315) 823-0288



George Demeree, Broker

**#47-A - Dairy or hobby farm with 170 A. -** 97 tillable - 78x30 ft 2 story barn - 41 cows on 2" pipeline - 61x32 ft. ell for 34 heifers & dry cows - 48x24 ft. mach. shed - 80x24 ft bunk silo w/concrete floor 6 rm. home has attached 1 car garage - \$168,000.

#360 - FREE STALL DAIRY FARM - 217 A. - 108 tillable - one story free stall barn for 146 cows - double-7 herringbone parlor w/automatic take-offs - 1500 gal. BT - lg heifer barn w/bunk feeder in center - 20x100 ft mach shed - 5 lg silos w/unloaders -Slurrystore w/7 mos storage - 9 rm 2 fam home w/5 B R 's & 2 baths - 5 car garage w/walk-in freezer - 2 house trailers - lots of water \$350,000 - rented land avail.

#362 - This 150 A. farm has great potential to grow & sell vegetable with EX location for veg stand on heavily traveled road near town could be dual purpose vegetable/dairy farm - has good barn with 52 tie stalls & 77 acres of Ex. river flat land & spring, well, 3 creeks & pond on property - also VG 8 rm home w/3 B.R, full basement & hot water heat - \$250,000.

W-300 - Nice rolling country land - 78 acres - Approx 40% wooded good hunting - lots of RD frontage with beautiful views - willing to sub-divide asking \$85,000.

**B-161 - Dairy farm w/246 acres -** 80 tillable - tie stall barn for 109 cows - 30x100 ft. loafing barn for heifers - 1500 gal. B.T. - 8 unit pipeline - neighbors house available - more land avail - \$250,000.

#348 - Attractive 250 A. dairy farm w/235 tillable - 2 milking barns, 2" pipeline, BT, TMR mixer, 2 Harvestores w/unloaders, 54x90' Morton bldg. also V.G. 8 m home w/4 B R. & 2 baths - 1 pond & 1 creek - \$330,000 . . . .

# \$ 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

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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 tarms 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 vields are high most years. There are two five bedroom homes, implement storage, modern milking pailor on the one and loose housing or could be free stall barns very easily Owners are motivated

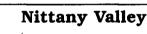
Needed 200-400 acres Towarda area for beet & grain I need farms in the \$350k to \$600k range A lot of new calls this week

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 15 Acre pond w/large fish

Northumberand Co. 9 ac woodland for an executive Type estate .25% Reduction - Owner needs to sell now! \$





Centre Co., Belefonte area 120+/ acres 100+ tillable 4 bedroom house 44 Tie Stall Dairy barn Slatted heifer implement shed (3) silos, 90,000 gallon slurry storage. Ámish 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 lish ing 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 s an established business and a profitable income producer. Amish equipped

### Snyder County

Mt Pleasant Mills Selinsgrove area 27.7+/ 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 condition45x120 free stall barn 30x36 pole barn milking barn & block barn Farm has lots of road frontage & is close to

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

Call Hiram Hershey, Broker