



# Davis Real Estate, Inc.

121 W. CHURCH ST.  
LOCK HAVEN, PA

**570-748-8550**

## PURCHASING A 2ND HOME



### 2020 will go down in history as one of the craziest years in real estate ever!

With all of the uncertainty surrounding our current state of affairs, many are wondering if it is a good time to make a 2nd home purchase.

It seems as if there is a greater desire among buyers to have another property to escape from the “rat race” and to spend vacations closer to home. Travelling abroad is not practical right now, and may not be for a long time. Therefore, having a second home or cabin within 2 or 3 hours of one’s primary residence would provide a safer vacation experience while at the same time, may be a good investment.

The logical thinking is that with interest rates at historic lows, it is a good time to take advantage of that and take the plunge! This is being driven by not only low mortgage rates, but also low rates for equity lines of credit which gives buyers an edge over competitive bids since in essence, they are “cash” buyers. The Home Equity Line of Credit makes one’s offer stronger for several reasons. First of all, an appraisal of the property they are purchasing is not required (although one can make a contingency on that if desired). This is appealing to the seller since there is always a chance that an appraisal could come in lower than expected. Second, there are very little fees associated with this type of loan and they are faster to close.

Second home buyers are also seeing the advantage of this type of investment in other ways. Not only as a family vacation spot, but a lucrative rental. There is a huge surge of vacation home (AirBnB type) rental activity that seems to be Covid-driven. With the demand so high in vacation hot-spot areas and the lack of accommodations to meet that demand, an investment in a rental type property such as this may be a wise decision. If handled correctly, this type of investment can virtually pay your 2nd home mortgage or line of credit for you. If you are considering retiring to a certain area that is a popular tourist area, this might also be a good consideration. Many buyers are seeing the benefits of owning a second home now, renting it out and perhaps having it paid for by the time you are ready to retire.

There are other purchase options available as well. A 1031 tax exchange may be possible if you currently own another investment property (such as a duplex or other rentals). This type of transaction allows you to sell your other investment property to purchase a different investment property and defer your capital gains obligation.

There may also be some options for owner financing with a large down payment.

There are some things to consider when making a purchase for an investment such as this. You will need to calculate your overhead costs (such as housekeeping, property management fees, unexpected repairs and perhaps more liability insurance than you would normally have). You will also want to investigate into a reputable management company and compare services and rates.

There is also a KEY element in making a purchase such as this. Be sure to use a local Realtor who specializes in these types of sales. Their knowledge can be invaluable. They will know the average rental amounts that are being achieved for the area, inside knowledge on emerging “hot spots” to consider so that you can get in on the ground floor and then you will be in a position where your property value will escalate as time goes on. They also know the type of recreational activities that are popular in the area. Having valuable contacts for resources such as contractors in the area, property management companies, local businesses, etc. cannot be achieved with a Realtor who is not local to the area.

*Lisa Linn is a designated RSPS (Resort and Second Home Property Specialist) and has assisted many buyers over her 18 years in this type of specialized purchase. Contact Lisa for assistance with a 2nd home purchase!*



*Looking up in wonder at a very tall, ancient hemlock while on one of our winter hikes in the mountains!*

**LISA LINN**

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*Mountain mist!*

[www.RecreationalPropertiesPennsylvania.com](http://www.RecreationalPropertiesPennsylvania.com)

# SPOTLIGHT ON STATE PARKS! RAVENSBURG

This is a nice, small state park located off of Rt. 880 in Rauchtown. Rauchtown Run flows through the park and there is a short hiking trail along the stream. It is a beautiful stroll during the Winter, very picturesque. A portion of the Mid-State trail also traverses through the park. Rauchtown Run and it's tributaries provides excellent cold water fishing for native brown trout. In warmer weather there are picnic areas and playgrounds to enjoy with your family. Ravensburg S.P. is surrounded by Tiadaghton State Forest. Consider a visit to this pretty, but under-stated park in Clinton County

## RAVENSBURG STATE PARK CLINTON COUNTY

### FACEBOOK PAGES TO CHECK OUT:

Pine Creek Rail Trail

all things nature

National Parks Photography

Snakes of Central PA

Friends of Benezette

Vacation homes and cabins of Davis Real Estate

Pennsylvania Adventurers

Potter County God's Country

### THINKING OF SELLING?

#### INVENTORY IS LOW & DEMAND IS HIGH!

I currently have a high demand for cabins, camps, land, fixer-uppers, lots, off-grid properties, state lease camps, waterfront properties and more! Buyers are looking in the areas of Pine Creek, Haneyville, Hyner, Cross Fork, Kettle Creek, Little Pine, Western Clinton County, etc.

I offer superior marketing strategies, pricing advice and a database of ready, cash buyers! Contact me to discuss!  
570-660-0626

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## HUMOR ME!





# Winter menu idea and recipes

## Venison stew, Cheddar biscuits, Chocolate pie

### VENISON STEW

2 lbs. venison meat cut into cubes  
 2 TB canola oil  
 1 cup chopped onion  
 1 (14.5 oz.) can diced tom. (undrained)  
 1 can beef broth  
 2 TB quick-cooking tapioca  
 1 garlic clove  
 1 TB parsley  
 1 Tsp. salt  
 1/4 Tsp. pepper  
 1 bay leaf  
 1 cup cut-up carrots  
 3 med. potatoes peeled & cubed  
 1 cup sliced celery

*In an oven-safe Dutch oven, brown beef in batches in oil; drain. Return all meat to the pan. Add onions, tomatoes, broth, tapioca, garlic, parsley, salt, pepper and bay leaf. Bring to a boil.*

*Cover stew and bake at 350° for 1 hour. Stir in carrots, potatoes and celery. Bake, covered, 1 hour longer or until meat and vegetables are tender. Discard bay leaf.*

### CHEDDAR BISCUITS

**(Made from scratch)**  
 2 cups biscuit baking mix  
 1 cup shredded Cheddar cheese  
 2/3 cup milk  
 1/2 teaspoon garlic powder  
 2 tablespoons margarine, melted  
 2 teaspoons dried parsley  
 1 teaspoon garlic salt

*Preheat oven to 400 degrees F (205 degrees C). Grease a cookie sheet, or line with parchment paper.*

*In a large bowl, combine baking mix, Cheddar cheese, and garlic powder. Stir in milk. Drop batter by heaping tablespoonfuls onto prepared cookie sheet.*

*Bake in preheated oven for 10 minutes. Brush biscuits with melted margarine, and sprinkle with parsley and garlic salt. Bake for 5 more minutes, or until lightly browned on the bottom.*

### CHOCOLATE PUDDING PIE

16 Chips Ahoy cookies  
 (crushed & reserve some for topping)  
 1/3 C. melted butter  
 1 1/2 C. cold milk  
 1 pkg. (4 serving size) Instant Choc. pudding  
 2 cups whipped topping

Mix 1-1/2 cups of the cookie crumbs and the butter; press firmly onto bottom and up side of 9-inch pie plate to form crust. Set remaining crumbs aside for later use.

Add milk to dry pudding mix in medium bowl. Beat with wire whisk 2 min. or until well blended. Gently stir in whipped topping. Spoon into crust.

Refrigerate 30 min. or until set. Sprinkle with the reserved cookie crumbs just before serving. Store leftover pie in refrigerator.



**THIS IS A SATISFYING, COST EFFECTIVE WINTER MEAL!  
 LEFTOVERS ARE EVEN BETTER!**

### DIRTY DEED'S (are not dirt cheap)

Getting stuck with a "dirty deed" can become a huge and expensive issue, even many years after your purchase. I cannot stress enough the importance of having an attorney or abstractor performing a title/deed search and issuing a title policy. The cost is well worth the protection and this is not a "do it yourself" task to try to save a few bucks. I have seen some things come up that became quite a surprise to a seller of a property that did not have a proper search done or a policy. By the way, ALWAYS keep your title policy in a safe place and make sure you get an enhanced policy such as Old Republic or Stewart and not just the attorney's certificate. It might cost a little more, but there are a lot more protections in this type of policy. An instance that happened recently, the seller found out the hard way about the importance of keeping their policy and of having a policy that was an enhanced version. Many years later, when they sold their property and the new buyer had a search done, a lien against the property for an old inheritance tax surfaced and not only was it enforceable, but penalties also racked up over the years! Even though they did have a search done when they purchased the property back then, the attorney made a mistake when filing the inheritance taxes for the owner. That attorney's office is no longer in practice and the attorney that did the search and certified the title has since passed away leaving these sellers with no recourse. The sellers did not get an enhanced policy and they also could not locate their certificate. Needless to say, this meant there was a defect in the title that needed to be cleared up before the property could transfer since the buyer was not willing to purchase it with the "dirty deed" (which was certainly understandable!). The only way to clean it up was to pay the state the lien amount despite the fact that it wasn't even their inheritance tax! It seems unfair, but since this lien was attached to this property they are the responsible party in clearing it up. There are times when a buyer of a property may forego having a deep search to save money thinking they are protected as long as they have an actual deed. But think of it this way, would you purchase a home and not have homeowner's insurance? When purchasing a property with a mortgage, the lender requires it anyway, but there are times when a property is purchased as a "cash sale" and a deed can be drawn up simply by transferring the same language on the current deed to a new one and then recording that as the new Grantee deed from the Grantor. The danger in that is there could have been things missed in previous deeds that will now affect the marketability of your present deed and cause a headache when you go to sell it. Just as in this case, the defect went undetected until there was a search. So always make sure you are getting a clean title and deed when purchasing a property because a "dirty deed" can be very expensive to clean up later!





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*Specializing in recreational  
property sales since 2003!*

*Experience matters!*



## LISA'S LISTINGS

**SEE PICTURES AND MORE INFO ON THESE  
PROPERTIES AND OTHERS AT:**

[www.RecreationalPropertiesPennsylvania.com](http://www.RecreationalPropertiesPennsylvania.com)

**Black Forest**~ Nice lot in Tiadaghton Timbers. Ready for your new cabin or home! \$34,900

**Lock Haven** ~This lot is in a neighborhood on the outskirts of town. Public utilities and outbuildings. 25K

**Renovo** ~ Very nice brick double. One side is vacant and the other rented. Fully furnished! 2 bathrooms on each side! This would be a great investment as an Air BnB or use as your vacation home while the renter pays your mortgage! \$59,500

**Waterville** ~ 12.22 acres with Pine Creek frontage and backs up to Tiadaghton State Forest! \$129,900

**Kettle Creek** ~ 88 acres bordering Sproul State Forest & Kettle Creek State Park! See Elk on the property! ALSO frontage on Beaverdam Run, which is a Class A wild trout stream! There is a cleared building spot and a recent perc test completed! This is a beautiful piece of property in the PA Wilds! \$329,000

**Waterville** ~ Business opportunity in the booming village of Waterville which is a gateway community to Pine Creek Valley! 2 stories and over 10,000 sq. feet with a 12 room motel on top level and completely remodeled main level ready for a restaurant, café, store, gift shop, bike rentals....possibilities are endless! Plenty of parking and a kayak launch is at the other end of the parking lot. Rail Trail right across the road! \$994,000

**Beech Creek** ~ 14+ acre lot in the mountains! Enjoy privacy, views and plenty of wildlife viewing! On Beech Creek mountain! Seller is motivated! \$89,900

*Wanna' stay in the loop and see new listings  
as they become available? Go to my site  
and sign up for my exclusive E-group! Get  
1st look before they hit the open market!*

**SEE YA' UP THE CREEK!**



*One kind word can warm three winter months.  
~Japanese Proverb*