



# Davis Real Estate, Inc.

106 Bellefonte Ave. LOCK HAVEN, PA  
570-748-8550 (office)



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



AUTUMN NEWSLETTER 2022



**Pine Creek Valley is my Happy Place!**  
**What about you?**

## INSIDE THIS ISSUE:

- Spotlight on hiking trails pg. 2
- Humor Me pg. 2
- Menu idea & recipes pg. 2
- Businesses for sale pg. 3
- Pine Creek Preservation Association pg. 3
- Lisa's Listings pg. 4

JOIN MY E-GROUP AND STAY IN THE LOOP!  
STAY INFORMED ON NEW LISTINGS AND UPDATES!  
IT'S EASY TO SIGN UP!  
JUST EMAIL ME AND LET ME KNOW AND YOU ARE IN! [lisa.a.linn@gmail.com](mailto:lisa.a.linn@gmail.com)

### **Buying or selling state lease camps:**

The sale of a state lease camp is a bit different from the process normally followed for private properties. It is best to know up front what the requirements and procedures are for buying or selling these camps. As many of you know, the land that the lease camps sit on is owned by DCNR, although the structure itself is owned by the individual and is considered personal property. I know that some people have a negative view of this type of ownership (since the land is not "owned") however, many see it as a great chance to be surrounded by state lands without having to buy and maintain a large parcel. One of the requirements of owning a PA State Lease camp is that the principal lease holder must be a Pennsylvania resident. I have put together a few tips below for buyers and sellers when dealing with these types of properties:



#### BUYING A LEASE CAMP:

- This will require a cash purchase. A bank will not be able to provide a mortgage due to the fact that the cabin is not considered "real estate".
- Most of these camps do not have inside plumbing or septic. Normally there is an outhouse.
- Make sure to carefully review DCNR rules regarding the ownership and maintenance of these camps. You can find that info on their website or by contacting the DCNR office.
- If moving forward with a purchase, make sure the correct documents are provided. They will need notarized and provided to DCNR for approval before completing the sale. You should always speak with the DCNR lease rep about the transfer process.

#### SELLING A LEASE CAMP:

- Before putting the camp on the market, contact the DCNR office for the state forest your camp is located in and let them know so they can send you the paperwork you need. They will need to do an inspection of your cabin (normally just the exterior) before they will give approval to transfer. They are just making sure you have no violations that would get passed on to the next owner and if so, those would have to be corrected before they will approve the transfer. Once they have done that, they will provide you with a document saying that the cabin is acceptable. You will need to provide that to your buyer to also sign.
- Make sure the buyer makes the purchase with a guaranteed "cashier's check. Also, you and the buyer should sign and notarize a "bill of sale" since the buyer is actually purchasing "personal property". This is important to keep in your records.
- Best tip of all...list the camp with a Realtor who is experienced in these types of sales and transfers. In most cases an attorney is not needed and the Realtor can facilitate the process smoothly and ensure it is being handled correctly! I have sold many of these types of properties and I know the procedure! Plus I have buyers!

# HUMOR ME!

It's a beautiful fall day they said...

go outside, sleep under the tree they said..

www.UShumor.com

## FACEBOOK PAGES TO CHECK OUT:

Pine Creek Rail Trail

all things nature

Hiking & Backpacking PA

Snakes of Central PA

Friends of Benezette

# SPOTLIGHT ON HIKING TRAILS



There is nothing like Autumn hiking in the mountains of the PA Wilds! Beautiful vistas, scenic streams and towering trees are a feast for the senses. Here are a few trails to try:

## Tiadaghton State Forest:

- **Jacoby Hollow:** This trail leads to a beautiful waterfall! It is really neat in the Winter when it is frozen! Parking on Wallis Run Rd, Montoursville 4 miles out & back. **Easy**
- **Tiadaghton Trail:** Park at Ramsey. Beautiful trail and awesome view at the top. Can be a 7 mile 1-way hike to Waterville parking lot or 14 mile out & back. **Difficult.**

## Susquehannock State Forest:

- **Twin Sisters:** Starting at Cross Fork, this is an 8 mile out and back trail. This is a pretty remote trail and is considered **moderately difficult.**
- **Cherry Springs SP Interpretive Trail:** 1 mile loop in Cherry Springs State Park. **Easy**

## Bald Eagle State Forest:

- **Hall Trail Mt. Loop:** Near Loganton (Eastville) . 6.4 mile loop . Nice hike through old an old-growth forest. **Rated as moderate**
- **Hairy John Trail:** 3.7 mile loop near Woodward, Centre County. Nice loop with a vista! Considered **moderately difficult**

## Sproul State Forest:

- **Valley View Trail:** 1 mile out and back to a lookout point. This is located near Westport at the end of Jerry Ridge Rd. **Easy**
- **Round Island Falls:** Leads to a pretty waterfall! This is located near Westport (make sure to research where the actual trailhead is) 2.4 mile out and back. **Moderate**

## Menu idea and recipes: **Healthy Autumn Supper**

### AUTUMN SQUASH SALAD

- 1 whole chopped butternut squash
- 1 lb. skinless, boneless chicken thighs
- 2 tbsp. oil
- 1/2 tsp. salt
- 1/2 tsp. pepper
- 5 oz. mixed greens
- 3 tbsp. lemon juice
- 4 oz. goat cheese, crumbled

On 2 large rimmed baking sheets, toss butternut squash and chicken thighs with oil and salt and pepper. Bake at 425 degrees F 40 minutes or until squash is tender. Chop chicken; toss with squash, mixed greens, lemon juice, and goat cheese. Season with salt and pepper to taste. Healthy and great tasting!



### VEGETARIAN CHILI MACARONI

- 1 medium onion, chopped
- 2 tbsp. chili powder
- 1 tbsp. canola oil
- 1/2 tsp. salt
- 1 (28-oz.) can crushed tomatoes
- 1 (15-oz.) can black beans, rinsed and drained
- 1 lb. macaroni, cooked
- 1 c. shredded sharp Cheddar
- Cilantro, for garnish

in large pot, cook onion, chili powder, canola oil, and salt on medium for 8 minutes, stirring often. Add crushed tomatoes and black beans. Heat to simmering on high, simmer 5 minutes. Toss with macaroni and Cheddar. Top with cilantro. Filling & healthy!



### ROASTED HAZLENUT & PISTACHIO DARK CHOCOLATE BARK

- 1/2 c. roasted pistachios, divided
- 1/2 c. roasted hazelnuts, divided
- 3 (3.5-ounce) bars 72% dark chocolate, chopped
- 1/3 tsp. flaky sea salt

Line a rimmed baking sheet with parchment paper. Chop 1/4 cup each pistachios and hazelnuts. Place chocolate in a heat-proof bowl; set over, not in, a pot of simmering water.

Cook, stirring occasionally, until chocolate is melted. Stir in chopped nuts. Pour chocolate mixture on prepared baking sheet and spread to a 10-inch circle. Sprinkle with remaining 1/4 cup each whole pistachios and hazelnuts. Sprinkle with flaky salt. Refrigerate, until chocolate is hard, about 1 hour. Break into pieces before serving. All healthy ingredients in this dessert!



## PINE CREEK PRESERVATION ASSOCIATION:

If you are looking for a way to help preserve the beautiful Pine Creek Valley and get involved, this organization is always seeking more members. This non-profit organization meets once a month at the Tiadaghton DCNR building in Waterville (normally the 3rd Monday of each month). PCPA is a non-profit organization and all monies received through membership fees and donations are used in the community towards preservation efforts and/or donated to conservation organizations, local community services and outreach programs and towards fund for legal matters that involve preservation. The meetings are also conducted via Zoom, so if you live out of the area and would still like to join in, you can do that too! Topics at the meetings include updates from various watershed agencies, citizen's concerns, and other news related to upcoming actions involving Pine Creek Valley. Occasionally, there are presentations by various speakers that are relative to the mission. Example: A student came to present a Penn State study on the importance of facilitating habitats of eels in our rivers and streams due to the mussels that attach to them, which in turn are natural filters making our streams cleaner. These educational presentations are interesting and informative.



### MISSION:

*Preserving the natural and rural character of Pine Creek Valley by facilitating various preservation measures through direct intercession of interaction with planning, regulating or governing agencies and other conservation organizations.* Membership costs: \$5 per year for individual, \$10 for family, \$20 for camps/organizations, There are also Life-time memberships, Friends of Pine Creek and Memorial Memberships. Go to the PCPA website to see more and to sign up! Help to be part of the solution and preserve our beautiful area for future generations!

## BUSINESS OPPORTUNITIES FOR SALE IN PINE CREEK VALLEY

### SLATE AND STARLIGHT RETREATS

WELCOME   OUR CABINS   ACTIVITIES   LOCAL WILDLIFE   CONTACT US



#### **CAMMAL: SLATE & STARLIGHT RETREATS, LLC.**

**Air BnB business or just buy the properties\* the cabins are deeded separately but they are being sold together as a package**

Tremendous opportunity to own a short-term rental business in Pine Creek Valley! This business consists of 3 cabins , a campsite for the globe tent plus a residence/hub with an additional living space in the lower level. 2.5 million OR just purchase the business with the 3 cabins for 1.5 million. All of the cabins are connected with right of ways and are immaculate! They are all deeded separately. Check it out:

[www.SlateandStarlightRetreats.com](http://www.SlateandStarlightRetreats.com) These rentals set the GOLD standard for short-term rentals in Pine Creek Valley!

#### **WATERVILLE: PINE CREEK LODGE**

Located along busy Rt. 44 North, this huge 10,000+ sq. foot building could be the next "hub" in the gateway to Pine Creek Valley! Already an operating hotel on the second level. The main level is set up for a restaurant facility. There is even more space for retail (bike rentals? bar? coffee shop? endless possibilities!) There is also a large service garage. Lots of parking and room to add RV camp sites along the back of the property! Public water. Inground septic (has been well maintained). Great location! Offered at \$989,000 Owner may be willing to finance a qualified buyer. Here is your chance!





# Davis Real Estate, Inc.

106 Bellefonte Ave., Lock Haven

570-748-8550 (office)

Lisa Linn [lisa.a.linn@gmail.com](mailto:lisa.a.linn@gmail.com)

570-660-0626 (DIRECT)

## Lisa's Listings

See pics & more info at

[www.RecreationalPropertiesPennsylvania.com](http://www.RecreationalPropertiesPennsylvania.com)

### Properties:

**Cedar Run** ~ Charming cottage w/ Creek frontage! **\$475,000**

**Cedar Run** ~ Cottage w/ additional structure on the creek! Also borders the rail trail! 6 acres! **\$839,000**

**Jersey Shore** ~ 2 acre lot already site-prepped and septic installed! Beautiful setting, views and not far to Pine Creek! **92K**

**Orviston** ~ New cabin shell on nearly 10 acres in a private development. Direct access to ATV trail (Bloody Skillet)! **\$179,000**

**Avis** ~ 3 -unit rental on over 1/2 acre! No work needed! Great income investment! **\$225,000**

### Business Opportunities:

**Liberty** ~ Commercial lease! Nice lot ready for your business. Many options are available so let's talk about your ideas! \$2,250 monthly lease. Utilities will be available to hook into!

**Waterville** ~ Over 10,000 sq. foot bldg. with an operating 12-room hotel on the upper level. Restaurant facilities in place for your new business! Additional space for retail, a bar, etc.! Great visibility along 44 **\$989,000**

**Cammal** ~ Once in a lifetime opportunity for your own business in the Pine Creek Valley! This AirBnB business includes the cabins and an option to purchase the owner residence. So much to tell you about this one! If interested email me! This business sets the GOLD standard for short term rentals!

Autumn shows us how beautiful it is to let things go.



## WE MOVED!

We are now in our new location at 106 Bellefonte Ave.!

Different location but still the same great service!

See ya' up the creek!