



Davis Real Estate, Inc.

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**HAVE A PROPERTY TO
SELL? I HAVE BUYERS
READY TO CLOSE NOW!!
DEMAND IS HIGH AND
PROPERTIES FOR SALE
ARE FEW!**

**LOOKING TO PURCHASE?
GO TO MY SITE AND SIGN
UP TO BE IN MY EXCLUSIVE
E-GROUP! SEE NEW OF-
FERINGS AS SOON AS THEY
BECOME AVAILABLE. YOU
MAY EVEN GET "FIRST-
LOOK" BEFORE THEY HIT
THE OPEN MARKET!**

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WHAT GOOD ARE WE ANYWAY? Real estate agents...why does

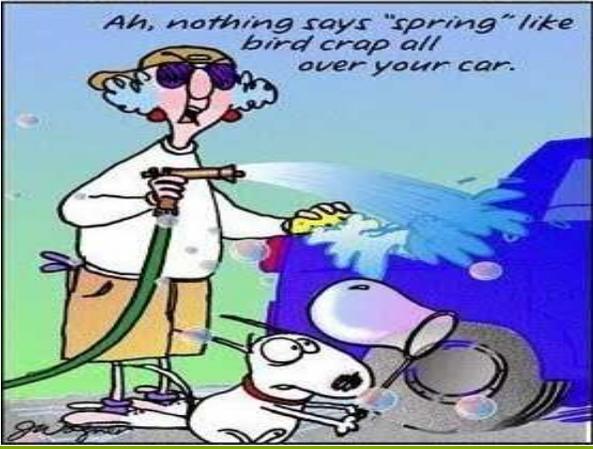
anyone need to use one to buy or sell a property? With so much information on the internet these days, most people should be able to figure out how to do it for themselves and sellers could save a lot of money too by not paying out a commission. Almost every argument made FOR a Realtor can be countered, right? **Realtors do marketing:** So what? Sellers can put their properties for sale on Zillow, Facebook, Instagram and dozens of other sites that reach a vast audience. BUT, having your property on the Multi-Listing Service makes it also available for other Realtors to see who may have qualified buyers and save a lot of time for you in dealing with those pesky "tire-kickers" and late night phone calls. Why is that important? Many buyers who are actively looking for a property are working closely with a Realtor to assist them. They often rely on their Realtor to seek properties out for them to review online and if the Realtor's are not aware of your listing and/or no compensation is being offered, you may have missed out on having a qualified buyer who is working with a professional who can ensure a smoother sale for you. **Realtors handle all inquiries & showings:** So what? Sellers can take phone calls anytime, anywhere. Also show their own property and consider offers. BUT, are those buyers serious inquiries or just nosing around? For cabin or land sales which can be difficult to get financing for, do they have the money available to make such a purchase and do they even KNOW if they are able to get financing? When the property is listed in the Multi-list buyers must contact their Realtor or the listing office to set up their appointment. At that time, they are screened by the Realtors so that they are certain this "looker" is qualified to be a buyer for your property in that price range. Most buyers are more likely to cooperate with a professional in getting them confidential information from a lender or getting a proof of funds from their bank. Getting that information for someone other than a professional may result in some push-back (think about it, would you want to provide that info to someone other than a professional who you are in a signed buyer agency relationship with so you know your info is safe?) **Realtors know how to negotiate and handle contracts:** So what? Isn't a seller or a buyer smart enough to negotiate for themselves? And all the information one needs to know about sales agreements are online, plus the attorney will assist. BUT, do you know all of the different terms and ways you can negotiate? If you are a buyer, do you know what contingencies you should be including? As a seller, do you understand all of your legal obligations to the buyer such as providing a seller disclosure and lead-paint disclosure for the buyer to review and sign. There are a lot of things that can cause your deal to "go south" if you are trying to handle your sale directly with an emotional or aggressive buyer. An uneducated buyer or seller (or worse, both) involved in a transaction like this is a recipe for disaster and lawsuits. An attorney can do so much, but they are also going to charge for their time in trying to untangle any disputes and misunderstandings. They are not going to be able to legally represent both parties or help you negotiate and explain every angle and strategy to you to get the deal together and to the closing table. **Realtors assist buyers in finding a property and can help them with their offer:** So what? Buyers can find properties on the internet just as well as a Realtor can and then they can call up the sellers and tell them what they want to offer. BUT, is the seller going to take your offer seriously if it is not on a written contract? They will want you to put money down, how do you know you will get that deposit back if your contingencies cannot be met? Where will that deposit money go? Does the seller understand what their obligations are in your agreement? Without a buyer agent you will probably have to pay an attorney to ensure all of this and guess what, it is FREE to have a Realtor as your buyer agent.!

So of what use are us Realtors anyway? Maybe more than you think! I work with buyers and sellers so contact me for professional assistance with your real estate needs!

www.RecreationalPropertiesPennsylvania.com

HUMOR ME!

Ah, nothing says "spring" like bird crap all over your car.



FACEBOOK PAGES TO CHECK OUT:

- Pine Creek Rail Trail
- Snakes of Central PA
- Friends of Benezette
- Vacation homes & cabins of Davis Real Estate
- Slow hikers of PA
- Potter County God's Country
- Slate Run Brown Trout Club
- Friends of Kettle Creek & Cross Fork

Menu idea and Recipes

Leftover ham from your Easter dinner?

ASPARAGUS HAM DINNER

- 2 Cups spiral pasta
- 3/4 lb. fresh asparagus
- 1 yellow pepper julienned
- 1 tsp. olive oil
- 6 diced tomatoes
- approx. 1/2 lb. leftover ham, cubed
- 1/4 c. parsley
- 1/2 tsp. each salt, oregano, basil, cayenne pepper
- 1/4 cup shredded parm cheese

Cook pasta & meanwhile in a large skillet, saute asparagus and pepper in oil until crisp tender. Add tom. & ham. Heat through. Drain pasta & add to skillet. Stir in parsley & seasonings. Sprinkle w/ cheese & enjoy!

ROLLS W/ BUTTER

TOSSED SALAD WITH VINAGRETTE DRESSING

SPOTLIGHT ON STATE

PARKS! *HYNER VIEW STATE PARK*

This state park on 6 acres offers one of the most breath-taking overlooks in the state! There is also a launch for hang-gliding and at certain times of the year, there are hang-gliding events held there. You can see vast distances upstream and downstream over the Susquehanna River and the "pre-historic" looking mountains! This is truly a site to behold and one you will not forget!

Sproul State Forest surrounds this overlook and the large stone wall that borders the lookout site was constructed by the CCC during the Great Depression. There are several monuments in the park. One of them is "Iron Mike" and is dedicated to the CCC workers who built the park (and many others across the country) and the other one is dedicated to the fire wardens who kept the area & state safe from forest fires throughout PA history. It was dedicated in 1965 and there is a stone from each state forest in PA embedded in the monument.

This is without a doubt, worth a visit for the spectacular views and beautiful drive up to the lookout as well seeing the monuments. Hyner View is located in Chapman Twp. off of Hyner Run Rd. Great motorcycle ride!

YOU MUST EXPERIENCE THIS VIEW!



(vintage postcard of Hyner View)



CARROT CAKE

- 1 1/2 granulated sugar
 - 1 cup veg. oil
 - 3 eggs
 - 2 cups flour
 - 2 tsp. cinnamon
 - 1 tsp baking soda
 - 1 tsp. vanilla
 - 1/2 tsp salt
 - 3 med. carrots shredded
 - 1 cup chopped walnuts
 - Cream cheese frosting
- Heat oven to 350 deg. Grease 13 x9 or 2 round pans w. shortening. Lightly flour. In lg. bowl beat sugar, oil & eggs w/ mixer on low speed 30 seconds. Add flour, cinnamon, baking soda, 1 tsp. vanilla & salt. Beat on low speed 1 min. Stir in carrots or nuts. Pour into pans. Bake until toothpick in center comes out clean (approx. 35 min) Remove & cool on rack completely. Spread frosting & then sprinkle w/ nutmeg if desired. **MOIST & YUMMY!**

A PIECE OF PEACE

Peace...such a seemingly simple quest. It seems as if there is an

extra need for that these days. When we have so much strife going on in our everyday lives and need to get away from social media, news and the other things in life that stress us too much, we tend to seek an alternative universe to escape to. Many want a place we can go to just take in some deep breathes, look at the beauty around us and get the junk out of our heads. Even a hike on a nice day in the forest clears one's head and raises serotonin levels, makes us feel healthy and vanishes our bad mood. Even better, to find a trail where there is no cell signal!

It is easy to see why many people are seeking get-away properties in our neck of the woods. Those of us who are lucky enough to live and work in this area of Pennsylvania have access to vast acres of state lands and forests. We enjoy many miles of streams & rivers. Hiking trails are plentiful! Many who come to visit our area understandably fall in love with it and decide they want a piece of it for their very own. This past year the pandemic has "nudged" people out exploring their natural surroundings more than they may have normally. Many outdoor retail companies have reported record sales of everything from ATVs to camping gear. The state parks remained at full capacity this past Summer as people found "socially distancing" in the outdoors was actually not so bad. Since vacation travel to beaches and other crowded tourist areas was not recommended, many found that weekend visits to the mountains and valleys of our area was a great alternative. Finding a property to purchase naturally became a goal. Not only as a vacation property for themselves, but also as an investment since there became a gigantic need for accommodations for all of these new visitors. The idea is that their cabin could also double as a lucrative rental meaning it would literally pay for itself! I believe that some people were also seeking nostalgia too...maybe a desire to transport their family back in time to an atmosphere where the family spent more time together enjoying the outdoors...perhaps a silver lining.

With inventory of available vacation homes, cabins and land for sale right now being at an all-time low and demand seemingly at an all-time high, the challenge to find and then afford one can be daunting. This is when you might be able to use the help of a Realtor who knows the area and inventory well. Perhaps regular contact with a Realtor who lists and sells properties in the area you wish to purchase would be advantageous. There are a host of resources online and social media pages as well, but it is still always a good idea to work with a Realtor even concerning properties you find those ways. A Realtor can even help with properties that you might be interested in that are "For sale by Owner". If you are thinking of selling, consider listing it with the Realtor who does the most business in the area your property is located. That Realtor likely already has buyers to match up with your offering and therefore making the sale easy and seamless. Again, you don't want to call up any Realtor. Do some research and contact the one that is the expert in the area of the property you want to sell or buy.

A piece of peace is a quest for many! It can be found in a variety of ways and places. Working with a Realtor who is experienced in these types of sales and knows the territory well can be a huge asset in your quest! Contact Lisa Linn to help!

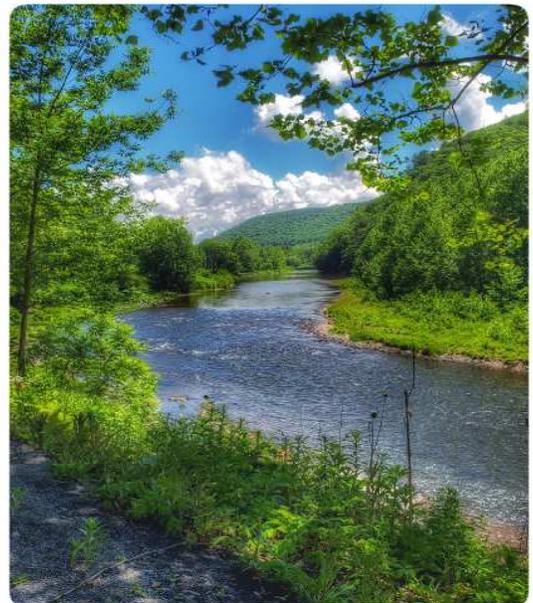
PHOTO CORNER

Beautiful shot of Pine Creek from the Rail Trail that I took last Summer.

It isn't hard to capture beautiful pictures of Pine Creek! I hope you enjoy it!

If you have a picture to share, please feel free! I will put it in my photo gallery and I might even include it in one of my next issues!

Email me at lisa.a.linn@gmail.com





Davis Real Estate, Inc.

I have the best job ever...helping to make dreams come true!

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LISA'S LISTINGS

SEE MORE PICS & INFO AT:

RecreationalPropertiesPennsylvania.com

COMMERCIAL:

Waterville: Over 10,000 sq. foot commercial building with operating hotel on the upper level. The main level is set up for dining facilities, a window service for ice cream/sandwiches, another retail space or café and there is also a full service garage facility included. Great location in the gateway to Pine Creek Valley and along busy Rt. 44 in the village of Waterville! \$994,000

LAND:

Beech Creek: Whitetail Mountain Forest. 14.12 acres of stunning mountain top property perfect for a cabin. This property overlooks Beech Creek, Beech Creek Mountain and beyond for miles. Great area for hunting, deer, bear and turkey, Close to Bald Eagle State Park, boating and fishing. This is a MUST SEE property. \$89,900

S. Renovo: 46.80 wooded acres of hunting land available or build your cabin on this property overlooking the Susquehanna River. Electric runs by the property. This property borders RT 144 and 1st St in S. Renovo and Pete's Run Rd goes through the property. Offered at \$119,900

**AS YOU CAN SEE I NEED MORE LISTINGS TO SELL! I SOLD ALL OF THE ONE'S I HAD!
CONTACT ME IF YOU ARE THINKING ABOUT IT AND I CAN DO A FREE MARKET ANALYSIS AND GET
YOU TOP DOLLAR! \$\$\$**

SEE YA' UP THE CREEK!



Spring will come and
so will happiness.
Hold on.
Life will get warmer.

