



# Davis Real Estate, Inc.

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## Do I really have to sign that?

Seems like somebody always wants you to sign things nowadays just to do the simplest things. Privacy Notices, disclaimers, acknowledgements....the list goes on. Many times we just sign or click on "accept the terms" just so we can get on with our day. Who really takes the time to read all of that anyway?

But there are some documents that you do need to take a bit more seriously, especially when you are looking to purchase a property with a Realtor. Some of you might have heard on the news some scuttle about the National Association of Realtors being involved in a lawsuit that has to do with commissions. Now, first let me say, if you never believed the mainstream media doesn't get the story right or twists the actual facts, you may want to re-think that. Some of this has to do with compensations for buyer agents vs. seller's agents. The suit alleges that the National Association of Realtors (a trade organization that 90% of real estate agents belong to) colluded to keep commissions at a certain rate and that the sellers should not be paying the agents who are representing the buyers and that sellers did not "know" they were paying the buyer's agents. Now, as a seller of a property, when you sign listing papers with the Realtor of your choice, there is a section on the contract that CLEARLY spells out if you are willing to offer compensation to a co-broke agent and also how much you wish to offer. So, although this sounds silly, the lawsuit against NAR was won by the plaintiffs. As part of our settlement agreement. We now have to make doubly sure that sellers are aware of this (yep, extra forms) and that BUYERS be aware that they *may* be responsible for paying their own agent. In a way, this does make sense. and maybe is how it always should have been, although there are different perspectives on that. The buyer is the one that brings the money to make the purchase, so some see it as the buyer really pays ALL of the commission anyway. This is a bit more complicated than the attorneys for the plaintiff made it out to be, but we are dealing with it and moving forward optimistically.

***The settlement agreement also now requires that a prospective buyer who wants to look at a property to FIRST sign a Buyer Agreement with the agent who will be showing the property to them.*** A fee is discussed. There is not usually a fee just to look at a property, but there MAY be if you wish to PURCHASE that property or any property. There are different agency relationships and fee arrangements that can be entered into so you will want to discuss this with your Realtor and have them outline their duties to you as your Buyer's Agent.

With this all said, here is the takeaway: Before making an appointment to look at a property make sure you discuss this with the agent you choose to call (and do not call or submit a form to Realtor.com or Zillow! You will be sorry you did! You will be besieged with SPAM and you will likely not get a local agent who can actually help you with the property). Ask friends to refer you to Realtors they may have worked with and had positive experiences with or check online for local Realtors ratings and reviews. These are things you would likely do before hiring any professional. Once you have chosen who you would like to work with, then you will feel more comfortable discussing this document and agency relationship before signing anything. You will want to know all of this before simply calling or emailing an agent to set up a showing appointment., because chances are very good that you will be required to sign before the agent can open the door for you. Choose wisely before signing...and YES, you will really have to sign that in order to see the properties. Contact Lisa Linn for honest, experienced and reputable service. No need to worry! I got you covered!

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# HUMOR ME!

It's a beautiful fall day they said..

go outside, sleep under the tree they said..

## FACEBOOK PAGES TO CHECK OUT:

Pine Creek Rail Trail

all things nature

Hiking & Backpacking PA

Snakes of Central PA

Friends of Benezette

Vacation homes and cabins of Davis

Real Estate

Thinking of selling? I have buyers in search of vacation properties to purchase in our neck of the woods! Don't go it on your own...put it out on the open market with a Realtor who KNOWS the territory. That is how you will get TOP DOLLAR and a smooth sale! If you are thinking about it, let's talk! No strings attached!

## Spectacular Scenic Autumn drives in the PA Wilds!

Here in our area of Pennsylvania we are blessed with some of the most beautiful and scenic byways in the state! So if you are in the mood to get out of the house and take a drive on a beautiful Autumn day, here are a few of my favorite routes:



1. **Quehanna Highway** from 555. Few scenic drives can rival this route which takes you through some of the most remote areas of PA. This takes you through 3 state forests (Sproul, Moshannon and Elk) beautiful vistas, plenty of wildlife (including Elk) and simply jaw dropping scenery. From Driftwood take 555 to Medix Run then get on Quehanna Hwy and then to Wykoff Run back to Sinnemahoning. You won't be sorry!
2. Route 414 through Slate Run, past Cedar Run then left onto **Leetonia Rd. to West Rim Rd. and back down to 414 just before Blackwell**. You will drive along Pine Creek and then when turning onto Leetonia Rd., you will be driving along Cedar Run Creek where there are waterfalls and stunning scenery. Turn onto West Rim Rd. in Leetonia and enjoy the ride!
3. Route 44 N. to Cherry Springs State Park then take **872 through Costello, Austin, Wharton and Sinnemahoning**. Beautiful and wild! Then drive out to 120 E. back to civilization.
4. 44 North past Black Forest to **Francis Road** then to Slate Run Rd. down to Slate Run. You will drive along Little Slate Run stream which is a wild trout stream and you will pass vistas as you drive down the mountain.
5. 287 to Oregon Hill to **English Run Rd.** to English Center then Little Pine Creek Rd. to Waterville. This is a beautiful drive starting out on paved road and turning into dirt roads through the forest and then coming to English Center on paved roads again! See the historic bridge at English Center as you drive on Little Pine Creek road alongside Little Pine Creek until you reach Waterville. Beautiful rolling hillsides, open fields and mountains surrounding you!

**THERE ARE PLENTY MORE SCENIC ROUTES TO TRY AND THESE ONES CAN BE MODIFIED OR EVEN EXTENDED INTO LONGER DRIVES! We are blessed to live in this beautiful state!**

## MENU IDEA AND RECIPES

Use up leftovers!

### Pumpkin Pasta, anything salad, bread pudding

#### Pumpkin Pasta

Pasta:

- Kosher Salt
- 4 cups flour (plus more for dusting)
- Can pumpkin puree (15 oz.)

Sage Butter

- 1 stick unsalted butter
- 6 fresh sage leaves
- kosher salt and fresh ground pepper

Bring lg pot of salted water to boil. Put flour & pumpkin in food processor & pulse until mixture comes together & dough forms. On a floured work surface divide into 4 equal pieces. Roll & cut into desired thickness, cut into noodle shapes and dust w/ flour. . Cook the pastas for 2 to 5 min. or until tender but not mushy. Drain.

**BUTTER:** Melt butter in lg. skillet over medium heat. Add sage & cook stirring occasionally until leaves are crispy & butter browns slightly. Sprinkle in salt and then toss the cooked pasta in and coat thoroughly. Serve hot!

#### Anything Salad

Start with washed and shredded lettuce (any type).

Place enough to fill a large salad bowl in a mixing bowl and add any of the following:

Olives, leftover slices of cheese cut into strips, any leftover lunchmeat, pepporoni, any fresh leftover veggies, frozen peas, nuts, homemade croutons from any leftover bread, crushed corn chips and/or any other leftover items in your fridge or cupboard that might go in the salad! Don't be afraid to try anything!

Make a simple vinaigrette to toss it all with:

In a jar or cruet mix the following in these parts:

3 parts oil, 1 part vinegar (or acid)

Use any kind of oil you have on hand (Sesame seed, veg., olive oil, etc. ) Use any kind of vinegar or acid on hand (apple, rice, red wine vinegars, or fresh squeezed lemon or lime) From there add your flavor choice (Mustard, Dijon, herbs, maple syrup...endless) Shake well and add to your salad mixture and toss!

#### Bread pudding As You Like It

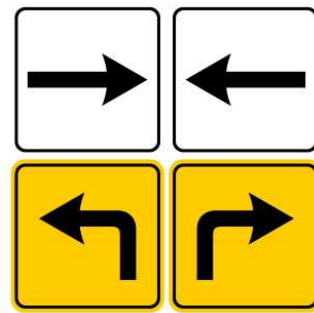
- Day old loaf of bread, or leftover rolls, French loaf, even hotdog rolls
- 1 cup of (your choice:toasted pecans, raisins, choc. chips, cranberries, etc. )
- 6 large eggs
- 1 cup sugar
- 4 cups of heavy cream, milk, 1/2 & 1/2 or any combination of these
- 1 tsp. vanilla

**Grease 9X13 pan and set aside. Cut bread into cubes. In large bowl mix bread, & your choice(s) of the ingredient #2. Place evenly in the pan. Whisk eggs & sugar. Add cream & vanilla & combine. Pour over the bread crumb mixture & completely cover. Let sit for 1 hour. Preheat oven to 325 & bake 40 to 50 min. until custard has set & top is brown. Serve warm or cold!**



# Nobody needs directions anymore...

It amazes me how easily we sometimes forget the little things that were replaced with modern technology. It seems as if one of the pleasures of bygone days has been eliminated thanks to Google maps and other apps that provide directions. That would be the pleasure of getting lost and stopping to ask directions. OR to just go with it and see if you found a short-cut or maybe a scenic route discovery!



Now don't get me wrong. I use google maps all the time as it is vital to my business when out and about. If I am heading to appointments and unfamiliar with the territory, I need to get there on time so it has been an invaluable tool for me. But, there are times that I am not in any particular hurry and actually enjoy getting "lost" a little bit. There are times when I can't get a signal to pull the app up anyway, so I have to figure it out using my "old-fashioned paper" maps. That is a skill that I think is fading out and it saddens me. Before there were phones and apps, it seemed like people conversed with each other a lot more. Stopping and asking a stranger for directions was an opportunity for a conversation that could go something like this..."Go down the road a little bit, then when you see the red barn, go a little further and turn right, drive past the church to the crossroads and go left, then make a left again, watch for the pothole....etc." It was satisfying reaching my destination by using my own sheer will and wits. But now, we have the google map saying in a monotone voice... "in 500 feet turn left" and we don't have to think about it.

I do have to say that there are times when I have foiled google maps and it is pretty funny when that happens ("location not found!"...haha, I love that!). I have also had the app try to take me on some pretty sketchy back roads when it would have been much easier to take a main route, but apparently it is taking me "as the crow flies" which in my neck of the woods can be on actual forest roads and even trails!

So I guess with our modern technology nobody needs directions anymore and that is a lost opportunity to meet people, even for a short, friendly conversation. Never mind that they gave you the wrong directions....which is another story for another day! If you are out and about in the mountains, take the time to get lost for a little bit. You might discover something cool that you would not have otherwise seen! If you see me, you can stop and ask for directions and I will be happy to oblige... unless I am lost too!



**JOIN MY E-GROUP AND STAY IN THE LOOP!** Receive updates on new listings! Even if you are just casually looking or ready to buy now, this could be another great resource for you! Go to my website at [www.RecreationalPropertiesPennsylvania.com](http://www.RecreationalPropertiesPennsylvania.com) and sign up OR just shoot me an email and let me know you want added and you are IN!



In memory of my trusty assistant and companion... **CHESLEY**

He went along on many appointments and rides in the mountains with me and Bob. He went everywhere and enjoyed meeting everyone. He loved ice cream and running through the streams. We were blessed to have him for 14 years. He was pure joy and we miss him terribly.



I just wanted to honor him in my newsletter since he was such an important part of my life both personally and often while out on business too. Goodbye Chesley, **you were the best boy ever!**

***Our area offers many opportunities for lodging, dining and outdoor fun! There are lodging facilities, open year-round (Air BnBs, small hotels and Inns) Maybe you can find one with a cozy fireplace or woodstove! You can find some lodging on my site at [www.RecreationalPropertiesPennsylvania.com](http://www.RecreationalPropertiesPennsylvania.com). HOPE TO SEE YOU HERE!***



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ASK FOR LISA

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### LISA'S LISTINGS

SEE MORE INFO ON THESE AND OTHER PROPERTIES AT:  
[www.RecreationalPropertiesPennsylvania.com](http://www.RecreationalPropertiesPennsylvania.com)



*Chesley lived his best life here in the PA Wilds! I can help you get here!*

#### LAND:

**Waterville:** Little Pine Creek Rd. near the state park, Happy Acres and just 3 miles to the Pine Creek Rail Trail and Pine Creek! Great recreational lot for you camper! **\$49,000**

**Lock Haven:** Recreational lot for your camper just outside of Lock Haven, yet in a secluded setting. **\$17,000**

#### CABINS:

**Haneyville:** State Lease camp in Tiadaghton State Forest! Ride your ATV to the top of the hill and get on the trail! Trout Run stream frontage and secluded setting! **\$80,000**

**Waterville:** Resort life! Great cabin in Happy Acres Resort! Lot rent includes water, sewer & garbage and park amenities! 3 bedrooms, log exterior, completely remodeled inside! **\$79,000**

**Waterville:** Affordable camp in Happy Acres Resort! 3 bedrooms and a large lot! Log exterior, whole house generator, large shed. **\$59,000** Lot rent includes water, sewer, garbage and park amenities!

**Waterville:** PINE CREEK FRONTAGE & RAIL TRAIL ACCESS! Vacation home on 1 acre! **\$550,000**

**Black Forest:** Beautiful log cabin on 1 acre! Ride your ATVs right out onto the trails! Open floor, beautiful interior, generator and comes fully furnished! This could also be a business with gas service. **\$372,000**

#### COMMERCIAL:

**Waterville:** Over 10,000 sq. feet commercial building along busy route 44N. in Waterville!

A restaurant facility (not operating) that has been completely remodeled is on the first level and there is a 12 room hotel on the 2nd level (operating). Plenty of parking! Easy access to the Rail Trail! The first level could be used for anything, it doesn't have to be a restaurant. There is also a large service garage in the back! Public water. This would be a great opportunity to start a business in the PA Wilds! **\$920,000**

**Waterville:** Happy Acres restaurant/convenience store and game barn. Long-established business in the Pine Creek area with multiple revenue sources! **\$795,000**. Seller will finance with money down.

**Black Forest:** Here is a chance for a business opportunity! The former Black Forest Gift Shop & gas service has been converted to a luxury vacation home, but you could still have a great business here. Breakfast service, Air BnB, gas and convenience store... the sky is the limit! **\$372,000**

**See ya' up the creek!**