



BEILER-CAMPBELL

REALTORS & APPRAISERS

FARM & LAND DIVISION

888-786-8715



www.beiler-campbellfarms.com

ADAMS COUNTY

WELCOME TO THIS WELL-MAINTAINED BRICK RANCHER SITUATED ON A 0.25-ACRE LOT WITH SCENIC VIEWS OF ADJOINING FARM FIELDS. Offering 1,291 square feet of comfortable living space, this 3-bedroom, 1.5-bath home features a functional floor plan and a full basement providing excellent storage or future finishing potential. The spacious kitchen includes all appliances, and the attached two-car garage gives added convenience. The home includes natural gas hookup, stamped concrete walkways, and a paved driveway. The low-maintenance lot allows you to enjoy peaceful surroundings without extensive upkeep, making this property ideal for both full-time living and those looking to downsize. \$260,000

BEDFORD COUNTY

77 ACRES OF BEAUTIFUL PENNSYLVANIA LAND. Escape to the peace and beauty of the countryside with this stunning 77-acre property on Piney Creek Road in Everett, Pennsylvania. Whether you're looking to build your dream home, create a private hunting retreat, establish a recreational getaway, or invest in land, this property offers endless possibilities. Enjoy the privacy of a large tract of land with abundant wildlife, scenic surroundings, and plenty of room to explore. The rolling terrain provides excellent opportunities for hiking, ATV riding, camping, and outdoor recreation while offering the seclusion you've been looking for. \$367,460

ESCAPE TO THE PEACE AND PRIVACY OF THIS STUNNING 48-ACRE WOODED PROPERTY ON TIGER VALLEY ROAD. Whether you're looking to build your dream cabin, create a hunting retreat, or invest in recreational land, this property offers endless possibilities. \$216,000

OPPORTUNITY KNOCKS AGAIN — THIS REMARKABLE 169-ACRE BEDFORD COUNTY FARM IS BACK ON THE MARKET AND READY FOR ITS NEXT STEWARD. From tillable ground to country creeks, this property has everything country living calls for. The land breaks down beautifully: roughly 40 acres tillable, 10 acres of pasture, and 118 acres of woodland loaded with wildlife habitat. Gordon Creek and Barefoot Run both flow through the farm, joined by a half-acre spring-fed pond, while the top fields deliver sweeping countryside views that never get old. The 4-bedroom, 2-bath two-story farmhouse retains its character with plaster crown moldings, and the outbuildings mean business: a large, well-built bank barn (approx. 64' x 74') and a 25' x 60' two-story shop with room for equipment, livestock, or hobbies. With approximately 7,500 feet of road frontage and a road dividing portions of the farm, there may be subdivision potential. An additional 8± acre parcel across Rt. 56 is included on a separate tract. Whether you're farming, hunting, raising a family, or all three, this farm delivers — all less than 20 minutes from the PA Turnpike and I-99. \$959,000

BLAIR COUNTY

PRICE DROP! RARE 204-ACRE EQUESTRIAN ESTATE FEATURING A MODERN 12-STALL HORSE BARN WITH WASH BAY, TACK ROOM, FEED ROOM, AND UPPER-LEVEL HAY STORAGE, ALONG WITH 39 ACRES OF PASTURE DIVIDED INTO SIX Paddock. Training facilities feature an 80' x 120' indoor riding arena and a large outdoor arena. The land offers approximately 58 acres of tillable ground and 133 acres of woodland, creating an excellent mix of agricultural use and recreation. Ideal for a private equestrian estate, training or breeding operation, or agricultural investment. \$1,549,900

79.67 MOSTLY LEVEL ACRES CONVENIENTLY LOCATED RIGHT OFF EXIT 39 OF ROUTE 99 IN BLAIRE COUNTY. Opportunity is there for a lot of different uses of this mostly wooded parcel. A small stream runs through the property and there is good hunting. There is no zoning in Antis Township. Two shipping containers with hoop structure is there for storage. \$429,000

BRADFORD COUNTY

GREAT OPPORTUNITY TO PURCHASE A LONGSTANDING PILLAR OF THE COMMUNITY AND SUCCESSFUL AG FEED BUSINESS, H. ROCKWELL & SON MILLS AND FARM SUPPLY STORE. There are 2 mills on site that are both currently operating totaling roughly 13,000 sq ft. The mill makes and delivers bulk and bagged quality dairy, beef, equine, swine, wildlife and poultry feeds to a five-county area, as well as providing custom mix-based nutrition services to dairy and beef producers. The mixer has a 4000 lb. capacity and produces around 3100 ton a year of mostly custom mixed bagged feed with 3-man crew working part-time. The bulk mill runs with a 1-2 man crew and uses a hammer mill, roller mill, (2) 500 lb. horizontal mixers and a molasses blender. The bulk mill can produce 100 ton of finished feed in a 10-hour shift and could produce bagged feed as well. Also, includes a 3600 sq. ft farm supply store, and 3400 sq ft extra warehouse storage. This listing is for the real estate only. Trucks and other equipment as well as inventory can be negotiated separately. \$1,500,000

CHESTER COUNTY

CLASSIC BRICK FARMHOUSE ON 2 ACRES WITH PLENTY OF POTENTIAL. The home offers 7 bedrooms and 2 full bathrooms, along with a bank barn and a separate garage/shop. A wooded area and creek sit at the back of the property, attracting local wildlife and adding to the rural charm. While the home may benefit from some TLC, it presents an excellent opportunity for buyers to invest and add value. Situated in the Lincoln University area of Chester County, offering a peaceful setting with convenient access to nearby amenities. This 2-acre parcel was recently subdivided from a larger farm, providing a great opportunity to own a farmhouse property with outbuildings on a more manageable tract of land. \$385,000

LIGHT COMMERCIAL ZONED 14 ACRE PROPERTY with 650' road frontage on route 41 (14,000 vehicle per day), 950' on Hood Rd, and 1000' on route 926. Presently being used as a horse farm with house and barn but numerous commercial potential. Natural gas is available as well for this commercial property! Can also be purchased with 2195 Gap/Newport Pike for a total of 22 Commercial Acres with even more 41+926 road frontage. \$1,600,000

BEAUTIFUL 7+ ACRE COMMERCIAL LOT with large former brick mansion used as single-family rental. Could be brought back to its former glory, located along Route 41 and Route 926 (approx. 750' road frontage). Between Gap and Avondale, PA. Daily traffic 14,000+ with high truck volume. The building has three floors and 8 bedrooms (4,500 sq. ft. finished). Can also be purchased with 162 Hood Road for a total of 22 Commercial Acres. \$1,070,000

CLEARFIELD COUNTY

86+/- ACRE RECREATION PROPERTY IN PENN TWP, CLEARFIELD COUNTY. THIS PARCEL HAS BEAUTIFUL VIEWS AND GREAT HUNTING WITH LOTS OF WILDLIFE. The land is mostly wooded with some open parts and a small stream. A nice hunting hut on site and good trails run throughout the property. \$349,000

CLINTON COUNTY

39+/- ACRE PARCEL BETWEEN LOCK HAVEN AND WILLIAMSPORT, with an excellent location that's secluded yet close to town. The land is mostly wooded; borders Chatham Run on one side and has a level 15+/- acres on top with beautiful 360-degree views of mountains and the river. Perfect acreage for recreation or a possible home site, with great hunting and close proximity to rails to trails. There is a gravel driveway to the top and a shale pit on the property. OGM's are reserved. Most of the property in flood zone X, but small parts near creek are flood zone A and AE. \$349,000

1 ACRE + 2 CAR GARAGE. located near popular ATV and outdoor recreation trails in the Lock Haven area, this 2-bedroom, 1-bath home offers short-term rental investment opportunity with clear upside. Situated on a 1-acre lot, the property combines privacy, outdoor space, and strong appeal to recreational travelers. A detached two car garage provides a significant competitive advantage for STR use, offering secure storage for guest vehicles, ATV's, and outdoor equipment. Lots of potential! With targeted improvements, the property is well positioned to support consistent cash flow, strong seasonal demand, and long-term appreciation. Ideal for investors seeking a manageable STR with low overhead, recreational demand drivers, and scalability potential. \$210,000

PRICE DROP! 32.4 ACRES WITH A 4-BEDROOM, 2-BATH FARMHOUSE, A PIG NURSERY BARN, A BANK BARN, AND OTHER OUTBUILDINGS IN CLINTON COUNTY. Property has a mix of woodland and tillable with a small stream and is in a secluded location. The pig nursery facility is 100' x 300' and can hold 4800 feeder pigs. Each room has its own heat, water, feed, ventilation and monitoring system and hose hookups for the barn's hot water pressure washer system. There are 4, 15-ton feed bins on site as well as a permanent diesel backup generator with an automatic transfer switch system and 2 farm-owned 1000-gallon propane tanks. \$1,590,000

CUMBERLAND COUNTY

7-ACRE FARMETTE IN TWO PARCELS WITH THE NEWBURG RUN FLOWING THRU THE PROPERTY. The 4-bedroom, 2.5 bath home sits on a 0.79-acre parcel with private well and public sewer, while the adjoining 6.31-acre parcel features a barn, garage, and chicken pen—ideal for hobby farming, animals, or extra storage. A stream runs through the backyard, adding to the setting, along with an above-ground pool for summer enjoyment. Two separate parcels provide options for future use or building. A walking trail borders this property connecting it with the 32-acre Hopewell Township Park with hiking, disc golf, baseball and more. Located just 5 minutes to the Blue Mountain Turnpike Interchange and 15 minutes to Interstate 81, making commuting easy while still enjoying local hometown conveniences. \$415,000

FRANKLIN COUNTY

EXTENSIVELY REMODELED, THIS STUNNING BRICK RANCHER NEAR SHIPPENSBURG OFFERS THE PERFECT BLEND OF MODERN UPDATES, TIMELESS CHARM, AND BREATHTAKING SUNSET VIEWS. Situated on .69 acres, this move-in ready home features 4 bedrooms, 2.5 bathrooms, a brand-new roof, new HVAC system, and quality finishes throughout. Inside you will appreciate a renovation including updated appliances, countertops, and flooring. \$344,900