



Davis Real Estate, Inc.



**AUTUMN
QUARTERLY 2021**

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Life is good in the mountains of North Central PA! Let me help you find your perfect spot! If you are selling, I have buyers waiting! This is what I specialize in! Having an agent that understands the uniqueness of selling 2nd homes & cabins is important when buying or selling!

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Clean & Green ...what does it mean? What is the benefit of enrolling your property in Clean & Green for assessment purposes and are there limitations to the use of your property if you do so? Here are some answers to those questions:

- In order to qualify for C & G enrollment, it has to be at least a 10 acre (contiguous) parcel. There may be other eligibility requirements as well. You can check with your county assessment office & you can usually get an application online.
- The advantage is that this program allows the property to be assessed preferably at the value it has use for and not fair market value which would be higher. This could mean a substantial tax savings.
- The intent of this program is to encourage keeping the land in one of these 3 categories: Agricultural use, Agricultural Reserve and Forest Reserve. These categories are vital for our communities and state.
- There are some restrictions that apply when your property is enrolled in this program. Most notably, there are sub-division & commercial use restrictions that you will need to know about. The main incentive of C & G is to keep as much green space intact and protected from too much development as possible. And also using it for purposes of agriculture (growing food, livestock, etc.) or woodlots (future timber, animal habitat and impervious areas which help control flooding and ground saturation.)
- If the use of the property should change and will no longer meet the eligibility requirements, then "roll-back" taxes + interest would be due to the county. The recent property owner will be responsible for the past 7 years of property taxes PLUS interest on the property tax savings they obtained. It is important that if you are purchasing a property that is currently enrolled in the C & G program that you understand this and that it will be YOUR responsibility for those taxes if you change the use, not the previous owner you purchased it from.
- Bottom line, having your property enrolled in the Clean & Green program not only provides tax savings but also helps the environment, ensures that the land will provide for forest protection, renewable resources for future generations, food production and more. However, make sure that you understand the restrictions that apply and be sure that is the right fit for you before purchasing a property that is already enrolled in C & G or you intend to take advantage of this program. Your county assessment office should be able to provide you with that information.

HUMOR ME!



SPOTLIGHT ON STATE PARKS!

Colton Point State Park, Tioga Co. (PA Grand Canyon)

This issue I am featuring Colton Point State Park which is on the West side of the Pine Creek Gorge. Although beautiful in all seasons, stunning Autumn views of the gorge from the vistas are very impressive! The state park encompasses 368 acres and is surrounded by Tioga State Forest and it's "sister" state park, Leonard Harrison State Park. Pine Creek meanders through the gorge thus creating major rock foundations that date back to ancient times. The park was named for Henry Colton, a Williamsport lumberman who cut timber there in the late 1800s. Much of Pine Creek valley and the gorge were clearcut during this lumber boom, but is once again covered in splendor from the 2nd forest growth. This state park is a popular tourist destination in the PA Wilds and the facilities were built by the CCC in the 1930's. Check out more on this wonder of nature on the DCNR website! This should be on everyone's bucket list!



WWW.PABUCKETLIST.COM

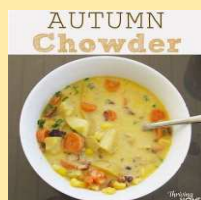
FACEBOOK PAGES TO CHECK OUT:

- 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
- National Parks Photography
- Friends of Kettle Creek

Stay in the loop and sign up for my E-group! Don't miss your chance in this fast-moving market! Go to my site, sign up and you are IN!

Autumn "comfort food" menu & recipes:

- 1 tsp olive oil
- 1/2 cup chopped bacon
- 2 lbs. potatoes (cut up into cubes)
- 12 oz. frozen corn
- 4 cups chicken stock
- 1 cup heavy cream
- salt (to taste)
- 1/4 tsp. pepper
- fresh parsley



Serve w/ crumbled bacon and parsley on top! Comfort food!

DIRECTIONS

Heat olive oil in lg. stock pot. Cook bacon in the olive oil Remove w/ slotted spoon & set aside. Keep bacon fat in pot. Add potatoes & corn. fry for 1 minute & then add chicken stock. Bring o boil. Cook 15 min. covered until potatoes are cooked. stir occasionally. Reduce heat stir in heavy cream, add salt & pepper, cook 1 min. more. Use hand-held blender, puree but only until just chunky.

Warm biscuits

Cinnamon Applesauce

Pumpkin Cookies:

- 2 1/2 c. flour
- 1 tsp. baking powder
- 1 tsp. baking soda
- 1 tsp. cinnamon
- 1/2 tsp. nutmeg
- 1/2 tsp. salt
- 1 1/2 c. sugar
- 1 stick butter (softened)
- 1 c. pumpkin (from a can)
- 1 lg. egg
- 1 tsp. vanilla extract

DIRECTIONS: Preheat oven to 350 degrees. Grease baking

sheets. Combine flour, baking soda, baking powder, cinnamon, nutmeg & salt in medium bowl. Beat sugar & butter in large mixing bowl until well blended. Beat in pumpkin, egg & vanilla extract until smooth. Gradually beat in flour mixture. Drop by rounded tablespoon onto greased baking sheets. Bake for 15 to 18 minutes or until edges are firm. Cool on baking sheets for 2 min. Remove to wire racks & cool completely.

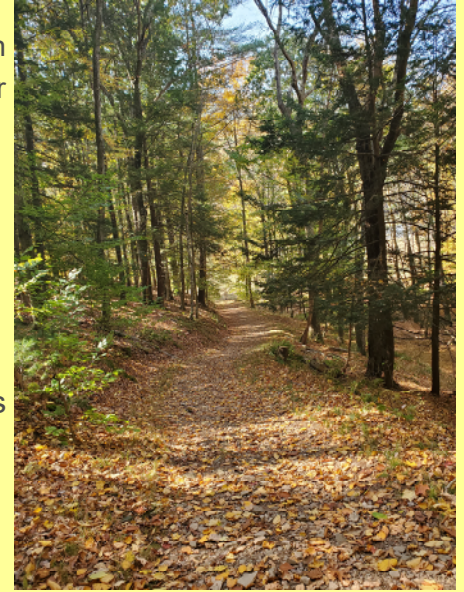
Hiking in the Autumn Splendor! If you are like me, hiking in the Autumn is one of my favorite activities! We are fortunate to enjoy many (uncrowded) hiking trails here in North Central PA! Here are a few to try:

Spike Buck Trail (off of Boone Rd)- This trail also connects up with Carsontown Trail, Love Run Trail, Panther Trail and the Tiadaghton Trail so you could create your own loop. This is a moderate level trail with some steep areas. It is located approx. 1/4 mile up Boone Rd. (which is off of Little Pine Creek Rd. where you turn into Happy Acres Resort). There is a small parking area at the trail head where you cross a little bridge. Beautiful views walking along Boone Run. Have a filling meal at Happy Acres Restaurant afterwards!

Shore Line Trail (Around Little Pine Dam)- This is an easy trail that follow along the back shoreline of Little Pine Dam. It begins at the dam (walk across the top of it) and then follows along the back side of the lake. Very nice easy stroll. Out and back trail. Peaceful views of the lake. Waterville Tavern for lunch before you begin!

Chuck Keiper Trail (Short Loop) Off of Rt. 144 S., begin on Swamp Branch Rd. You can go clockwise or counter clockwise. This is an 8.8 mile loop in Sproul State Forest (near Renovo). Get a hearty breakfast at Sportsman's in Renovo before heading out!

There are many others to try, but here are a few to get you started! Autumn in the mountains is the perfect time for appreciating the gifts that Mother Nature blessed us with here! Don't forget about the 62 mile Rail Trail for an awesome biking experience as well!



PROPERTY SPOTLIGHT:

Create a gold-mine in one of the “gateway” communities to Pine Creek! This over 10,000 sq. foot commercial building is set up as a 12- unit hotel on the 2nd level with common areas and remodeled restaurant facilities on the main level (walk-in coolers, waitress station, kitchen) This could be a café, full service restaurant, bakery, winery, etc! There are many possibilities. There is even an extra retail space for a deli/gift shop/bike rental business, ANY thing you can think of! Also a service garage is attached around back with a lift. This could truly be a “hub” property. This building is right along busy 44 North on 1.2 acres and has a large parking lot for all your customers! The hotel rooms have been recently updated and all of them have their own bathrooms. This building has public water service (rare for a commercial bldg. in Waterville) and has it's own septic. Rooms \$95 per night. THIS IS A RARE CHANCE TO TURN A LARGE COMMERCIAL SPACE IN A BOOMING TOURIST AREA INTO A MONEY-MAKER! Call Lisa to find out more or to schedule your tour! 570-660-0626





Let my experience
work for you!



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LISA'S LISTINGS

LOTS FOR SALE TO BUILD YOUR CABIN IN THE WOODS! Get your lot now in The Woods on Chatham Run! Tuck your cabin in the trees and be conveniently located to Waterville, Haneyville and Lock Haven! Each lot is 5 acres! Perc approved, underground electric! \$79,000 each! This is a top-notch, gated development.

WESTPORT: Large cabin on 1 acre just steps away from Bucktail S.P. lands! Cooks Run is near and so are the Elk! 5 bedrooms! Perfect for a large gang! Easy drive to Sinnemahoning State Park, Benezette & more! \$95,900. Make this your getaway in ELK territory!

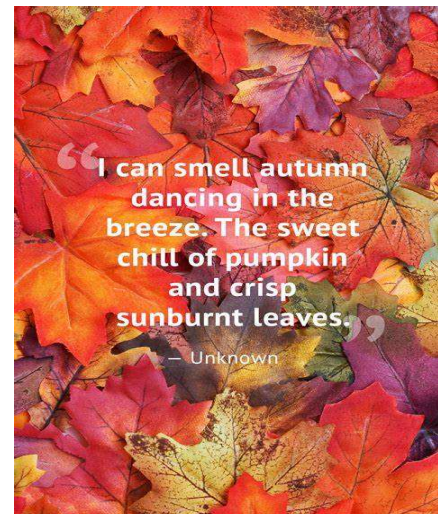
RENOVO: Beautiful, peaceful lot in Farwell! This is 1.5 acres. Perfect for your cabin or home with public utilities! A perfect mix of shade and open space. This is an exceptional lot and would make an excellent "home base" in the PA Wilds \$29,900

NORTH BEND: Young Woman's Creek frontage and not in flood! This property would make a great home or fishing cabin sitting right on the creek. The options are endless and very private feeling. Very close to state lands! \$150,000

NORTH BEND: Great getaway bordering state lands! Very private location! 12.46 acres! 3 bedrooms and a large storage building/garage for all your toys! \$189,900

CAMMAL: Beautiful and private setting for this cabin that is hidden by the trees on Okome Rd.! Wildlife galore! \$185,000

SEE YA' UP THE CREEK!



"I can smell autumn dancing in the breeze. The sweet chill of pumpkin and crisp sunburnt leaves."

— Unknown