



Davis Real Estate, Inc.

106 Bellefonte Ave.
LOCK HAVEN, PA
570-758-8550

Ask for Lisa!



LISA LINN Realtor®
570-660-0626
lisa.a.linn@gmail.com



INSIDE THIS ISSUE:

Humor Me	pg. 2
FB pages	pg. 2
Alaska	pg. 2
Menu idea	pg. 2
Weird & wonderful	pg. 3
Lisa's Listings	pg. 4



How Do Cabins on State Leased Land Work?

Undoubtedly you have seen these types of properties come up for sale, or perhaps you own one or are part of group in one. They happen to be plentiful here in our area due to the vast amount of state forest lands that we are fortunate enough to have in our neck of the woods.

Whenever I list one, I always get many questions regarding how they work. In recent years (I would say the past 10 years or so) I have noticed that there seems to be more of them coming up for sale. Because I happen to list them frequently, I am of the opinion the reason for the influx of camps on leased land for sale is because many of the "old-timers" who own them are at the point in their life where they can no longer keep the camp up or go hunting. Camp memberships (if applicable) are dwindling and it seems that the traditions of "going to hunting camp" with the gang is not as viable due to busy lives and changing interests. Many of these camps have no electric or running water, or access to a cell signal (a plus maybe?) and only outhouses. It seems more people want a "camp" but still desire all of the comforts of home.

So how does it work when you own the cabin but the state owns the lot the cabin is on? Owning one of these types of properties isn't for everyone. Some people are understandably concerned about owning a structure that is on land they do not own and that is one of the caveats. **Here are some points that might help:**

- All state lease camps are in state FORESTS, not in the Game Lands (there is a difference).
- The lease is usually \$200 a year and it has been that same amount for many years.
- The lease is for 10 years at a time (not 100 years anymore) When the lease is transferred to someone else, the number of years left on the current lease remains the same. DCNR does not recognize your "sale" they only approve your transfer of the lease for the lot.
- You MUST be a PA resident, not a felon, over 18 and not a leaseholder of another camp. Also, this has to be a CASH sale. Banks will not mortgage a cabin on leased land.
- Your lease is for the lot (normally it is around 1/4 acre) and it includes a plot map.
- There are rules and regulations that need to be adhered to. They are posted on DCNR site.
- Your cabin is considered personal property. There is NO deed, however you will still pay real estate taxes on the structure. When you sell it, you should do a Bill of Sale and prorate taxes.
- The lease transfer documents have to be notarized by the current leaseholder and the buyer/lessee. The originals then have to be provided to the DCNR office of that particular state forest. You should always contact your state forest office when you first put your cabin up for sale so they can send you the transfer documents and check your camp to make sure there are no violations that would be passed on.
- It is up to the buyer and seller as to how to handle the sale part of the cabin. As I mentioned, DCNR will not be involved in that. They only transfer the lease.

There are more things to know, but these are the basics. If you are interested in selling one of these types of camps, consider listing it with a Realtor who is experienced in handling these types of sales and transfers. Owning a cabin on leased land is a great option since you are literally surrounded by thousands of acres of forest land but not paying a ton of money for real estate. Also, normally the sale price is within one's budget. Contact me if you want to sell or buy one!



HUMOR ME!

I love all the fall beverages: spiced cider, hot cocoa and Theraflu.



FACEBOOK PAGES TO CHECK OUT:

Pine Creek Rail Trail
Friends of Benezette
Vacation homes and cabins of Davis
Real Estate
Friends of Kettle Creek
Renovo Forum
PA Hunting Camps

Alaska Adventures!

I recently visited the state of Alaska for the first time and I must say, I was in awe of the landscape and natural beauty! We didn't go on a cruise, but rather opted for a Coast and Denali tour. We were very impressed not only with the beautiful scenery, but with the people and the adaption to the way of life there. There are not a lot of major roads to the more remote places so small airplanes, seaplanes and boats are common to get to some of these mountain and coastal areas. We visited the Kenai Peninsula, Denali National Park (and got to see Mt. Denali!) We saw glaciers up close and rode the Gold Star train back to our starting point in Anchorage through the Alaskan countryside! The stunning scenery was overwhelming as well as the sights of wildlife such as moose, native birds and we even saw some grizzly bears! There is a lot more to tell! If you have never been to Alaska, you need to put it on your bucket list! Of course, it was good to be home after 2 weeks away...my ❤️ still belongs to the mountains of PA!



MENU IDEA AND RECIPES

COZY AUTUMN DINNER

CIDER GLAZED CHICKEN

- 1 large sweet potato, peeled and cubed
- 2 apples, sliced
- 2 Tbsp. olive oil, divided
- 1 Tbsp. chopped fresh rosemary
- kosher salt
- Freshly ground black pepper
- 6 bone-in, skin-on chicken
- 2/3 cup apple cider
- 2 Tbsp. honey
- 1 Tbsp. Grainy mustard
- 1 Tbsp. butter
- 3 rosemary sprigs, for skillet
- 1. Preheat oven to 425. Combine potatoes, apple and rosemary in a bowl & season w/salt & pepper. Drizzle w/olive oil and toss.
- 2. In a lg. oven-proof skillet heat remaining olive oil. Add chicken & sear, skin side down until golden. Remove.
- 3. In the same skillet, add cider, honey and mustard. Bring mixture to a simmer and continue to cook until it has reduced slightly. Whisk in butter. Add chicken (skin side up) & scatter the potato mixture & rosemary sprigs around the chicken.
- 4. Bake in skillet until potatoes are tender & chicken is cooked (apprx. 20 min)
- 5. Serve with the pan drippings.

ROASTED CAULIFLOWER

- 1 medium cauliflower (2 to 3 lbs), cut into florets
- 3 Tbsp. extra-virgin olive oil
- 1 1/2 tsp. Old Bay seasoning
- 1 tsp. Kosher salt
- 1/2 tsp. Fresh ground black pepper
- 1. Preheat oven to 425°F. In a large bowl, combine cauliflower, olive oil, Old Bay, salt and black pepper.
- 2. Add cauliflower to a sheet tray and distribute into a single layer. Roast the cauliflower for 25 to 30 minutes, tossing halfway through, until the florets have browned on the edges. Transfer to a plate or bowl and serve.



APPLE DUMP CAKE

- 3/4 cup (1 1/2 sticks) salted butter, cut into slices, plus more for the baking dish
- 2 (21-oz.) cans apple pie filling
- 1 tsp. apple pie spice
- 1 (15.25-oz.) box yellow cake mix
- Jarred caramel sauce, for serving (optional)
- Vanilla ice cream or whipped cream (optional)
- 1. Preheat the oven to 350°F Butter a 9x13-inch baking dish.
- 2. Dump the apple pie filling into the prepared baking dish. 3. Sprinkle with the apple pie spice. Sprinkle the cake mix over the top of the fruit. Distribute the butter slices evenly over the cake mix.
- 4. Bake until the top is brown and bubbly, 50 minutes to 1 hour.
- 5. Serve drizzled with caramel sauce and topped with ice cream, if you like.



WEIRD AND WONDERFUL FINDINGS:

A house can be home to many of its occupant's deepest secrets—some of which remain hidden until long after their death. Some of those secrets offer an emotional glimpse into their life, while other more sinister oddities can reveal aspects of their personality that were kept carefully concealed throughout their lives. Now, those who have cleared out the homes of recently deceased loved ones are lifting the lid on what it's like to uncover those closely guarded mysteries—and how, exactly, they learned the kinds of fascinating or unsettling facts that can be discovered about someone in a living space. These revelations run the gamut from dark habits to unusual hobbies and heirlooms. From a grandson who found a terrifying item in his late grandmother's house to a woman who made a heartwarming discovery in her uncle's house, there is no shortage of intriguing house clean-out tales in a Reddit thread dedicated to documenting the finds made in the homes of the deceased.

One of the most harrowing stories is that of a man who found the petrified remains of a cat tucked into a corner of his grandmother's living room—a discovery that was made all the more scary by the fact that his relative had never actually owned a cat.

One grandchild found her grandparents' love story written in letters. "In cleaning out my grandparents' home, I discovered a shoe box tied up with string in the attic. In it was a collection of love letters my grandfather wrote to my grandmother during his years in military service abroad," they wrote. "They were beautiful - priceless statements of love and devotion."

Sometimes, the job is left to strangers, people who clean abandoned and neglected homes for a living. One man who makes his living this way writes that he once found a box with Nazi officer items. In another home, he discovered the owner had been hoarding Beanie Babies and stuffing them in the walls.

And on a good day, he can find cash or jewelry. He once found a paper bag filled with \$40,000 in cash sitting under a pile of junk mail. Another time, he found a diamond earring worth over \$100,000 in a basement. He says he passes these types of treasures to the family.

Another found "well-organized junk" in her grandmother's home, which was filled with history. She writes, "When my great grandmother died, we found a newspaper from the Lincoln assassination. There was some scuttle about the legitimacy but it was cool as hell." Also found a personal letter from Ronald Reagan to my great grandma. There was a giant stack of every Life magazine ever printed. This along with an entire basement of a Victorian house filled floor to ceiling with well-organized junk."

Among the weirdest items listed in the thread couldn't even be explained. One found "100-plus boxes stacked floor to ceiling filled entirely with leather boots. "Hundreds of pairs of stinky, heavily worn, suspiciously residue-d boots," they wrote.

Another found "a perfectly looking cake," writing, it "had to be about 20 years old and looked like new. Never tasted it tho." I can't blame him!

Article written for Realtor.com by Marianne Garvey

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. HOPE TO SEE YOU HERE!



Davis Real Estate, Inc.

106 Bellefonte Ave., Lock Haven, PA 17745 570-748-8550 (office)
ASK FOR LISA

LISA LINN 570-660-0626 (DIRECT) lisa.a.linn@gmail.com

LISA'S LISTINGS

SEE MORE INFO ON THESE AND OTHER PROPERTIES AT:
www.RecreationalPropertiesPennsylvania.com



*I am blessed to live and work in
the beautiful PA Wilds! I can
help you get here too!*

LAND:

Jersey Shore: Ramsey Village. Very nice 1.65 acre lot with rail trail and deeded creek access! This has well & septic! Sale includes a 2003 travel trailer that sleeps 10! \$239,900

Loganton: 180 acres! Nice mix of open & wooded land. Potential timber value too! \$448,000

CABINS:

Lock Haven: Cabin on state leased land in Sproul State Forest! Very secluded! \$79,900

English Center: Nice vacation home on almost an acre! Beautiful setting and near game lands. \$229,000

Kettle Creek: Large cabin surrounded by Sproul and with a trout stream running through it! \$189,000

Waterville: Park home located in Happy Acres Resort. Great for an affordable "home base in PCV! \$44,500

Waterville: Very nice vacation home with easy access to the rail trail! \$349,000

COMMERCIAL:

Cedar Run: Cedar Run Store PLUS adjacent cottage! Both buildings & store/kitchen equipment \$545,000

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

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 and sign up OR just shoot me an email and let me know you want added and you are IN!

Thinking of selling but don't know who to call or where to start? Consider contacting me to do a site visit and answer all your questions with NO STRINGS ATTACHED! Buyers are looking for recreational cabins, camps, land, waterfront properties (ESPECIALLY), tear-downs, fixer-uppers and vacation homes! I have buyers waiting! Contact me for a no-obligation visit



See ya' up the creek!