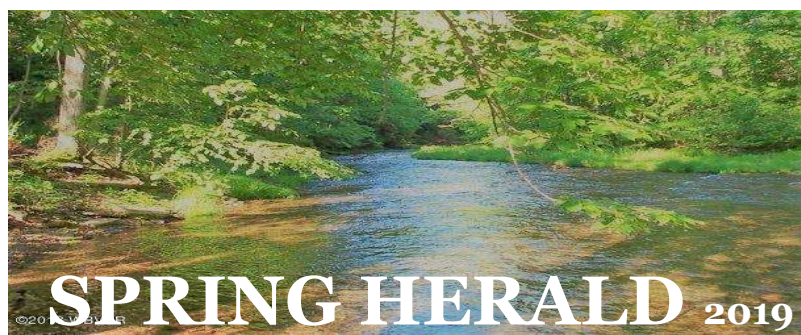


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For the of Trees

If trees could talk they would probably love to tell you stories. Stories of long ago when they saw Native Americans roaming the forest, no insect or plant invasions killing them and lots of other trees and wildlife. All the way back to ancient times, to present day, trees have served the earth and mankind. But there is even more to the story. How one may have grown to be that sturdy, massive tree in the forest is an amazing tale of survival of the fittest! It is truly a “Dawinism” story of natural selection. It means it has literally outwitted other surrounding trees by overshadowing their access to the sunlight with its huge canopy, cruelly choking out their life and causing them to wither and die. The tree branches instinctively reach out over competing trees to block their sunlight. They are alive and actually have a survival instinct just like animals! Not to worry, the trees that end up dying decompose to provide fungi which sustains habitats and healthy soils for the forest floor. This makes for an efficient and complete circle of life. Over forestation and ever-increasing human population creating a need to take over more natural space takes its toll. But not instituting proper forest management can also cause problems. If too much vegetation takes over the forest floor or there are too many trees competing for the same space, it can wreak havoc. A healthy forest is comprised of a proper balance of canopy and forest floor covers. So if you are considering purchasing a large tract of land, keep in mind these important components of proper management and stewardship.

Sadly the diseases created by the invasive insects such as the Emerald Ash Borer and the Woolly Adelgid are systematically wiping out several tree species. The Ash Tree and our beloved state tree, the Hemlock, are at grave risk of becoming extinct in our area because of these blights. In turn, this causes concern for certain species of animals who depend upon their unique contribution to their livelihood.

So for the love of trees, take time out of your busy life to look upward and admire that sturdy oak standing straight and true! Its fight for survival is reason enough to love it because it is vital to our survival as well!

There is a place to view some gigantic native tree species (including Hemlocks) off of Hackett Road called Bark Cabin Natural Area. Very nice (easy) hike on a portion of the Mid-State Trail (Okome Rd., to Schoolhouse Rd., to Hackett).



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GROANERS!

HaHaHa

How did the tree access the internet?

It logged in

What did the tree do when the bank closed? *It started it's own branch!*

Why did the Pine Tree get in trouble?

It was being knotty!

Which side of the tree has the most leaves? *The outside*



MENU IDEA AND RECIPES:

Here is a simple meal idea for a nice Spring lunch on your patio!



Tasty Tomato Tacos

- Prepare 4 large, ripe Beefsteak tomatoes by flipping stemside down and make 6 wedges. Flip back over and fan out the wedges making a pocket.
- Cook beef and onions in skillet and add packet of taco seasoning mix with 1/2 c. water. Cooking until brown.
- Divide the cooked meat among the tomatoes, filling the wedges.
- Top with shredded Mexican cheese, shredded lettuce, black olives & sour cream. Eat & enjoy!

Fruit salad (from your grocer's deli)

Mock Margaritas

Pour 1 can frozen limeade concentrate (thawed) 1 can frozen lemonade concentrate (thawed), 1/4 cup powdered sugar, 3 c. crushed ice in blender. **Blend** until slushy, then add 2 c. Club Soda & stir. **Pour** into Margarita glasses (rub rim of glass with lime wedge and then dip into margarita salt to coat if desired) **Serve** with lime wedges and enjoy! Refreshing and no tequila hangover later!

TIDBITS:

Get your PA State Parks and State Forests PASSPORT!

This is a really cool way to explore our vast network of parks and forests while collecting stamps at each park you visit! This passport also provides descriptions of each park, maps, and other interesting tidbits of information to help you explore! What a great way to get the whole family involved and motivated to visit as many state parks as possible. Make it a challenge to collect enough stamps to earn Champion Tags! The book is just \$10 and you can get them at the state park offices or order online at PaParksAndForests.org WELL WORTH IT! Get outside and PLAY!

Cherry Springs STAR PARTY! May 30—June 2 at Cherry Springs State Park. Pre-register at: <http://bfsp.org/> OR you can register at the event.

DCNR presentation on invasive plants at the Waterville DCNR building on May 18 @ 1:00. Get free hotdogs at 12:30. Learn to identify invasive plants and control them on your property (there is actually an invasive plant "garden" at the facility for studies)! FREE TO THE PUBLIC!

STAY IN THE LOOP!

Don't miss out! Sign up for my exclusive E-group and you will always get 1st look at new listings before they go on the market! To sign up, go to:

RecreationalPropertiesPennsylvania.com

HOW EASY IS THAT!?

Is your cabin “cabiny” enough? Here are some tips to help you get top dollar!



Simply put; I sell a lot of cabins. I talk to a lot of buyers in search of that perfect “home away from home”! Therefore, I really have to understand what they see in their “minds-eye”! One of the most common things I hear on a buyer’s wish list is their desire to purchase a cabin that is “cabiny”. What exactly does that mean? Well, if I am as good at my job as I like to think I am, then I need to see the picture in their head so I can understand what they are looking for. Over the years I have created a few ways to re-phrase back to buyers what they tell me so that I can get *their picture* in my head. For example: They want remote; Okay, so is the degree of desired remoteness, “bury dead bodies remote” or “just pee off of the back porch remote”? This helps us to all get on the same page much easier! Another word I hear a lot in a buyer’s desired description is “cabiny”. I take this term to mean that they want the cabin to look rustic (not like a house), be in a setting among trees and native plants, and the inside to be quaint and not real “modern”. When a cabin with these 2 top rated checklist items are shown to a potential cabin buyer, BOOM! We have a sale! So how can a seller of a cabin help to make their property look like the property the buyers see in their head? Here are a few tips that might help:

- Large yards might seem like a great selling point, and they are to buyers purchasing residential homes. But for those looking for a cabin, a large yard can be a deal killer! Cabin seekers are looking for weekend retreats in which they can drive to the mountains, unload the SUV and flop in the hammock! They do not want to drive 3 hours on a Friday night and then spend half the day Saturday mowing and taking care of meticulous landscaping. Native plants, more trees and even a wildflower field makes a much more desirable “cabiny” setting PLUS it is good for the wildlife, environment and requires no maintenance! Nestled among the trees on a wooded lot is the ultimate “cabiny” element so don’t think you need to cut down a bunch of trees to “open it up”! Get rid of any accumulated junk outside.
- Consider the outside appearance of your cabin. If it is log, perfect! If you are stuck with siding or plain T-111 consider the colors. Painting the outside a color that is in harmony with nature such as forest green, dark brown or rustic red can make a huge difference. If you have vinyl siding and it would not be cost-effective to re-side, then consider other things you can do to make it feel more rustic. You might add some wooden shutters with pine tree or bear cut-outs; place Adirondack chairs on your front porch; make log benches to put around a fire ring. You can even add mountain stone trim around your foundation. Incorporate interesting outdoor elements such as landscaping rocks, wood carved statue of a bear (or something like that) or even a small man-made pond w/ waterfall!
- On the inside; Buyers love fireplaces! If you can add a small fireplace or a woodstove, that is very helpful with the “cabiny” feel and worth the investment. Paint the walls a solid, natural color that compliments the outdoors. If you can make one or 2 of the walls more rustic feeling by adding knotty pine or a classy mountain stone veneer, that will add points to your cabiny approach! Cramming in a lot of musty old furniture is not helpful. “Take it to the cabin” may be a familiar phrase in your house when dealing with unwanted items (such as that yellow faded chair from the 70’s). A collection of vacuum cleaners representing different eras, or those ugly lamps throughout is not ideal! A few matching pieces of furniture (not necessarily new, but clean and in good condition) paired with a some well-placed décor items & pictures that are “cabiny” will make your space feel like an invitation to relax! Add some woodsy smelling candles and place some local brochures and trail maps in a basket on the table. This makes buyers feel like they are truly in a “vacation home”! A shelf with an assortment of games (Monopoly, Sorry, etc.) also helps a buyer envision an old-fashioned evening with family void of cell phones and computers! Anything you can do to add to the feeling of nostalgia will help to make your cabin a front runner!

Selling your cabin can be a bitter-sweet experience. For many, “the cabin” has been the scene of wonderful memories for generations of your clan. The decision to sell it does not come lightly, so make sure you are listing it with the right Real Estate Agent. One who truly understands this unique market and can offer more tips on getting top dollar for your treasure in the mountains! “Cabiny” is my specialty!



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PARADISE
AWAITS!



LISA'S LISTINGS: See pictures & more info on these and others at
www.RecreationalPropertiesPennsylvania.com

CABINS:

Westport - BORDERS STATE LANDS! Cabin in a private setting on Bitumen Rd. \$48,000

North Bend - Walk just a few hundred feet to Young Woman's Creek! Cabin has water, septic, electric! Not secluded, but this is a great location and cheap! Only \$42,500

Renovo - Near Cross Fork. Kettle Creek frontage! Cabin with 4 BR/ 2 Bath Great for a "lodge" or family vacation home! \$170,000

Cammal - Cabin with a fireplace near the rail trail and Pine Creek! Affordable! Call for pricing!

VACATION HOMES:

Slate Run - 5 BR farmhouse on nearly 3 acres ON PINE CREEK and NO FLOOD! This includes a 2-bedroom apartment above a 3-bay garage! Rail Trail borders the yard! Ultimate Pine Creek vacation home! 599K

Jersey Shore - RAMSEY VILLAGE! PINE CREEK FRONTAGE and Rail Trail access.

Renovo - Stately, turn of the century federal style home. 6 bedrooms, 2.5 bath, in-ground pool, former parlor, 3 fireplaces! This could be a home, retreat, rental units, office spaces, B&B and more! Original in-laid hardwood floors, crystal chandelier, staircases at each end of the house. natural gas heat \$225,000

LAND:

Westport - 70+ acre lot with Susquehanna River frontage. Steep terrain. \$49,900

Westport - 320 acre lot bordering state lands. Secluded! Sub-division plan for 10 lots can be provided if desired. Beautiful, wooded property at the dead end of the mountain! \$395,000

Westport - 27 acre lot in Shintown Vista. Remote! Sproul State Forest! \$53,900

Westport - 23 acre lot in Shintown Vista. Remote! Sproul State Forest! \$49,900

Jersey Shore - Nice lot in Ramsey Village! Pine Creek and Rail Trail access!

Lock Haven - Off of Renovo Rd. in White Rock Development. 2 Lots for sale
5.7 acres @ 39,900 OR 3.8 acres @ 29,900 Build your dream cabin!

SEE YA' UP THE CREEK!

