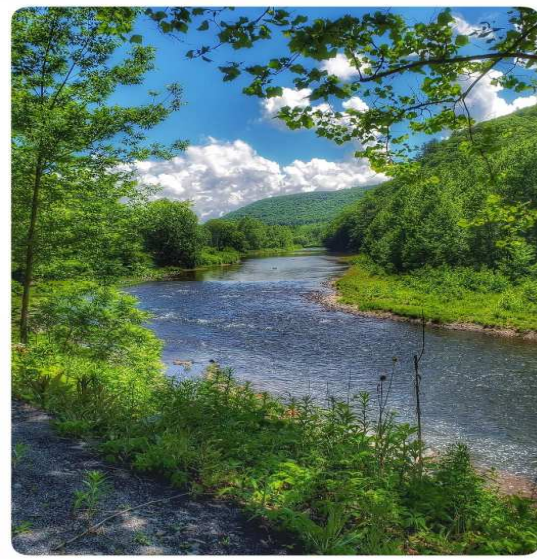




Davis Real Estate, Inc.

106 Bellefonte Ave.
LOCK HAVEN, PA

SUMMER
2023



PA Wilds... our gift

The PA Wilds encompasses 12 counties, covers 25% of the Commonwealth and yet has just approximately 4% of the state's population! The 2 million+ acres of public land in the PA Wilds is comparable to Yellowstone National Park! There are 16,000 miles of public waterways, 50 state game lands, 29 state parks, 8 state forests and 1 national forest! This is incredible and we are blessed to be a part of it. If you think about it, this means that virtually everyone in the state has reasonable access to some sort of public lands!

So what does it all mean for this area to be designated as "PA Wilds"? The PA Wilds Center for Entrepreneurship, Inc. is a non-profit organization whose mission is to integrate conservation and economic development in a way that inspires and strengthens communities in the Pennsylvania Wilds. The PA Wilds initiative was launched by Governor Ed Rendell to coordinate efforts of various state agencies to marry conservation with economic development. Doing this promotes PA Wilds as a tourism area which in turn would help this vast area of the state between 2 populated urban cities reap economic benefits. This boosts the many small businesses in these areas, but also conserves the natural and scenic beauty that we are lucky to have here!

In conclusion, us Pennsylvanians can explore the many beautiful and scenic areas of our state and many businesses can benefit from those tourism dollars too! I feel as if this is a gift to us all!

For more information on the PA Wilds go to

www.pawilds.com



www.RecreationalPropertiesPennsylvania.com



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RSPS
Resort & Second-home
Property Specialist

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HUMOR ME!

WHY DON'T MUMMIES
TAKE SUMMER VACATIONS?



THEY ARE AFRAID TO
RELAX AND UNWIND!

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

Hiking Trails Highlights

Gas Line Trail (to Bob Webber's homestead site)

This is a great hike with some breathtaking vistas along the route. This trail will take you to Webber's homestead where the old foundation remains and the gravesite of Bob and Dottie. Bob Webber was a well-known local outdoorsman (former forester).



Bob constructed many of the trails we now enjoy in this area over the years and kept them maintained. He and his wife Dottie chose an off-grid lifestyle on the mountain just off of the Black Forest Trail and welcomed many visitors to their humble homestead.

Gas Line Trail is a 5 mile out and back trail that is easy. This trail also connects up with the Black Forest Trail. There are a few vista's along the way making this a great family hike! The Trailhead is off of Rt. 44N. Just a few miles before Black Forest make a right onto Manor Fork Road and drive back, you will see parking on your right!

POTLUCK PICNIC *Menu idea with recipes:*

Sloppy Joes: *Ingredient amounts per 1 lb. burger.* Brown burger in skillet. In a crockpot, combine cooked burger, chopped onions, chopped roasted peppers, TB Worcestershire sauce, 1 tsp. mustard, 1 TB brown sugar, 15 oz. can tomato sauce. Cook 2 hrs. on low heat. Serve w/ fresh buns.

Marinated Corn Salad: In a large bowl combine 3 cans sweet corn (drained) or 3 cups of fresh corn on the cob (cut off the cob), 1 chopped red pepper, 3/4 c. chopped celery & 1 8oz. bottle of Italian dressing. Combine well & refrigerate for several hours.

Rice Krispie Treats: Melt 3 TB butter in a large saucepan. Add 1 pkg marshmallows and stir continuously until melted. Add approx. 6 cups of Rice Krispies cereal and mix well. Using wax paper, press into a square pan coated w/ cooking spray evenly. Cool & then cut into 2 inch squares. You could also add 1 cup of peanut butter when melting the marshmallows if desired

Sun Tea: Place 8 to 10 tea bags and 1 cup of sugar into a glass gallon container. Fill to within 2 inches to the top of the jar. Shake well and sit the container out in a sunny spot 3 to 4 hours. Pour over ice cubes and add a slice of lemon!



HAVE GUESTS BRING ADDITIONAL SIDE DISHES & DESSERTS!

Short-Term Rentals: Short-term rentals have really gained in popularity

over the past few years as it seems there are more travelers lately than there are accommodations! I know that in our area (PA Wilds) we have seen a huge spike of those seeking to enjoy the many scenic areas and outdoor activities here in the past 5 years or so. There was an especially large influx of visitors during Covid as many were looking to get out of the cities for a bit and practice social distancing in the great outdoors! The small businesses, stores and eateries were bursting at the seams with customers which was great for them. However, the problem seemed to be a lack of accommodations which is prevalent in these more remote areas since there is very little to offer in the way of "hotels". Chain hotels such as Hilton, Hyatt, etc. are non-existent in many of these areas. This created a perfect opportunity for those wishing to capitalize on the accommodation shortages and get into the AirBnB and VRBO industries by renting their personal vacation homes or even purchasing cabins/cottages in these areas for this purpose.



When the interest rates were so low a few years ago, the demand for vacation homes sky-rocketed as buyers took advantage of the lower rates and the fact that there was a large demand for "STRs" (Short-term Rentals). Like they say "Necessity is the Mother of Invention"! These are great investment properties as they serve a dual purpose. Not only are they reliable money-makers but as many of you know, owning real estate is always good since it normally increases in value, especially in hot tourist areas! Also, many buyers who were planning to retire to this area see it as a way to make the leap and purchase the home now, rent it out and then by the time they are ready to retire they have a nice "nest egg" waiting for them that has paid for itself! Smart investment indeed!

There are some things to keep in mind if you are thinking about taking the leap. It is important that you have an inside scoop on local resources if you live out of the area and cannot run it yourself. You can set up your rental through one of the major platforms such as AirBnB, however, you will still need someone who can clean it between turnovers, maintain the property grounds and make any needed repairs. More importantly, you should have someone who is local that can be available quickly if there is an issue. Another thing to be mindful of is any local ordinances or regulations that may apply to STRs in the area of your rental. Many of these small municipalities have started to add language in their ordinances that address this new industry so make sure to do your due diligence where that is concerned. Just as you would with any zoning questions, you will want to review to make sure that there are no restrictions or requirements that will affect your usage of the property.

So if you are thinking of making a vacation home purchase that you also wish to rent out on weekends or days you won't be using it yourself do a little research and check out what the average rental amounts are in the area. You will also want to have advise and assistance from a good, local Realtor who will show you properties that would work well and be profitable as a STR in addition to having local contacts for resources! Lisa Linn specializes in sales of cabins, vacation homes and land in the PA Wilds area and KNOWS the territory well! Below are a few properties for sale right now in the Pine Creek Valley that are already operating as successful STRs. These are great vacation homes in the Pine Creek Valley! Talk to Lisa if interested in more info on any of them! All 3 of them are in Cammal.

PEACEFUL PINES \$215,000



- * 3 BED/2 BATH
- *FURNISHED
- *1 ACRE
- *CLOSE TO RAIL TRAIL
- *BEAUTIFUL SETTING!
- *VIEWS!

RUSTIC BLISS \$375,000



- * BUILT IN 2020
- * 2 BED/1 BATH
- * HANDICAP FRIENDLY
- * .80 ACRE
- * OPEN FLOOR
- * FURNISHED
- *CLOSE TO RAIL TRAIL

TOUCH OF HEAVEN \$425,000



- *FIREPLACE/ WOOD FLOORS
- *HUGE SCREENED IN FRONT PORCH OVERLOOKING MILL RUN
- *WATERFALL!
- *FURNISHED
- *11 ACRES

SEE MORE ABOUT THESE AT: RecreationalPropertiesPennsylvania.com



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See more info on these properties and others at:

www.RecreationalPropertiesPennsylvania.com



Paradise Awaits!

Let me help you get here!



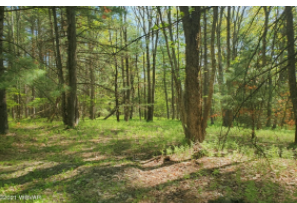
Haneyville ~ High traffic area on the mountain to lease for your business next to the Mountain Top & Provisions. Owner will "build to suit"! Winery or brewery? Coffee shop, bakery? Interested? Let's talk! Shared parking with establishment. Enjoy instant success!



Jersey Shore ~ Beautiful country lot near Pine Creek Valley for your home or vacation home! 2 acres, driveway and septic already installed. Building site is all ready! \$65,000



Jersey Shore ~ Small lot with public utilities available. Bordered by Nichols Run. Great for a camper or a small mobile home! Easy drive to Pine Creek. All offers considered!



Lock Haven ~ The Woods on Chatham Run. 5 acre lots for your home or cabin. \$79,000 each



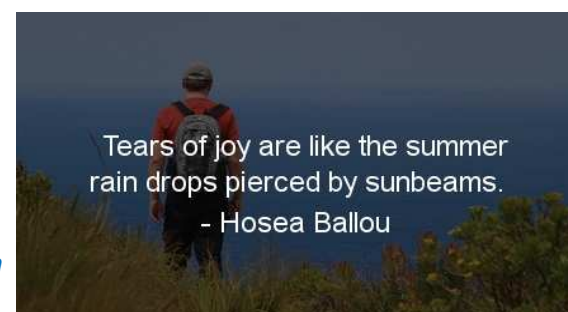
Waterville ~ 10,000 sq. foot commercial building with large parking lot along busy N. Rt. 44. 12-room hotel on the 2nd level. Main level is set up for large restaurant facility plus extra retail spaces. Also a service garage at the rear of the property \$989,000

SEE YA' UP THE CREEK!

Join my E-group and stay in the loop!

Sign up to receive updates on new listings and more!

www.RecreationalPropertiesPennsylvania.com There is a sign up form at the bottom of each page! Or just email me and tell me you want to be added and you are IN!



Tears of joy are like the summer
rain drops pierced by sunbeams.

- Hosea Ballou