



Davis Real Estate, Inc.

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WINTER 2021 - 2022

Don't get **zapped** by Zoning!



SO you are looking at a property that is in an

awesome location, but it doesn't quite meet your needs. In taking a closer look, it appears as if you could make modifications or changes to the usage and still stay within budget. That is great! However, be sure you don't get "zapped" by local zoning ordinances!

Anytime that modifications are made such as new construction, driveway changes, additions, etc. a permit will likely be required from your county and/or township. Intended usage changes (for example, adding an in-law quarters, apartments, day care, recreational parking, etc.) may not be permissible according to zoning or even deed restrictions. Keep in mind as well, that if a property lies in the flood plain or floodway that you could have limitations on improvements and adding accessory buildings. Therefore, it is important to understand what the permitted usage is and to verify that this current usage is not in violation. If your plan is to make changes and you are not sure you will be able to obtain a permit for those changes, it is wise to make a contingency in your due diligence section of your agreement. This would be the contingency of "Deeds, Restrictions and Zoning" on the sales agreement. So if unsure, this will enable you to get your offer to the seller right away but also give you time to make inquiries with the proper authorities to verify your intended usage will be allowable within their current ordinances and zoning laws. Then if it is not going to be possible to make the changes you wish to make without a variance, you could decide whether or not you wish to proceed with the sale or terminate the contract.

Purchasing the property and then finding out later that you are not going to be able to use it as intended is not a good situation to find yourself in. Working with a professional and experienced Realtor is helpful with avoiding problems later. If the Realtor is local to the area and already knows many of the zoning laws in that county/municipality, they will be able to help you seek out properties that will conform to your intentions so that you are not wasting time. An experienced local Realtor will also be able to help you get to the proper governing authorities for answers to your questions so you don't get "zapped" by zoning! Contact Lisa Linn for professional service and experience!



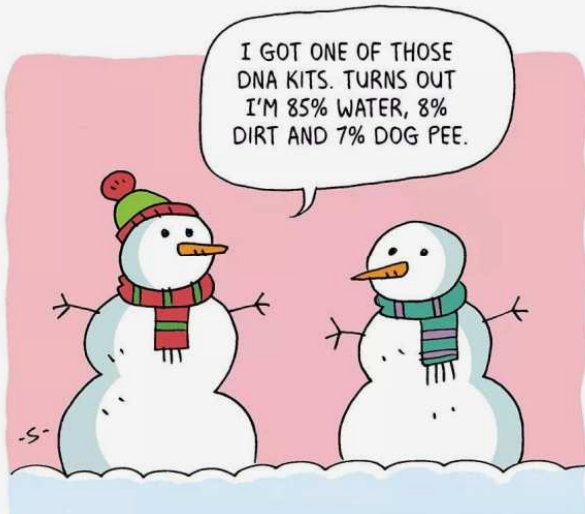
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www.RecreationalPropertiesPennsylvania.com

HUMOR ME!



Hunters Sharing the Harvest

Are you a hunter? Share your extra venison this year through the Hunters

Sharing the Harvest (HSH) donation program. You can donate a portion of venison, or the whole deer. An average-sized deer will provide enough highly-nutritious, low-cholesterol meat for up to 200 meals.

To donate your venison and help feed those in need in Pennsylvania, simply visit HSH participating butchers in your area who coordinate meat deliveries with Second Harvest. Second Harvest then redistributes the venison across our network of 305 member agencies to organizations such as food pantries, soup kitchens and homeless shelters. Each year, approximately 2,000 pounds of venison is delivered to help feed the hungry in our community. To find our more go to ShareDeer.org

SPOTLIGHT ON SNOWMOBILE

TRAILS. This issue I am featuring the **Hyner Mountain Snowmobile Trail.** This is a 64 mile trail system that is open from the day following the last deer season in December to April 1 (snow conditions permitting!) Hyner Run State Park in Clinton County provides a trail head with plowed parking and unloading areas and restrooms. The designated trail system provides beautiful scenery through Sproul State Forest! A trail map is online at ClintonCountyinfo.com or the DCNR website. You can also pick them up at the DCNR building or Economic Partnership in Lock Haven. Also, if interested, check out the Hyner Mountain Snowmobile club and apply for membership! They have a nice lodge and some fun events!



EASY VENISON SUPPER

Crockpot Venison Stew

- 3 lbs. venison roast
- 8 whole red sm. potatoes
- 2 whole carrots
- 1 whole celery stalk
- 1 whole onion
- 1 clove garlic
- 1 packet onion soup mix
- 1 cup water

*optional for spicy: jalapeños

Season Venison roast w/ salt & pepper.

Place veggies in crockpot.

Place venison on top of veggies

Sprinkle onion soup mix over the meat

Pour water over everything

Add peppers if desired

Cook on low 6 to 8 hours (until roast is fork-tender)

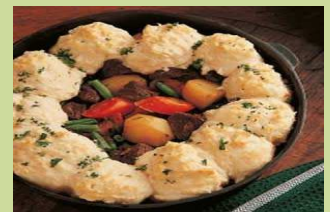
PLACE CHEDDAR DROP BISCUITS ON TOP, LET UNCOVERED & THEN LET COOK AN ADDITIONAL 15 min OR UNTIL BISCUITS ARE DONE.

Drop Biscuits

- 2 cups baking mix (Bisquick, etc.)
- 2/3 cup milk
- 3 TB melted butter (cooled)
- Parsley

Preheat oven to 450. Combine mix, milk & butter in a medium bowl until soft dough forms. Drop by spoonful onto hot stew & let cook until done.

Sprinkle w/ parsley



No-bake Cherry cream pie



Graham cracker pie shell

- 1 can instant vanilla pudding
- 1 can cherry pie filling
- Cool whip if desired

Fill pie shell with instant pudding. Top with cherry pie filling Refrigerate overnight Serve with dollop of cool whip!

Will the housing market crash?

Market predictions for 2022



The short answer is NO. However, it is being predicted by many of my sources (and

from what I am seeing first-hand) that the market will “moderate” in 2022. When there is a hot market, it will eventually cool and when the interest rates rise that will help it along a bit.

Keep in mind that housing market predictions are normally based on educated guesses and past market patterns as well as what those of us “in the trenches” are seeing for ourselves.

In our area, even though property appreciation has always mainly been steady, housing prices have remained fairly static. Therefore, values are actually over-due to adjust to the overall market conditions and so I believe they will settle into a more comfortable groove in the coming year.

One of the issues that may come into play is that sellers may be resistant to a cooling off on the pricing. At the same time, buyers might be seeing higher interest rates and that may mean less bidding wars (that sellers have been enjoying!)

It is going to be interesting in 2022 to see where things go with this market, but in my opinion there will be an adjustment that will put buyers and sellers on a more even keel depending on how much inventory we have in 2022.

In conclusion, I do not see a market crash in 2022 as I don't believe we are experiencing a “housing crisis” but instead, the classic “supply and demand” factor!

THINKING OF SELLING? INVENTORY IS LOW AND DEMAND IS HIGH!.....

I currently have a high demand for recreational type properties. State Lease camps, acreage, cabins that border state lands (especially fixer-uppers), off-grid properties and a HUGE demand for WATERFRONT properties. Buyers are looking in the areas of Pine Creek, Haneyville, Hyner, Cross Fork, Kettle Creek, Little Pine, Western Clinton County and more.... I offer superior marketing techniques, pricing advice and I have a current database of ready, cash buyers! Contact me to discuss! 570-660-0626

Stay in the loop and sign up for my E-group! Don't miss your chance in this fast-moving market! Go to my site, sign up (all pages have a sign up form at the bottom) and you are IN!

FACEBOOK PAGES TO CHECK OUT:

Pine Creek Rail Trail

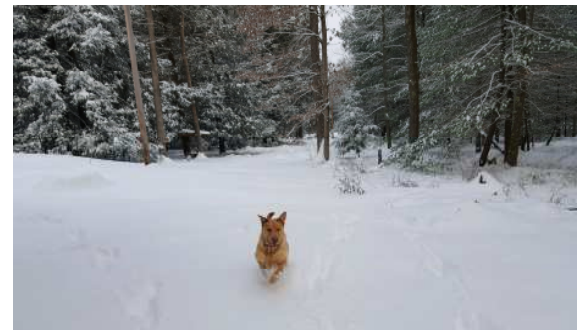
all things nature

Hiking & Backpacking PA

Snakes of Central PA

Friends of Benazette

Vacation homes and cabins of Davis Real Estate



Our boy, Chesley, loves the snow! Send me a picture of your furry friend for my next issue



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I don't work for a living! (because I love what I do!)

LISA'S LISTINGS SEE MORE INFO & PICTURES AT:
www.RecreationalPropertiesPennsylvania.com

LOTS TO BUILD YOUR CABIN! The Woods on Chatham Run!

These lots off of Old Pike Rd. are conveniently located near Haneyville and just a short drive to Waterville for Pine Creek & Rail Trail enjoyment! Build an upscale vacation home, a cabin or bring your camper for the Summer! Gated, underground electric and all lots are perc approved! Each lot is 5 acres (10 lots total) \$79,000 each!

Renovo: Nice home overlooking the river! Updated 3 bd/2 bath on large lot and a garage on an ADDITIONAL adjacent lot. Very nice location and a real bargain at \$154,500 for TWO properties!

Waterville: Borders the rail trail! Freshly painted 3 bedroom house in Waterville! Offered at \$159,000

Waterville: Opportunity awaits! Create a gold-mine in the "gateway" community to Pine Creek Valley! Commercial building with an operating 12 room hotel & remodeled restaurant/café space on the main level. Even an extra unit for retail if desired. Also includes a service garage. This could be a multi-business complex with plenty of parking and easy access to the rail trail and creek! Over 10,000 sq. feet. Public water, private septic. \$989,000

Beech Creek: Nice 5+ acre lot for your cabin or camper! Off-grid! Close to state lands! \$39,900

Westport: Large cabin on 1 acre just steps away from Bucktail S.P. lands! Cooks Run is nearby and so are the ELK! Needs some work, but perfect for your large group! \$87,500

Hyner: Vacation home or residence on 12+ acres that borders Bucktail S.P. lands! Large garage! Private! \$169,900

SEE YA' UP THE CREEK!

"It is the life of the crystal, the architect of the flake, the fire of the frost, the soul of the sunbeam. This crisp winter air is full of it." ~ John Burroughs

