



Davis Real Estate, Inc.

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WINTER PERSPECTIVE
2017/2018



LUCKY EYES

Of all my senses, I believe the one that would be the hardest to live without would be (for me) sight. Especially when one is blessed enough to live in such a beautiful area as this. The towering mountains, meandering streams and picture perfect landscapes all around add up to a feast for the eyes!

I love the sight of newly fallen snow blanketing the mountains, wisps of smoke coming from people's cabins imagining they are nice and cozy inside, and icicles hanging off of the rocks. When the creek freezes over, it provides a shimmering mirror reflecting the mountains and trees.

The canyon is quiet and still, yet there is plenty of wildlife to be seen! It is a fun adventure to actually walk on the rail trail and hike during the Winter months. The landscape has a whole different look!

Getting to see all of the beauty around me makes me appreciate the fact that my "lucky eyes" get to see it all and I can't imagine never having the opportunity to experience that!

All the seasons are beautiful, but Winter here in the mountains and Pine Creek Valley is a magical place indeed....something I hope you get to see with your "lucky eyes"!

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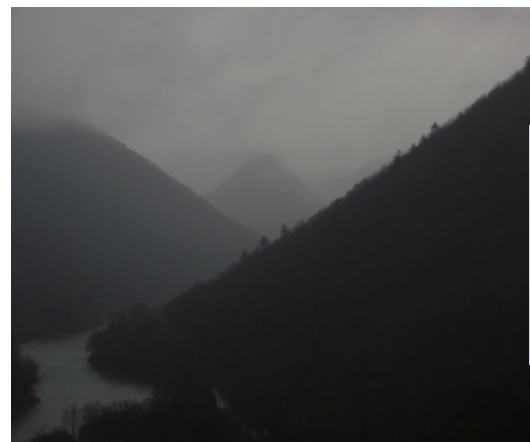
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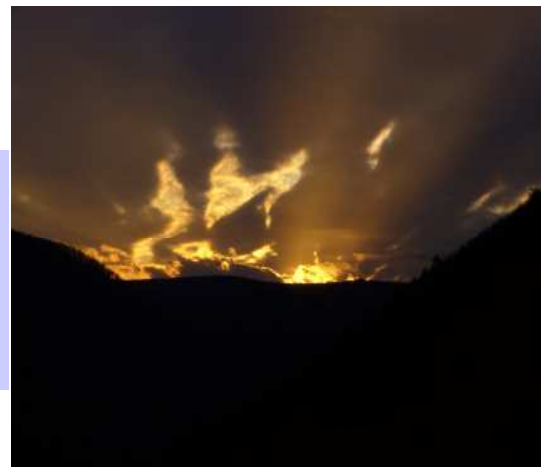
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Pictures taken by Dennis Stone from his cabin on the mountain near Sinnemahoning.

STUNNING!



Would you like to stay in loop by being informed on new property listings in my "neck of the woods"? It is simple....just email me and request to be in my exclusive E-group! All you have to do is ask and you are in!

Email me at:

lisa.a.linn@gmail.com

Or visit my site at

www.RecreationalPropertiesPennsylvania.com
and sign up there!



MENU AND RECIPE IDEAS:

VENISON STIR-FRY NIGHT!

Venison Stir Fry

- 1 lb. venison steak
- Salt & pepper
- 1/4 cup teriyaki sauce
- 2 cloves minced garlic
- 2 tsp. ground ginger
- 1 tsp. cayenne pepper
- 1 TB canola oil
- 2 bell peppers, diced
- 2 carrots julienned

Marinate steak in baking dish with salt, pepper, teriyaki sauce, garlic, ginger and cayenne. 30 minutes in fridge. Heat oil in skillet, add steak and cook approx. carrots until tender. Cut steak into strips and add back in the pan with the veggies until heated throughout. Serve over rice or pasta.

Asian Salad

- 1 small cucumber
- 1 large carrot
- 1 large celery stick
- can of baby corn

DRESSING: Mix ingredients below

- 3 TB rice vinegar
- 2 TB soy sauce
- 1 TB each: sesame seed & ginger
- 1 tsp. sesame oil

Cut veggies into matchsticks. Drain & rinse corn and then cut lengthwise. Toss in the dressing (recipe above) Salt to taste!

DESSERT: Sugared Kumquats *(symbol of prosperity)*



Why should you list with a LOCAL Realtor?



Life changes have caused you to put your vacation home on the market for sale. You are ready to list....but how should you choose the process? Should you try to sell it yourself, or should you list it with a Realtor? Selling yourself could be a viable option if you are local to the area and are able and readily available to show the property yourself. But how do you know if the person you are showing the property has the funds to purchase it, or are they just “window shopping”? Do you feel safe showing it to strangers? Are you going to be ready at a moment’s notice if you get a call? Are you willing to drive several hours to the property to show it on weekends, holidays....Sundays as that is usually when buyers looking for these types of properties are normally available and actually in the area. Will the trip be worth it as you encounter buyers who are not serious, “just beginning to look” or who want to just try to “lowball” you? These are things to consider.

So, you decide, okay....I don’t want to go that route and would rather list it. Perhaps you are acutely aware that the MOST probable buyer for your property will also be someone from out of the area since it is a vacation home. You may have even pinpointed which geographic area most buyers of properties where yours is located comes from. So, you think that maybe you should list it with a Real Estate Agency that is actually located in THAT area. That sounds like it should make sense, since the buyers would be coming from that area....right?? WRONG....listing your property in the Multi-list where the buyers are coming from is actually counter to finding buyers for your property. Think about it....if you are looking for a property in another area other than where you live, do you look in your area....or do you concentrate your search in the desired location? ALSO, if you list your property with one of those Realtors, are they going to want to make an impromptu drive (possibly several hours) to the property to encounter the same circumstances as above? After all, showing the property to a possible buyer will take up most of their day. Do they *really* know the area as intimately as a Realtor who is local and sells properties regularly there? If not, how on earth are they going to actually be able to SELL your property since pointing out local attractions and “inside” knowledge locally is probably one of the most important selling points of a vacation home?? It is also more likely that a Realtor who has such knowledge of the area also has contacts that are valuable to the potential buyer of this type of property. People who could mow the grass and keep an eye on the property. Local contractors for any needed repairs, even independent managers who could assist with the details of renting the property out for extra income which could also be attractive to the buyer. BUT, most important of all, a Realtor who sells property regularly in the area of where your vacation property is located most likely has a huge data base of ready buyers who are looking for vacation homes....since those who are looking to buy homes will actually seek out Realtors who are in the area of where they wish to buy and those who have KNOWLEDGE of the area to assist them in finding a property. Makes sense, doesn’t it?

Yes, it is true that we are becoming such a “global” world with the internet, that posting a property for sale could actually be done by any Realtor. Zillow, Realtor.com, etc. have enabled people to search and post properties for sale that are easily found by anyone looking. HOWEVER, there are some things that still require a specialist to ensure successful results. Selling real estate is one of them. Yes, anybody can post and handle the appropriate documents, but that is only part of actually having success in selling the property for top dollar. Local Realtors know their market well. They know values and can help you price your property correctly and then represent it to their buyers by assisting with all the local knowledge. The moral of the story is this...if you are ready to list your vacation home, seek out a Realtor who truly knows the territory for ultimate results! Lisa Linn knows her territory well and has worked with many buyers and sellers in the purchase and sale of vacation home, cabins and recreational type of properties here in the beautiful mountains of North Central PA! She is the local Realtor that you should consider when ready to sell!

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“The Pine Creek Realtor” ©
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LISA’S LISTINGS

SEE INFO ON THESE LISTINGS AND OTHERS AT:

www.RecreationalPropertiesPennsylvania.com

LAND: Slate Run ~ 2 acre lot on the creek and rail trail! Build your dream home! \$200,000

S SAFETY IN SECLUSION: Shintown Vista, off of Rt. 144 N. up Quarter Mile Rd.

Maybe you should be prepared and have an emergency plan that includes a safe shelter with access to forest lands and water “just in case”. One day soon, these properties will be sold and you will have only wished you would have taken the step to purchase one of these lots. These lots are in a small, gated development that is not easy to access. It dead ends at the edge of a mountain. This “off the grid” development is adjacent to state lands and a fresh source of water (Shintown Run at the bottom of the hill).

Contact me about these beautiful and secluded mountain plots in Western Clinton County. There is even a way to get financing for them if you are qualified. BUILD YOUR DREAM CABIN IN SECLUSION WITH PLENTY OF NATURAL RESOURCES AROUND

HERE ARE THE LOTS THAT ARE CURRENTLY AVAILABLE:

- TWO 10-acre lots at \$39,000 each (not adjacent to each other) Lot #7 borders state land and Lot #9 borders the 320 acre lot
- 23 acre lot with access to Shintown Run \$49,900 Lot #4
- 27 acre lot with access to Shintown Run (adjacent to the 320 acre lot) Lot #6

And the **ULTIMATE LOT** is 320 acres with access to Shintown Run and borders state lands for \$395,000 (this is at the “dead-end” of the development and eventually drops off to a steep terrain at the edge of the mountain) There is even a small piece at the very bottom of the mountain and across the road from Rt. 120 that borders the river. Build your dream escape away from crowds. **BONUS:** There are already sub-division plans available for this lot, so if you wanted to purchase this and further sub-divide, most of the work is already done for you!

HOUSES, CABINS AND UNIQUE PROPERTIES:

MACKEYVILLE: 1800’s church for a really unique home or business venue!

Needs lot’s of work **BUT ONLY \$49,900 3000 sq. feet!**

NORTH BEND: Authentic log cabin on 10 acres in a secluded setting!

OGMs convey! **ONLY \$89,900!**

SHINTOWN: Immaculate 3 bedroom/3 bath home just outside of Renovo!

FULLY LOADED with pool &more! \$199,000

SLATE RUN: Beautiful vacation home that borders state game lands! Includes all

furnishings! Private setting! \$229,000



SEE YA’ UP THE CREEK!