



Davis Real Estate, Inc.

121 W. Church St.

Lock Haven, PA 17745

570-748-8550



LISA LINN

570-660-0626

lisa.a.linn@gmail.com

INSIDE THIS ISSUE:

- Humor Me pg. 2
- Photo Corner pg. 2
- Menu & recipes pg. 2
- Buying a 2nd home pg. 3
- Lisa's Listings pg. 4



FALL LEAFLET 2017

IF YOU SEE A HAIRLESS BEAR.....

That, unfortunately means that he or she is suffering from a highly contagious skin disease known as Mange. This disease is caused by a microscopic mite which burrow tunnels into the skin of it's host and then lays eggs in the skin so that the new mites can sustain the infection. Sadly, once a bear has become infected and has not been treated in time, they will die. The spread of Mange has become a real problem here in our area. The Pennsylvania Game Commission is actively attempting to control the spread by setting bear traps in known bear sighting areas to catch them. As a witness to this interesting procedure, I can tell you it is quite remarkable. In that case, a healthy bear was caught (he weighed in at 360 lbs.!) The officer dosed him to put him out and then he was pulled out of the trap. He was a healthy bear and so he was inoculated in an attempt to keep him from contracting it, tagged and then allowed to wake up (he was groggy and disoriented at first) and then he made his way back into the woods. This was a good thing. However, when a bear with a severe case is caught, unfortunately he must be "put down". This ends his suffering and also prevents him from spreading it even more. The problem becomes compounded during mating season when there is obviously more contact. In addition, the PGC also recommends that us humans minimize the risk by stopping actions that would cause the bears to congregate. A major activity that encourages such congregation is the practice of feeding the wildlife. Although that may be a controversial view by some, it is a fact that when animals converge in the same spot, the risk of becoming infected with the mites increases. Even if the bears look healthy now, you are not doing him any favors and although it is fun to view them, you could be causing them harm. In fact, feeding black bears in Pennsylvania is illegal and if caught you could be subject to a hefty fine.

Another discouraged activity is outdoor storage of garbage. If there is evidence that bears are attracted to garbage outside, the containers should be moved into an enclosed location that is inaccessible.

Finally, if you do see a bear with mange you should contact the PGE office 570-398-4744 and report it's location. Never attempt to approach the animal or trap the animal yourself. Evidence of mange includes varying degrees of hair loss, skin which is dry and covered with scabs and even a very foul smell.

Mange in black bears has historically been sporadic but over the last 2 decades has expanded throughout much of the state. Mange is a common cause of death in the Pennsylvania black bears and there is currently no evidence that this disease is limiting the populations.

Seeing a hairless bear in the forest that is suffering is very sad and there are so many unknowns related to this disease. Unfortunately this limits efforts to efficiently control it. However, PGC is currently conducting research into this mite and to find ways to improve lab tests to properly diagnose mange in the bears. These efforts are generating research to provide ways to guide future management of this terrible disease.

For more information on Mange in black bears go to www.pgc.state.pa.us
Information in this article taken from:



pennsylvania
GAME COMMISSION

HUMOR ME....

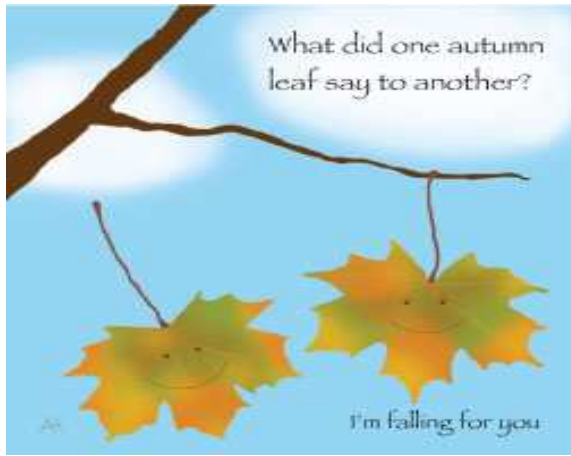


Photo taken by Lisa Linn at Rehoboth Beach, DE.

Although this is a picture taken at the beach during the Summer, the sunrise was so beautiful that day and I was lucky to capture it! Keep some sunshine in your life every day!

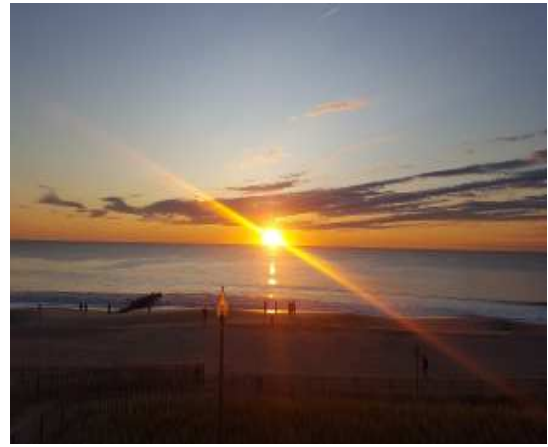


PHOTO CORNER:

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 IDEA: **EASY Autumn Venison Meal**

Easy Venison Stew

- 1 lb. Venison cut into strips
- 2 TB. olive oil
- 1 chopped yellow onion
- 2 cloves minced garlic
- 1 (28 oz. can) diced tom.
- 1 (8 oz. can, drained) mushrooms
- 1/2 tsp. thyme + 1/2 tsp sage
- 1/4 tsp. tarragon + 1/4 tsp. salt



Heat the olive oil in a large skillet over medium heat; cook and stir the onion and garlic in the hot oil until the onion is translucent, about 5 minutes. Add the venison to skillet; cook and stir until evenly browned. Stir the tomatoes, mushrooms, thyme, sage, tarragon, and salt into the mixture; cover the skillet and allow the mixture to simmer until tender. 30 to 40 minutes

Apple nut bread pudding

- 8 Slices raisin-cinnamon bread cubed
- 2 tart apples peeled and sliced
- 1 cup sugar
- 1 tsp cinnamon + 1/2 tsp. nutmeg
- 3 eggs lightly beaten
- 2 cups 1/2 & 1/2 cream
- 1/4 cup apple juice
- 1/4 cup melted butter

Place bread cubes, apples & pecans in a greased 3-qt. slow cooker. In a bowl, combine sugar, nutmeg and cinnamon. Add eggs, cream apple juice and butter. Mix well, pour over bread mixture. Cover and cook on low for 3-4 hours or until a knife inserted comes out clean. If desired, serve with vanilla ice cream

HOT ROLLS WITH BUTTER

www.RecreationalPropertiesPennsylvania.com

TIPS FOR BUYING A SECOND HOME.....Buying a sec-

ond home has become one of the fastest growing trends in the U.S. In fact more than 30 million Americans are expected to enter the 2nd home market within the next decade!

Are you thinking of participating in this trend? If so, here are some expert tips to assist you in navigating the waters of a vacation home purchase: ***By the way, your most valuable resource in accomplishing your goal successfully is a good Realtor who knows the territory you are most interested in intimately***



Assess your Lifestyle:

- Think about what spot you love the most and spend most of your vacation time
- If this vacation home will be for weekend getaways, you may want to stay within a 2 hr. drive of your primary residence.
- Are you going to be able to allot enough time to maintain the grounds of your property? You may want to consider a small lot.
- You will also have general maintenance duties of your vacation home. You may want to consider a low maintenance design.

Choose a Location:

- For better sale prices, consider areas just off the beaten path if you are willing to drive a short distance to the activities that you wish to enjoy. These properties may also increase in value over time making them a wise investment.
- Find out from locals any new planned developments, amenities and what people are coming to the area (i.e. families, singles, retirees, young couples) This information may help determine types of new amenities you may expect in the future.
- Visit your targeted vacation spot during each season to get a good idea of what it is like year-round.
- If thinking of retiring to your 2nd home one day, make sure you are purchasing a quality home that is not unreasonably far from accessible health care. Make sure the environment is safe and affordable. Also, think about the style of home you may want at that time (i.e. ranch home, large enough for visiting children, level lots that are easy to maintain)
- Think beyond the price tag of the home. Vacation homes are often intrinsic in value unless you are buying purely from an investment standpoint. Buy what you love, after all, that is why you are purchasing a *vacation* home!
- Check out the targeted location at peak times so you can be sure you will not be unhappy during the “busy season”
- Ask yourself these questions: Do I LOVE one spot? Do I have ENOUGH time? What can I AFFORD? Is it TOO FAR for me to drive so that I might end up not using it as much as I thought I would?

Shop and Evaluate:

- View as many properties as you can, but don't hesitate to jump in when you see a bargain that is in your target area (ask your Realtor to keep you informed of new listings in the area via email so you can stay on top of values and pricing)
- Pick up local Real Estate advertising publications and newsletters (such as this one!) to get to know what agent might be listing most of the properties in the area, therefore, would be most qualified to guide you in your search.
- Keep in mind that most vacation homes may not be built “to code” or may not have the same quality that you expect in a permanent residence. You can have inspections done on the home to make sure it is sound, but don't expect perfection.
- You will want to consider hiring someone to look in on your property while you are not using it. Especially after heavy rains or severe weather in the area. Your Real Estate Agent can usually provide you with resources you can contact for that.
- Make sure you know how (or hire someone who does) properly winterize your property if you are not going to use it over the winter months. You may want to consider purchasing a self-starting generator for areas that are more remote to be sure that a long-term power outage will not cause damage to your home.

Get your Bucks in a Row:

- If you have reasonably low debt and equity in your home, you can probably afford a 2nd home. A HELOC normally has very low rates and you can get the money much faster than a traditional mortgage plus skip high bank fees.
- Your homeowner insurance will be higher for a second home. Be sure to get quotes before deciding to buy. (***hint: a central alarm system or buying a home in a gated community can help get a much lower rate***)
- When purchasing your 2nd home, you may want to consider renting it out when not using it. This can be a very lucrative venture. There are usually some very competent and affordable “property managers” in highly sought after vacation areas. They can take care of getting the renters, preparing and cleaning the property, and even maintaining the property for a percentage of the rent amount. This is also where your Real Estate Agent can assist you with contacts. **BE SURE TO GET REFERRALS ON ANYONE YOU ARE CONSIDERING FOR THIS SERVICE.**

Purchasing a second home is a dream that many make a reality! This is a reward to yourself for all your hard work and to escape the rat race of your everyday life! Don't go it alone.... Contact an experienced Realtor who KNOWS the area well for the ultimate success! LISA LINN IS HAPPY TO SERVE YOU!



Looking for your perfect spot “up the creek” or
 “in the mountains” to call you own?
 Contact Lisa Linn of Davis Real Estate, Inc.
 “The Pine Creek Realtor”



Davis Real Estate, Inc.

Have a property to sell? I have buyers waiting!

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

121 W. Church St.
 Lock Haven, PA 17745
 570-748-8550

LISA'S LISTINGS

FOR more info on these properties and others in the Pine Creek and surrounding areas visit my site at:

www.RecreationalPropertiesPennsylvania.com

PINE CREEK AREA PROPERTIES:

Beautiful 2-acre lot in Slate Run with CREEK FRONTAGE and RAILTRAIL ACCESS! If you have been looking but can't find the exact home you desire BUILD YOUR OWN! There is only ONE lot left so get it now before it is gone! \$200,000

Immaculate custom home in Slate Run that borders STATE GAME LANDS! Totally turn-key. Includes everything right down to the silverware! Offered at \$249,000.

Charming has nothing on this cute summer cottage on **Pine Creek!** This sweet little gem is on nearly 2 acres with your own orchard, 2 garages and also has **Rail Trail access!** You simply must see this one. \$229,900

KETTLE CREEK AREA PROPERTIES:

Fish Kettle Creek and practically walk to state lands with this excellent property. Cabin is like brand new with a wood-burning fireplace, huge kitchen, 4 bedrooms and even 2 bathrooms! This is near Cross Fork for great snowmobile riding. \$85,500

Unbelievably immaculate home in Shintown with an above-ground pool, custom kitchen (granite countertops and glass tile back-splash) and central air! There is a huge rear deck to enjoy the incredible mountain views all around you! \$199,000

Shintown Vista land: These lots are extremely secluded and OFF THE GRID! Don't miss your chance to get in on a great deal! These lots all come with a perc and are wooded. They are on top and at the edge of the mountain. In fact, the largest parcel even has river frontage on the Susquehanna! There are also preliminary plans for a second phase to this development if interested in the 320 Acre parcel (\$395,000) These lots are only accessible with a 4X4 vehicle and are in a small gated development. There are two 10-acre lots @39,000 each. 23 acre lot for \$49,900 and a 27 acre lot for \$53,900

Great hunting camp on Bitumen Road. This camp needs no work and is on 1 acre, borders state lands. (no septic or water but there is an incinerating toilet, a full bathroom with a large holding tank for water for the shower) You have to see this one! 58,900



“Let whoever wants to, relax in the south,
 And bask in the garden of paradise.
 Here is the essence of north and it's Autumn
 I've chosen as this year's friend.”*Anna Akhmatova*

**IN ADDITION TO THE ABOVE, I ALSO HAVE
 A VERY NICE PROPERTY OVERLOOKING
 THE SUSQUEHANNA RIVER. IT IS A PARK
 HOME ON .41 ACRES FOR \$39,900**

ASK ME FOR MORE DETAILS ON THAT ONE!

See ya' up the Creek!