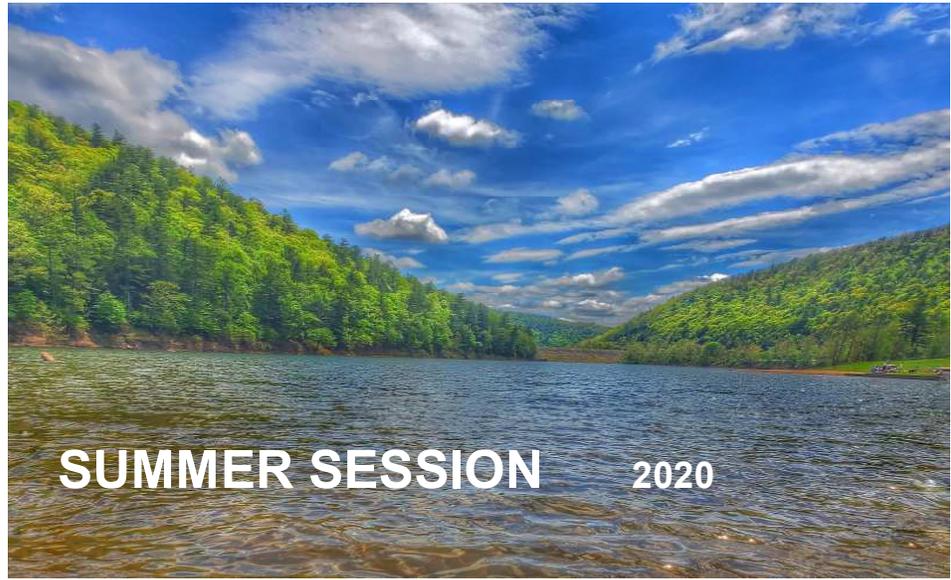




Davis Real Estate, Inc.

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LOCK HAVEN, PA
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SUMMER SESSION 2020



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How is Covid-19 Affecting the Real Estate Market?

First and foremost, I truly hope everyone reading this is doing well and that you nor your loved ones have been touched by this terrible pandemic that has effectively crippled our nation. I know that I often become weary of seeing this on the news day in and day out. This pandemic has affected nearly everyone on the globe in one way or another. Job loss, economic devastation, political divides and so many other long-reaching negative impacts are being faced on a daily basis. Real Estate was not initially considered essential in Pennsylvania during the lockdown. We were not permitted to show properties personally, or conduct transactions that were not able to be done electronically. This was a huge challenge and we had to get creative, offering virtual tours and finding ways to effectively conduct business. Being such a personal and face-to-face type of industry in which it is nearly impossible to service our customers in ways that did not involve personal contact was a challenge to say the least! After our Association of Realtors fought tooth and nail to proclaim our industry essential, Governor Wolf finally signed an executive order allowing us to again show properties, but with some strict guidelines.

You might be wondering how this has affected the real estate market here in our area, especially vacation homes, cabins and land sales. With so many out of a job and the challenges faced in procuring sales and new listings, one might think that the market is crippled. I also thought the market would take a nose-dive for a while but was surprised to see just the opposite! With interest rates at a historic low, many of those who were still able to work are taking full advantage. This has been coupled with a serious lack of inventory. Right now buyers are seeking homes in less-populated areas. There is also a HUGE demand right now for recreational properties such as cabins and land. I believe that those who are interested in making a second home purchase were motivated to find ways to enjoy more family time and recreation since many other traditional and popular vacation destinations were not open. I believe this to be a good thing (not the pandemic, of course) because this type of economic activity can help to contribute to a faster recovery.

So the answer to the above question is that FOR NOW, the real estate market is recovering nicely and I expect that to continue at this point! With that said, the demand is high for vacation properties right now. I have a huge list of buyers, but not much to sell them. If you have been thinking of selling, contact me! I may have a buyer right now for your property!

www.RecreationalPropertiesPennsylvania.com

NOW YOU CAN DOWNLOAD
"SOUNDS OF THE OCEAN"
TO YOUR IPOD FOR
ONLY 99 CENTS...



GLASBERGEN

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Bald Eagle State Park & Nature Inn

This State Park has a lot to offer. A lake for boating, a beach and trails to explore. One of the nicest features is an Inn that provides luxury accommodations. This is also a LEEDS facility (green) and overlooks the lake. We stayed here for a weekend a few years ago for the Golden Eagle Voyage event. They have several events such as this throughout the year so be sure to check out their site. I highly recommend this and it was actually affordable as well (get one of the rooms with a balcony overlooking the lake!)

They offer dining for guests and the food is excellent. It was fun meeting new people and experiencing a weekend that included an eagle watch! DCNR also offers many fun programs (birdwatching, night hikes, kayaking, etc.) and events throughout the year for the whole family. I signed up to receive their events calendar via email and that is great resource if you are interested in a fun family outing that is also educational. The website for the Nature Inn is natureinn@baldeagle.com and the site for the park is <https://www.dcnr.pa.gov/StateParks/FindAPark/BaldEagleStatePark>

This state park is located near Howard in Centre County and is definitely worth a visit any time of the year!



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

Hot diggity dog cookout!

Hotdog bar:

Have a fun cookout with your very own hotdog bar in which everyone can customize their own dog! No dishes to clean up later!

Purchase a package of clear, plastic 9 ounce solo cups. Have the kids make label "tents" with index cards for each topping in the bar.

- Hotdogs
- Hotdog buns
- ketchup, mustard, salsa, shredded cheddar cheese, relish, chopped onions, banana peppers.

Cook up some dogs on the grill and wrap up in foil wrap. Let everyone grab a bun and dog, and make their own custom creation from the bar!

After the cookout, simply cover any leftover condiments with plastic wrap and refrigerate, toss the empties and cleanup is complete!

Menu: Hotdog bar, grilled corn on the cob, home-made sun tea and sliced watermelon



Grilled Corn on the Cob:

Corn, butter, salt, pepper
Lightly oil (or use grill cooking spray) on the grate and turn the grill on high heat.

Peel back the husks and remove the silk. Place a gob of butter, salt and pepper on each ear and close the husks.

Wrap each ear tightly in foil wrap and put on the hot grill. Cook approx. 30 min. or until tender.

Serve w/ more butter and salt!



Home-made sun tea:

- Clear 1 gallon glass container
- 10 tea bags
- 1 cup of sugar
- lemon wedges

A SUNNY SPOT

Remove the paper tabs from the teabags and tie the strings all together. Place in the glass container. Add 1 cup of sugar and then fill container with water up to 2" from the top. Place outside in a sunny spot for at least 2 hours. Serve over ice cubes & toss in the lemon wedge. Keep refrigerated! REFRESHING!



FINDING A SPOT FOR WHEN IT'S HOT!

This year many communities may not be opening their pool for the Summer due to Covid-19 concerns. I know this is a disappointment to many as, often times, that is the main place for the kids to escape the Summer heat and participate in Summer programs. Something tells me that above-ground pools and even wading pools are going to be a hot ticket item this Summer! Maybe this is a good time to get out and explore the awesome natural resources in your area. In the Summertime, for me, nothing was more fun than a lazy float on an inner tube down the creek. Our parents, aunts and Gram would drop us cousins all off up-stream and then drive downstream, relax and have a little picnic while we floated down to them. These are great memories to be cherished!



In our area, we are fortunate to have a multitude of creeks and the Susquehanna River within a few minutes drive. Of course, safety is of the utmost importance so for small children, you might want to stick to streams with less swift water and life jackets should be standard gear. Pine Creek is beautiful and fun, but there have been a few tragic drownings in recent years, so it is best to not underestimate the strong current underneath that might not seem daunting in a low creek. A life jacket will ensure that even if there is a fall off of the raft or kayak you will stay afloat until you can be safely rescued or "grounded". The Susquehanna River offers great floating opportunities as well. The river stays a bit deeper during the Summer months (some of the creeks tend to get very low and not good for rafting or kayaking) There are some launch spots along Route 120 W. towards Renovo (Bakers Run Canoe Launch, and there is another spot on up the road near Hyner for canoe launching) Little Pine State Park is a fun spot for swimming and sun-bathing too. There is a small beach and it is roped off so that the kids don't wander out into the deeper water. You can also kayak out on the lake for relaxation and fishing. You might even see a bald eagle as there is a nest nearby! Bald Eagle State Park is another popular spot for swimming and floating. Not only is there the beach at the lake, but Bald Eagle Creek is also fun for tubing and kayaking. Ole Bull is another favorite of mine. A nice little beach and there is even all year fishing in the stream for the kids. There are playgrounds and a few trails to explore as well.

So get out this Summer and explore the State Parks and streams in the area. There are learning opportunities for the kids too. Make the best of it! It might even become preferable to the pool or an alternative. You might even discover some new adventures yourself as you find the perfect spot for when it's hot!

Of course wading pools, water pistols and a large supply of popsicles are all helpful too!



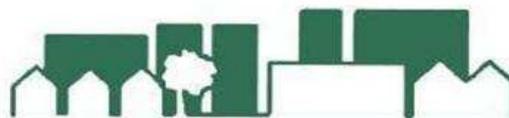
PINE CREEK PRESERVATION ASSOCIATION

Mission statement: *Preserving the rural and natural resources of the Pine Creek Valley*

Interested in helping to preserve our beautiful area? Although we take for granted that the beauty of Pine Creek Valley will always be here for generations to come, the reality is that it takes a commitment from "stakeholders" being organized to ensure that is the case. The Pine Creek Preservation Association is a non-profit org. and work to preserve our beautiful area by facilitating various measure through direct interaction with county and government planning agencies and other conservation organizations. PCPA initiates projects and activities such as anti-littering campaigns, dump-site clean-ups, promoting & supporting the implementation of Pine Creek Watershed Rivers Conservation and the PA Wilds Initiative. Also promoting and supporting oversight regulations of Natural Gas Industry activities so that we can be ensured that even though that industry is present in our area, we can all work together to minimize the impact of our local environment. It is easy to join! Meetings are held monthly April through October on the 3rd Monday (they have been conducted via ZOOM during the pandemic). It is not mandatory to participate although you may enjoy the guest speakers who engage in a variety of subjects. Membership fees as low as \$5.00 for a family! Go to www.pinecreekpcpa.org to sign up. The annual picnic is held on the first Saturday of August and is a fun event with prizes and lots of food! Sign up now! Help us protect the PC Valley natural resources and beauty!

121 W. Church St., Lock Haven, PA

570-748-8550 (office)



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Life is GOOD! Come to the mountains! I would love to help you purchase your piece of paradise!

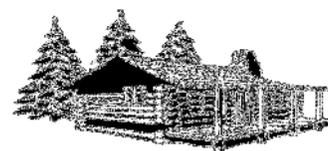
LISA LINN

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LISA'S LISTINGS



TO SEE PICTURES AND MORE INFO ON THESE PROPERTIES AND OTHERS:

www.RecreationalPropertiesPennsylvania.com

Slate Run - Pine Creek frontage & Rail Trail access! 2 dwellings for the price of one! 2.86 acres/6 bedroom farmhouse and a detached garage with upstairs apartment overlooking the creek. Perfect for a large group, lucrative rental, residence or vacation home! Near Wolfe's Store. **NO FLOOD!** Just reduced to \$519,000

Haneyville - Large, upscale log home with 7 bedrooms/3 bath in a private setting. **BORDERS STATE FOREST!** 2 stone fireplaces, rear deck facing the woods, 3 bay garage, separate quarters to accommodate a large group and guests. Gated, private lane, 2.62 acres. Rental income history. Must see! \$450,000

Westport - Beautiful and immaculate log-sided cabin in a remote location! Solar and generator, septic, well and more! 3 bedrooms/2 bath & loft. Built in 2011. Finished lower level with a family room, bedroom and bath. Woodstove, garage and all of this on 11 acres! Includes all furniture, pool table, shuffle board and more! Don't miss it! \$234,900 **SECLUDED! OFF-GRID**

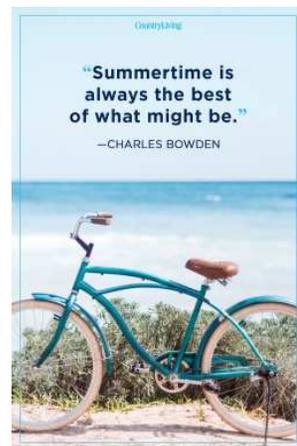
Westport - 320 acres of pure beauty. Very remote mountain property that already has trails throughout for ATV fun! **BORDERS SPROUL STATE FOREST!** Views, a pretty hollow and even a little waterfall! This property is a steal at just \$275,000! **OFF GRID!**

Cedar Run - Cabin on over 2 acres with PINE CREEK FRONTAGE & RAIL TRAIL ACCESS! 3 bedrooms. This is in the Village, walk to the General Store & Inn! \$325,900

Kettle Creek - 88 acres with 1200 ft of Beaverdam Run (trout stream) frontage! **Borders State lands on 3 sides.** See ELK! Located adjacent to Kettle Creek State Park! \$345,000

Renovo - Always dreamed of running a B&B in a small town? Here is your chance! This elegant, turn-of-the-century Federal style home takes up an entire 1/2 block! Perfectly set up for a B&B, or residence, or even a combination of B&B and lease spaces (2 front offices and there are 3 separate entrances) In-ground pool, upgraded kitchen, original in-laid wood floors, 3 fireplaces, a formal parlor with crystal chandelier & more! This is a gateway area to Elk viewing and other popular outdoor activities that many tourists visit all year round. **ONLY \$199,500! WOW!**

DO YOU WANT TO STAY IN THE LOOP & SEE NEW LISTINGS THAT MIGHT INTEREST YOU? OR MAYBE YOU JUST WANT TO BROWSE FOR FUN! EMAIL ME AND ASK ME TO PUT YOU IN MY E-GROUP! YOU WILL LOVE IT! I PROMISE!



SEE YA' UP THE CREEK!