



Davis Real Estate, Inc.

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WINTER 2023/24

PENNSYLVANIA WILDS COOPERATIVE....What exactly is it and can you join?

As many of you know, the Pennsylvania Wilds is a big attraction in our state. The PA Wilds encompasses more than 2 million acres of public land, numerous state parks, game lands, trails, rivers, streams and state forests. There are 12.5 counties within this region. Yes, it is a pretty big deal here and we are fortunate to be able to enjoy it.

However, there is also a business angle to this great initiative and that is what the PA Wilds Co-op is all about! This is an organized network of people providing services, products and experiences in the PA Wilds. This non-profit network is helpful in promoting the economic side of the wilds area. Tourism is a popular industry and that means that services are needed for visitors. That includes restaurants, stores, artisans, attractions and other services that assist visitors who come to enjoy our beautiful mountains and forests.

Businesses survive and thrive best through networking and "value chains" which start with demand rather than supply. Visitors are coming here to explore our unique area which creates a demand for services and the PA Wilds co-op value chain helps to ensure the needs are met while at the same time, creating new market opportunities for our businesses and producers. We are working together toward a common goal and the co-op is designed to help boost each other up so that we all stay "in the chain"!

By connecting with each other and also pooling our resources we are striving to meet the needs of our many visitors so that they have a stellar experience and want to keep coming back!

The members of the co-op enjoy other benefits such branding and marketing tools, networking and education programming, mentorship and referrals to PA's financial and technical service programs.

I have joined the co-op for not only networking opportunities, but to also enhance my knowledge of what there is to offer here in our region. Then I can better assist buyers who are interested in purchasing property here or who may want to start a business and are looking for a building or site. Not only that, I wish to offer my expertise to anyone in the network as well as use my advertising platforms to help advance their presence. Adding the PA Wilds logo to some of my marketing materials may also help with more awareness of the initiative.

If you or your business/organization makes products, provides a service or offers experiences in the PA Wilds region you should definitely join the co-op. It is free and easy! All you have to do is go to their site and submit an application describing your service or product and you will become a member and enjoy these many benefits.

I like the idea of the "value chain" and helping each other out. In the rural areas it can be challenging to sustain a successful business so networking is vital to thrive! That is what it is all about!

Here is the site: <https://wildscopa.org/>



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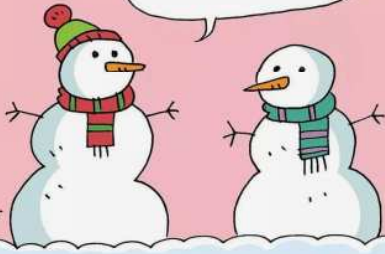
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www.RecreationalPropertiesPennsylvania.com

HUMOR ME!

I GOT ONE OF THOSE
DNA KITS. TURNS OUT
I'M 85% WATER, 8%
DIRT AND 7% DOG PEE.



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!

SPOTLIGHT ON COOL WINTER PLACES



THE NATURE INN AT BALD EAGLE STATE PARK...is and unforgettable experience in the PA Wilds. We stayed here a few years ago to participate in the Golden Eagle migration weekend package and I would highly recommend it. This Inn overlooking the lake is open all year round and offers exceptional seasonal activities that you can participate in right from

the Inn! One of the cool things about this Inn is that it is a LEED (Leadership in Energy and Environmental Design) facility. The entire Inn is designed to be ecologically resourceful and is a model of energy efficiency and sustainability showcasing some of the latest green technology (there is a huge list online). I will have to say that there was no instance in which we felt inconvenienced in any way due to it's "Green" rating. In fact we felt the Inn was a luxury yet offering rustic elements and stunning artwork created by PA Wilds artisans. You will see a beautiful stained glass creation as the centerpiece! The Inn is definitely a bird sanctuary and there are even a pair of eagles nesting behind the Inn. So if you love to bird-watch during the winter months, you might really enjoy staying at this Inn. As I mentioned, we indulged in a weekend special package in which we participated in a Golden Eagle watch (on Tussey Mountain) in mid-march. Not only did we enjoy watching for the eagles, but we also toured the Shaver's Creek Aviary (which was amazing!) and had some great food, camaraderie and learned a lot about raptors too! Bald Eagle State Park is a treasure to enjoy and the Nature Inn is a huge asset in the PA Wilds. Check it out natureinnatbaldeagle.com Tell them I sent you!



MENU IDEA AND RECIPES: WARM AND HEARTY WINTER MEAL

Smoky Tex-Mex stew, cheese biscuits, applesauce, brownies



SMOKY TEX-MEX STEW

Lean beef chunks

cup salsa

cup BBQ sauce

Taco Seasoning mix

Frozen corn

Can black beans

Cilantro

Mix all ingredients except beans & cilantro in crockpot. Cover & cook all day long on low. Just before serving, stir in beans & cilantro until hot.

CHEESE BISCUITS

1 stick butter

1 cup shredded sharp cheese

1 cup flour

a few drops of Worcestershire sauce

Preheat oven to 300. Cream softened butter & cheese. Add flour and Worcestershire sauce. Blend all ingredients until smooth. Divide into 2 equal parts & chill for 1 hour. Roll dough to 1/2 inch thickness & cut with a biscuit cutter. Bake until light golden brown.

BROWNIES

1/4 cup shortening

2 beaten eggs

1/4 cup milk

2 oz. unsweetened chocolate

1 cup sugar 2/3 cup flour

dash vanilla

Cream shortening & sugar. Stir in eggs, add flour & milk. Melt chocolate & add in vanilla. Mix well. Pour into greased cake pan. Bake at 350 degrees for 15 minutes. Cool & cut.

Don't get SCAMMED! Work with a licensed Realtor!



There are so many scams out there that it is hard to know anymore what is legit and what is not.

These scams have even reached the real estate market and are pretty elaborate. They are so crafty that these scammers have figured out ways to scam buyers, sellers and renters costing not only headaches but real monetary losses. You might think you are too smart to fall for these scams but believe me, even the most wary and alert people have fallen victim.

So how do these scams work?

When attempting to scam buyers it goes like this:

Property is "offered" for sale on different websites, Facebook sites, etc. So, if a buyer is searching for a property online using sites other than those that are trusted such as Realtor.com, Homes.com, Zillow and multi-list searches (or not working with an actual Realtor) they may come across what looks like a real deal on a property that is being offered "for sale by owner". These are normally vacant land properties but they could find a way to even scam you into a home sale if they have access to a vacant home. They will say that they live out of the area and are not able to meet you but you can look at it on your own. Then you make them an offer, they accept and ask you to send them a deposit to "hold it" for you. You can guess what happens after that. You will never be able to reach them again and they are long gone with your money. There are some instances when the fake transaction has even made it to closing if the scammer has stolen someone's identity!

When attempting to scam sellers: The scammer sees your property "For sale by owner". They pose as a buyer offering you full price or more. Perhaps you have a mortgage and are in a situation that you need to sell it quickly to pay it off. This scam works by promising a homeowner a quick cash sale. The scammer is well-versed so they seem legit. The scammer convinces the homeowner to sign over the deed early and they will pay off your mortgage right away while waiting for the title work to be completed. This now gives the scammer control of your property which they can even lease. Although you have lost the right to your home, you are still liable for the mortgage! It will cost you time and money to prove it is a scam. Frauds can also be initiated from those "companies" that are advertising as "We Buy Homes for Cash". They may have fliers tacked on telephone poles but they are most likely the work of scam artists. Another one: Fraudsters will approach you, unsolicited, and communications seem specific and legitimate. They may offer far below market value or even attempt to get your personal financial information

The take away here is that when you are not working with a licensed Realtor you could leave yourself vulnerable to these schemes. A Realtor has access to all listed properties and can protect you from falling for these scams. I have had buyers show me pictures of properties they saw online that I know for a fact had already sold and are not available so it is apparent the scammer is using old pictures and data they scraped from that listing to lure the buyer in! Sellers working with licensed Realtors can also be assured they will not fall victim since anyone who is interested in the property has to go through the Realtor in order to even see the property. A good Realtor should also know the real market value of your home so you are not selling it for less to a buyer who will turn around and resell it for a profit! Also, a Realtor should NEVER ask you for any funds!

So don't get scammed! Working with a licensed Realtor can ensure that! Also, stick with a local Realtor who knows the market in your area such as ***Lisa Linn of Davis Real Estate, Inc.***

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!

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!



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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:

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! **\$55,000**

Haneyville: 37 acres on Coudersport Pike! Ride out of your driveway to direct ATV access to the connector trail. BORDERS TIADAGHTON STATE FOREST! Clean & Green. Nice mix of open and wooded. Seller also considering sub-dividing. OGMs convey *except 3.41 acres. **\$350,000**

CABINS:

Renovo: Stunning cabin on 20 acres bordering SPROUL STATE FOREST! There are so many features I have to list them on a separate document! Secluded setting and you will even see ELK on the property! **\$377,000**

Blackwell: Nice block cabin in a private setting bordering TIOGA STATE FOREST! Great location on 4+ acres. Less than 1 mile to the Rail Trail and Pine Creek! **\$188,900**

North Bend: State lease camp with access to Young Woman's Creek! Located in Sproul State Forest, this very nice camp has electric, water and plenty of privacy! Great hunting and hiking area! **\$129,900**

Morris: Here is your lodge in Tioga County! This large building currently consists of a store and a residence. You could still operate a store and live here....OR turn it all into a lodge for a large group! There is a barn and Wilson Creek is behind the property. **\$180,000**

COMMERCIAL:

Mill Hall: 14+ acres zoned Highway Interchange at I-80 ramp from 220 (Lock Haven exit). Great opportunity for a travel related business, truck transfer station, warehouse and more. There is already an access road (Jones Rd.) **1.5 million**

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! **\$989,000**

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

"To appreciate the beauty of a snowflake it is necessary to stand out in the cold."

- ARISTOTLE



See ya' up the creek!