



Davis Real Estate, Inc.

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Autumn Folio

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Thinking of listing
your property?
Contact a Realtor
that knows the
territory for the
best results!



PICTURE THIS!

Listing your home with a Realtor is the best way to get your home or cabin on the market quickly and efficiently. Realtors have a lot of tools at hand and normally a checklist of tasks associated with gathering all of the information necessary for entry in the multiple listing service and other marketing platforms they use. We take room measurements, obtain courthouse documents & one of the most important tools of all...take pictures. Taking pictures is a pretty routine thing these days since everyone has cell phones. However, sometimes these pictures can have a less than desirable quality if not properly edited. I have seen pictures posted in the MLS that would make my blood boil if I were the seller of that property. Some of them so dark that you can't even make out what the picture is supposed to be, out of focus shots, pictures of just a toilet with the seat up (hmm...not sure what the point is there!), and even have seen where they are posting "miniaturized" shots that are impossible discern. I seriously wonder if the seller has even looked at the posting online to make sure the info is accurate. Another "no-no" are pictures of the outside of the house with cars in the driveway or in front of it. I have seen ones with so many vehicles in the picture that I have to wonder whether or not the agent is selling the house or is advertising a used car lot! Pictures with clutter are another distraction from showcasing your home features. I mean, c'mon....it doesn't take that much effort to move that laundry basket full of dirty clothes. Also the agent should gently remind the seller that they will be coming for a photo shoot, so it is helpful to not have a sink full of dirty dishes, toys laying around or other messes. Also be careful of having pictures taken with important papers or even bills laying out. These days, scammers can really zoom in on something and possibly get an account number or other confidential information from the photo that will be made public so anyone can pull them up and see them. Scammers are getting more creative all the time! Remember, people are sharing these pictures on Facebook, Instagram and other social media where they can be seen by a multitude of people, saved and zoomed in on. Another thing to keep in mind, (especially those of you with hunting camps that criminals assume are vacant) don't have pictures taken showing your guns (I know that gun racks and gun cases are standard in cabins, but have the agent avoid taking shots that show those in the photos). Just a few tips to keep in mind to help minimize your risk.

It is important to have good, clear pictures that show your property in the best light possible! The agent does not necessarily have to be a professional photographer, but should have basic knowledge of lighting, camera angles and editing features. Also, be sure to ask your agent to email you the spec sheet once it has been entered in the system to check for accuracy and picture quality. If you feel the pictures are not satisfactory, speak up! It is your property and photographs are an important way for potential buyers to "picture this" home as perfect for them!



HUMOR ME !

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10-06-2006

WILL YOU PLEASE PICK UP ALL YOUR CLOTHES?

Tidbits!

RENOVO FLAMING FOLIAGE: Oct. 12, 13, and 14th Downtown

Renovo will be all decked out in fall splendor for the festival. Food, crafts and more!

WATERVILLE APPLE BUTTER FESTIVAL: Oct. 13 & 14th. Enjoy free entertainment, craft vendors, food and best of all, homemade apple butter!

The whole village smells YUMMY!



IF YOU WANT TO BUY AN AFFORDABLE PROPERTY IN A DESIRABLE LOCATION, HAVING CONTACT WITH THE RIGHT AGENT IS CRITICAL! YOU WILL MISS ALL THE GOOD DEALS IF YOU SIMPLY WAIT UNTIL THEY HIT THE MULTI-LIST! THEY GO FAST! SIGN UP FOR LISA'S E-GROUP SO THAT YOU STAY IN THE LOOP! DON'T MISS OUT!!! PINE CREEK VALLEY, KETTLE CREEK, CROSS FORK, WATERVILLE, HYNTER, HANEYVILLE, BLACK FOREST, NORTH BEND, SOUTHERN TIOGA AND MORE..... YOU NEED TO BE ON THE "INSIDE TRACK" WITH A TRUE SPECIALIST WHO REALLY KNOWS THESE AREAS INTIMATELY! EMAIL ME YOUR REQUEST! YOU WILL LOVE THE UPDATES, I PROMISE!

Menu and Recipe Ideas : Hearty Autumn Breakfast (crock pot style!)

(Cook it overnight and wake up to breakfast!)

CROCK POT BREAKFAST CASSEROLE

- 10 Eggs
- 1 bag of frozen hash browns
- 1/2 bacon cooked/draind/cut into pieces
- 1/2 cup onion
- 3/4 Cup shredded cheddar cheese
- 3/4 Cup milk
- 1/2 tsp dry mustard
- Salt & Pepper



SLICED APPLES

FRESH SQUEEZED ORANGE JUICE



FIRESIDE COFFEE: (5 SERVINGS)

- 1/4 C. hot cocoa mix
- 1/4 C. powdered coffee creamer
- 1/4 C. instant coffee
- 1/4 tsp. cinnamon
- 1/8 tsp. nutmeg
- 1/4 C. sugar

Layer ingredients in crock pot in this order:
 Potatoes on bottom, bacon, onion, shredded cheese & repeat layer.
 Beat the eggs, milk, mustard, salt and pepper together.
 Pour this over the whole mixture. Cook on low for ten to twelve hours.

Mix all ingredients and mix with 5 cups of hot water. Serve in mugs & top with a dollop of cool whip then sprinkle pumpkin pie spice on top. (MIX COULD ALSO BE PUT IN DECORATIVE JARS OR TINS FOR CHRISTMAS GIFTS!)



LIKE TO HIKE? Many trails are waiting for you to explore in our area!

Autumn is the perfect time to explore the forest! Cooler temps, no bugs and beautiful scenery are just a few great reasons! Whether you are a day hiker, serious back-packer or just like to take a stroll and enjoy being in nature, there is a trail for you to explore here! Adventure awaits! Check these trails out:

EASY

Carsontown Trail (Little Pine State Park) 1 mile trail recommended for families with small children. See wildflowers and deer! Just across from the Archery range.

Blackberry Trail (Black Forest) Just a little over 1/2 mile stroll near Black Forest Village. Nice level terrain. Parking area is .4 miles south of Black Forest Village.

MODERATE

Daugherty Trail (Slate Run Rd.) 3 Mile hike through beautiful Tiadaghton Forest that takes you to Daugherty Rd. near the top of Rt. 44 close to Potter County line. To park, pull off at the intersection of Slate Run Rd. and Francis Rd which is approx. 4 miles up Slate Run Rd. from the Hotel Manor.

Algerine Trail (Between Slate Run and Cedar Run) 1.8 mile trail through Algerine natural area. Drive up Gamble Run Rd. to the dead-end to park.

DIFFICULT

Golden Eagle Trail (Cammal at Ross Run) 9 mile circuit trail. Steep and strenuous climbs are rewarded with breathtaking vistas! Not for beginners. Park at Ross Run parking area.

Susquehannock Trail (Susquehannock State Forest in Potter County) 83.72 miles. To complete the entire circuit 5 - 7 days depending on skill level. Southern gateway at Ole Bull State Park in Oleona. There are other access points throughout Potter County or you could camp at Ole Bull and day hike some of the trail! Sweeping views, there are also some shelters on the trail.

*IF YOU ARE INTERESTED IN HIKING AND BACKPACKING IN PA, THERE IS A REALLY NEAT FACEBOOK PAGE YOU CAN ASK TO JOIN; **HIKING & BACKPACKING PENNSYLVANIA**. THIS IS A WONDERFUL GROUP TOTALLY GEARED TOWARDS THIS PASTTIME. SHARE STORIES, PICTURES, GET IDEAS ON PLACES TO GO, HIKING GEAR ADVICE, AND SO MUCH MORE! ASK TO JOIN AND YOU WILL GET ASKED A FEW QUESTIONS AND THEN YOU ARE ADMITTED!*



- ◆ LEAVE WHAT YOU FIND
- ◆ RESPECT WILDLIFE
- ◆ BRING BACK WHAT YOU PACK
- ◆ MINIMIZE CAMPFIRE IMPACTS

MYSTERY PHOTO CHALLENGE:

Guess where this picture was taken last Fall? Hint: This picturesque village in Pine Creek Valley is a popular ice cream stop while riding on the trail! It is also known for a quaint Inn.

See answer on last page!





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570-748-8550 (office)

They say that if you love what you do for a living, you'll never work! No truer words were ever spoken in my case! I absolutely love what I do and helping others find their perfect spot! I live in paradise! Won't you join me?

Lisa Linn
lisa.a.linn@gmail.com
570-660-0626 (direct)



LISA'S LISTINGS

SEE PICTURES AND MORE INFO ON THESE PROPERTIES AND OTHERS

www.RecreationalPropertiesPennsylvania.com

Cabins and Vacation homes:

Cross Fork- Need a little lovin' but worth it! Great location off the beaten path on Steward Hill Rd.! New furnace, new septic, new well pump, new HW heater, large garage, beautiful lot! \$68,000

Waterville - Turnkey cabin on over an acre with Upper Pine Bottom frontage! Centrally located in Pine Creek Valley! This also has a rental history, so you can rent it out when not using it for some extra \$! \$99,500

Slate Run - Very nice modular home bordering state game lands in Slate Run. Easy to get to the rail trail & Pine Creek! This is immaculate and includes EVERYTHING...right down to the silverware! \$225,000

Slate Run - PINE CREEK & RAIL TRAIL FRONTAGE! This 5 bedroom farmhouse has some history! Built in the late 1800's it is a homestead of one of the original settlers of Pine Creek! 2.83 acres and even comes with a 3-bay garage with a 2-bedroom APARTMENT above it! Freshly painted, new carpet, new roof! \$550,000

North Bend - Spectacular original chink log home that has been restored and updated! 50+ acres BORDERING SPROUL STATE LANDS! This property is a once-in-a-lifetime dream! The views are amazing! There is even a horse corral and several natural springs on the property! \$385,000

Residences:

Jersey Shore - Immaculate 3 BD/2 Bath home in Jersey Shore. Huge garage, convenient location next to the rail trail. Seller offering \$2,000 towards buyer's closing costs! \$139,900

Liberty - Nice ranch on 1 acre! Easy commute to Wellsboro, Williamsport and Mansfield! Seller offering \$2,000 assist towards buyer's closing costs! \$152,500

Liberty - Country living! Large farmhouse in pastoral setting! Garage, 4 BD/2 bath home! \$155,000 Seller offering \$2,000 assist towards buyer's closing costs!

Land:

Renovo (Noyes Twp)- Off-grid lots! Very secluded! 4X4 access! Great hunting! SELLER OFFERING \$5,000 DISCOUNT ON ANY LOTS UNDER CONTRACT BY THANKSGIVING! 10 acres \$39,000 23 acres \$49,900 27 acres \$53,900 and 320 acres \$395,000

Black Forest (Tiadaghton Timbers) Very nice building lot for your home or cabin! SNOWMOBILE right out onto the trails! \$45,900 1.09 acres

Cammal - 1.5 acre lot to build your cabin or home! Rail trail at bottom of hill! Only \$26,900

UNIQUE PROPERTIES AND BUSINESS OPPORTUNITIES:

Renovo - Huge 6 - 8 BD/2.5 Bath turn of the century, Federal style home! Use as a home, professional offices or a B&B! Grand staircase w/antique chandelier, formal parlor, fireplaces, hardwood floors & more! \$250K

North Bend - Many ways to use this property! Upstairs living quarters, downstairs set up as a coffee shop/retail space! Make it into more living space and rent units out make it all one large residence! \$144,900

Slate Run-Wolfe's General Store & Orvis Dealership! Go to my site to see the details! \$550,000 PROFITABLE

MYSTERY PHOTO ANSWER: The bridge coming into Cedar Run where Cedar Run General Store & Cedar Run Inn are!

See ya' up the creek!