



Davis Real Estate, Inc.

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Clean & Green ...what does it mean?

What is the benefit of enrolling your property in Clean & Green for assessment purposes and are there limitations to the use of your property if you do so? Here are some answers to those questions:

In order to qualify for C & G enrollment, it has to be at least a 10 acre (contiguous) parcel. There may be other eligibility requirements as well. You can check with your county assessment office & you can usually get an application online.

The advantage is that this program allows the property to be assessed preferably at the value it has use for and not fair market value which would be higher. This could mean a substantial tax savings. The intent of this program is to encourage keeping the land in one of these 3 categories: Agricultural use, Agricultural Reserve and Forest Reserve. These categories are vital for our communities and state.

There are some restrictions that apply when your property is enrolled in this program. Most notably, there are sub-division & commercial use restrictions that you will need to know about. The main incentive of C & G is to keep as much green space intact and protected from too much development as possible. And also using it for purposes of agriculture (growing food, livestock, etc.) or woodlots (future timber, animal habitat and impervious areas which help control flooding and ground saturation.)

If the use of the property should change and will no longer meet the eligibility requirements, then "roll-back" taxes + interest would be due to the county. The recent property owner will be responsible for the past 7 years of property taxes PLUS interest on the property tax savings they obtained. It is important that if you are purchasing a property that is currently enrolled in the C & G program that you understand this and that it will be YOUR responsibility for those taxes if you change the use, not the previous owner you purchased it from.

Bottom line, having your property enrolled in the Clean & Green program not only provides tax savings but also helps the environment, ensures that the land will provide for forest protection, renewable resources for future generations, food production and more. However, make sure that you understand the restrictions that apply and be sure that is the right fit for you before purchasing a property that is already enrolled in C & G or you intend to take advantage of this program. Your county assessment office should be able to provide you with that information.

Work with an experienced agent when buying or selling your property! It makes all the difference in a successful outcome!



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How do mountains stay warm in winter?

They put on their snowcaps.



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

Looking for something to do over the Winter months? Do you like to get outside when the weather is cold? If so, here are some activities that our area offers :

ICE FISHING: Fish on Little Pine Creek dam (Waterville) and Alvin Bush Dam (Kettle Creek). This is a great winter sport!

SNOWMOBILING: We have some great snowmobile trails here in the area. The Coudy Pike Trail offers trailheads and trailer parking off of Route 44 N. on the mountain (Lycoming County) Susquehannock Trail System which traverses much of Potter County. Also, the Hyner Mountain Snowmobile Trail in Hyner Run State Park which is a 64 mile trail! These are just a few! Go to the DCNR website to find trails and maps.

CROSS COUNTRY SKIING: There are about 50 miles of cross country ski trails on the mountain off of Rt. 44 to explore. Also, the Pine Creek Rail Trail is groomed for cross country skiing! Get your skis out and come to the mountains!

DOWNHILL SKIING: Ski Sawmill in Oregon Hill (Lycoming County) offers great ski slopes and tubing slopes! There are even instructors there to help the beginners.

WINTER HIKING: Our area is home to plentiful hiking trails and there are also many Mid-state trailheads here. Anything from easy to difficult can be found here! Check out the DCNR website for trail maps. Also, get yourself a Purple Lizard map and keep it in your glove box! We also have some great hidden, frozen waterfalls around!

As you can see there are still many outdoor recreational opportunities even during the colder months here in the beautiful Pennsylvania Wilds! So come to the mountains and play!

MENU IDEA AND RECIPES

VENISON CHILI - BISCUITS - BREAD & BUTTER PUDDING

VENISON CHILI

- 1.5 lb. ground venison
- Salt & Pepper
- 1 yellow onion diced
- 1 green pepper diced
- 2 TB minced garlic
- 2 cups beef broth
- 15 oz. can red kidney beans
- 28 oz. can diced tom.
- 15 oz. can tom. Sauce
- 1 TB chili powder
- 1 TB cumin
- 1 tsp. paprika

Mix Venison w/ salt & pepper. Heat oil in a large skillet then add meat, onion, pepper & garlic. Brown meat. Transfer to a slow cooker and stir in remaining ingredients. Cook at HIGH for 3 hours and then turn to low and cook another 3 hours. Ladle into warm bowls

Top w/ cheese, green onions, sour cream if desired
Serve with fresh, hot biscuits and saltine crackers



BREAD AND BUTTER PUDDING

- 8 slices stale bread
- ½ cup butter, softened
- ½ cup white sugar
- ½ cup raisins
- 1 ¾ cups milk
- 2 eggs
- 1 pinch ground nutmeg



Preheat oven to 350 & grease a 9 in. round pan Butter bread on both sides & cut into triangles. Put a single layer in the bottom of the pan Sprinkle w/ half of the sugar and the 1/2 c. raisins Put remaining bread on top & sprinkle w/ remaining sugar Beat milk, eggs & nutmeg together in a bowl. Pour over the bread & press down firmly to help the bread absorb the milk. Bake until golden brown and set approx. 30 to 40 minutes



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LISA'S LISTINGS

SEE MORE INFO ON THESE AND OTHER PROPERTIES AT:
www.RecreationalPropertiesPennsylvania.com



I am blessed to live and work in the beautiful PA Wilds! I can help you get here too!

LAND:

Waterville: Little Pine Creek Rd. near the state park & just 3 miles to the Pine Creek Rail Trail and Pine Creek!

Great recreational lot for you camper! **\$47,000**

Haneyville: 25 beautiful, wooded acres in Haneyville. Great location at the dead-end of Elk Ridge Lane! **\$280,000**

VACATION HOMES:

Mill Hall: Charming fixer upper on Bald Eagle Creek! This is a stone cottage right out of a fairy tale! Beautiful creek frontage! **\$310,000**

COMMERCIAL:

Waterville: Over 10,000 sq. feet commercial building along busy route 44N. in Waterville!

A restaurant facility (not operating) that has been completely remodeled is on the first level and there is a 12 room hotel on the 2nd level (operating). Plenty of parking! Easy access to the Rail Trail! The first level could be used for anything, it doesn't have to be a restaurant. There is also a large service garage in the back! Public water. This would be a great opportunity to start a business in the PA Wilds! **\$920,000 Seller will finance**

Waterville: Happy Acres restaurant/convenience store and game barn. Long-established business in the Pine Creek area with multiple revenue sources! **\$795,000 INCLUDES INVENTORY.** Seller will finance with money down.

Thinking of selling? I have buyers in search of vacation properties to purchase in our neck of the woods! Don't go it on your own...put it out on the open market with a Realtor who KNOWS the territory. That is how you will get TOP DOLLAR and a smooth sale! If you are thinking about it, let's talk! No strings attached!

See ya' up the creek!

"Kindness is like snow. It beautifies everything it covers."

—KAHLIL GIBRAN