

► USEFUL LINKS: PP 30

► NEW LISTINGS PAGE 61

**ARTICLES:**

HOW TO SAFELY VIEW THE ECLIPSE ON APRIL 8TH

MAKING A COMPETITIVE OFFER WHEN NEGOTIATING THE PURCHASE OF A PROPERTY

FACTORS DETERMINING MORTGAGE ELIGIBILITY



Professionals



APR 2024



**N**ATIONAL PARK WEEK is an annual celebration of the United States' National Park System, typically held in late April. This year, it runs from **Saturday, April 20th to Sunday, April 28th, 2024.**

Here's what the week entails:

Celebrating our National Parks: It's a time to reflect on the importance of these protected lands and the beauty and history they hold.

**Free Entrance Day: Many parks offer free entry on the first day of National Park Week, April 20th this year, to encourage people to visit.**

Events and Activities: National Park Service sites and partner organizations often host special events and educational activities throughout the week.

National Park Week is a great opportunity to get outdoors, explore a park, and learn more about these national treasures.



336 W, RT 6, #3 COUDERSPORT, PA. SERVING POTTER, MCKEAN, TIOGA COUNTIES & SOUTHERN TIER NY 814-260-1464



**GO** With The . . .

✓ **P**rofessional Agents!

✓ **R**eliable Advice!

✓ **O**pportunity!

✓ **S**atisfied Clients!

Professionals  
336 Rt 6 W, #3  
Coudersport, PA  
814-260-1464

Full Time Agents

[coudersport.howardhanna.com](http://coudersport.howardhanna.com)

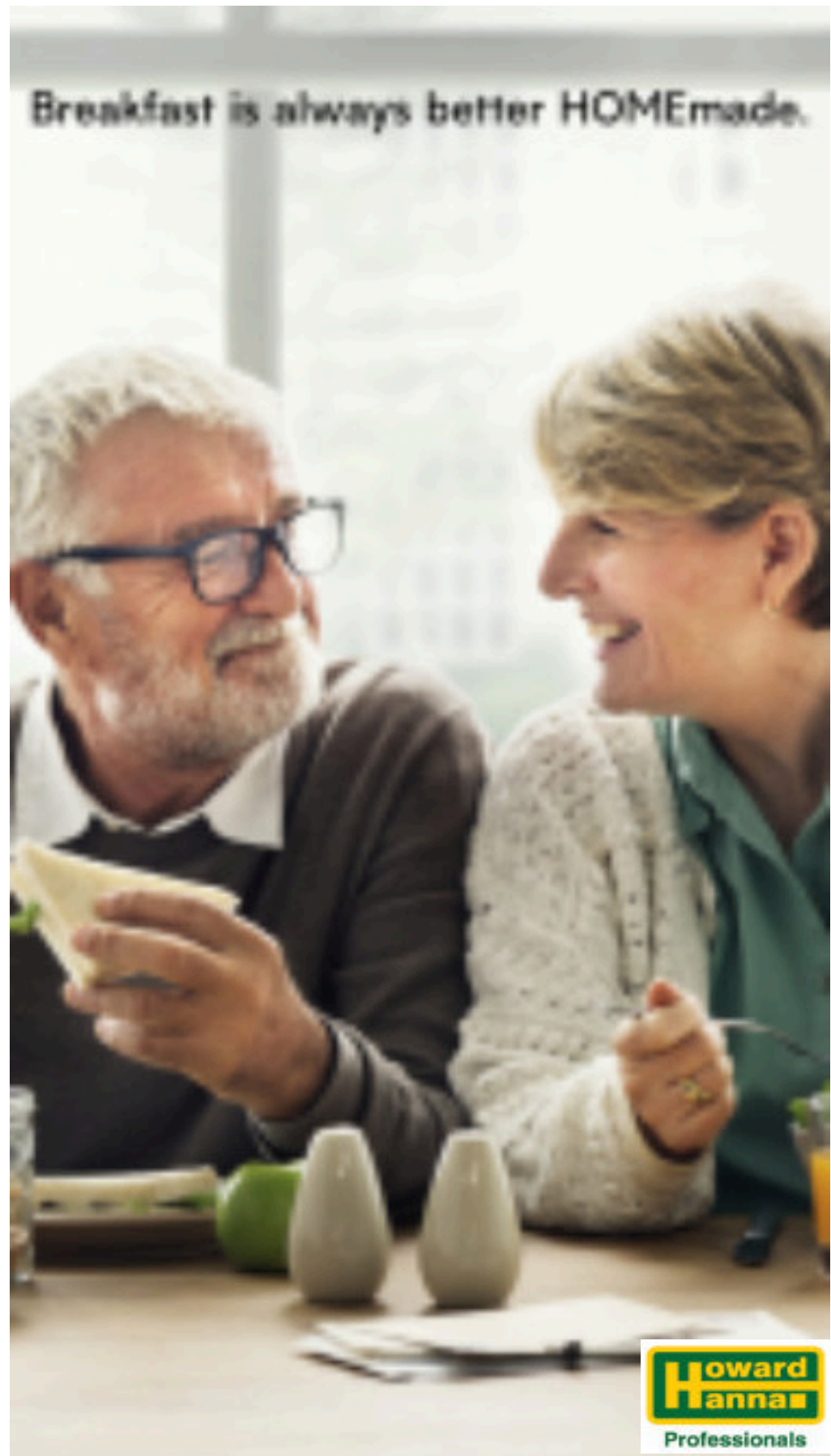


Go to  
*Road trip*

Howard Hanna Professionals



Professionals



Breakfast is always better **HOMEmade.**



Professionals





336 Rt 6, #3  
 Coudersport, PA 16915  
 Office: 814-260-1464  
 Fax: 814-260-1466  
<https://coudersport.howardhanna.com/>



**Mary Jo Melton**  
 Associate Broker  
 Office Manager  
 (607)765-2694



**Cindy Boardman**  
 Realtor  
 (814)655-6011



**Gretchen Songster**  
 Realtor  
 (716)307-3866



**Christine "Teena" Mountz**  
 Realtor  
 (570)916-6564



**Penny Barr**  
 Realtor  
 (716)558-4086



**David Koch**  
 Realtor  
 Cell: (717)278-3129  
 Home: (607)478-5063

**Serving  
 Potter,  
 McKean,  
 and  
 Tioga  
 Counties  
 and  
 New York**



# CONTACT INFO

[maryjomelton.howardhanna.com](http://maryjomelton.howardhanna.com)

[gretchensongster.howardhanna.com](http://gretchensongster.howardhanna.com)

[pennybarr.howardhanna.com](http://pennybarr.howardhanna.com)

[cindyboardman.howardhanna.com](http://cindyboardman.howardhanna.com)

[christinemountz.howardhanna.com](http://christinemountz.howardhanna.com)

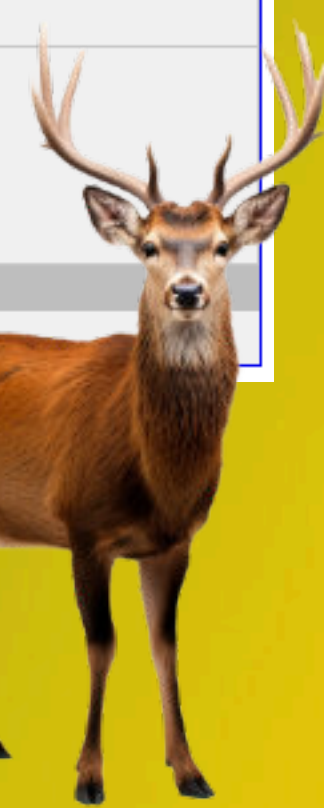
[davidkoch.howardhanna.com](http://davidkoch.howardhanna.com)



April						
Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				

Phases of the Moon: 1: ☾ 8: ● 15: ☽ 23: ○

Holidays and Observances: 1: [Easter Monday](#), 15: [Tax Day](#)



**Potter/Tioga County Events**

**LINKS:**

[PA Grand Canyon](#)

[Parks/Forests](#)

[Lakes](#)

[Pine Creek](#)

[Arts/Music](#)

[Races/5K](#)

[Star Gazing](#)

[Family Fun](#)



Coudersport, PA



701 North West Street



3.24



**Howard  
Hanna  
Professionals  
SOLD**

MLS #: 31717116 List Price: \$215,000

Lovely Victorian home in the quaint town of Coudersport twenty minutes from the PA Dark Skies in Cherry Springs. This home features 4 bedrooms, 1.5 baths, large kitchen, dining and living rooms. There is a large covered side porch with a ramp for easy access. The current owners have upgraded the kitchen and fireplace. Most most of the rooms have beautiful hardwood floors. There is a one car garage with a paved driveway. The house is landscaped nicely and there are two additional lots that are connected in the back which are zoned Commercial with a three car garage, gazebo and shed on them. You are only a block away from the sweet downtown area. Come and see this well built and well maintained home today!

Howard Hanna Professionals

Ulysses, PA



7 LODGE LANE



10.23



MLS #: 31717431 List Price:\$65,000

1.26 acre lot that overlooks the valley below with well, currently has 2 older mobile homes that need a lot of repairs and a shed on property. Bring your renovating ideas, or start over with a new cabin. There are currently 2 holding tanks for septic. Located very close to thousands of acres of State Forest. Seller does not have titles to trailers.

**PRICE DROP**



Coudersport, PA

98 Stimaker Road



3.24



MLS #: 31717289 List Price: \$279,000

**PRICE DROP**

This beautiful ranch home is situated on 3.23 acres on a secluded road. Three bedrooms and full bath all on the same floor. Large, eat-in kitchen. Living room could be one large room or dining room/living room combination. Basement family room with a walk out entrance. A large oversized two car garage with a powder room. The view and peacefulness whether on the deck or the covered porch below, it is the perfect place to watch the wildlife, in your own back yard! Make an appointment to see this beauty today!

Howard Hanna Professionals

Shinglehouse, PA

132 S Oswayo Street



10.23



MLS #: 31717132 List Price: \$242,000

Beautifully landscaped, well maintained cape cod located in Shinglehouse Boro near the school. Come take a look at this 4 bedroom, 2 bath home that has plenty of amenities. There is original hardwood floors, a large country kitchen with s/s appliances, custom bathrooms, 2 main floor bedrooms with bath, 2 gas fireplaces, and a family room with cathedral ceiling. 2nd floor has 2 more bedrooms with full bath and a large walk in closet. Head down to the basement game room to shoot a game of pool with the included pool table or relax by the fireplace. This home has a newer gas furnace and central air. The garage is plenty big for 2 vehicles and a staircase takes you to a second floor storage area. The back yard is accented with a stone wall and is vinyl fenced for privacy and room for any pets. Follow the large blacktop driveway around to the rear of the property and enjoy 2 large storage buildings/workshops, both with electric, for all your storage needs. Call me before it's too late!



Coudersport, PA



1571 State Rt. 44N

New Listing



2.24



MLS #: 31717891 List Price: \$630,000

How about 102.4 acres in Potter County with the S Branch of Oswayo Creek running through it? Here's a 3 bed, 2 bath, farmhouse with eat in kitchen, dining room, and family room. Sit out back on the deck and enjoy the views of creek bottom or grab your ATV for a ride up the mountainside enjoying over a mile of trails to the top and maybe spotting some of the deer, turkey & bear that live there. Property has numerous outbuilding, some fenced ,for all your animal or storage needs. The property was previously a farm market with 2 greenhouses, market building, bakery, kitchen and display areas and lots of parking space. Conveniently located between Coudersport and Shinglehouse with lots of road frontage this could be your next business venture or a nice hobby farm. A concrete patio that once held a hot tub overlooks a large spring supplying water to a small pond , what a great place to relax & unwind. Call me for a tour today, equipment list available upon request.

Howard Hanna Professionals

Ulysses, PA



101 Cowburn Road

New Listing

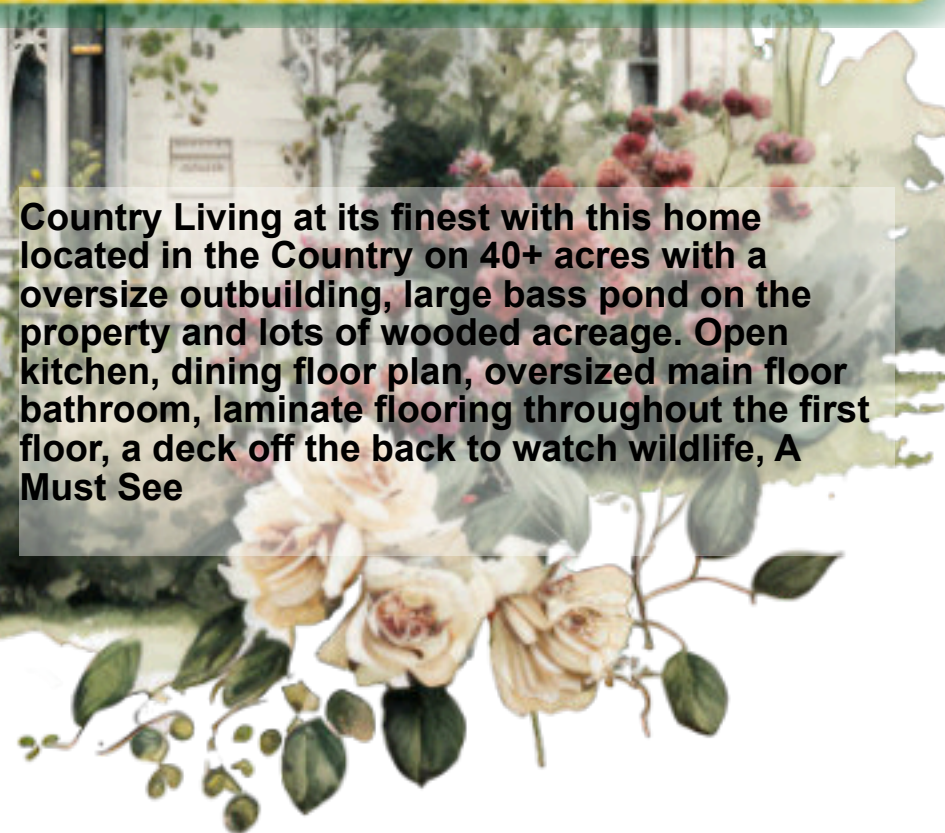


3.24



MLS #: 31718106 List Price: \$520,000

Country Living at its finest with this home located in the Country on 40+ acres with a oversize outbuilding, large bass pond on the property and lots of wooded acreage. Open kitchen, dining floor plan, oversized main floor bathroom, laminate flooring throughout the first floor, a deck off the back to watch wildlife, A Must See





You won't be waiting for buyers if I sell your home.



Howard Hanna Professionals

# LET'S TEAM UP FOR A GREAT REAL ESTATE EXPERIENCE



Professionals

570-723-1600



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

We are so excited to be teaming up with Circle W Sports to build the Wellsboro Athletics Network for the Wellsboro Athletics Department!

circle  sports



Opportunities don't just happen, you create them.





Coudersport, PA



158 Billy Lewis Road



11.23



MLS#: 31717385 List Price: \$68,000

2 bedroom cabin on 1 acre. Electric AND plumbing needs upgraded, and Foundation needs work. Cozy living room with fireplace. Being sold as is CASH OFFERS ONLY AND PROOF OF FUNDS REQUIRED TO SET UP SHOWING. septic is unknown. Part of the cabin is a garage area to park atvs. Listing agent must be at all showings.

Howard Hanna Professionals

Austin, PA



25 Fox Meadow Lane



3.24



MLS #: 31717894 List Price: \$399,900

Beautiful Log Home situated on 22 +/- with Beautiful views, lots of nature an oversized outbuilding for lots of storage for toys, tractors, ets. Sit on your porch or in your Great Room and watch the deer, turkey, elk, etc. This home is located in the Country with a trout stream as the lower property line and State Land at the top. This is a Must See.



Shinglehouse, PA



227 1st Street



3.24



MLS #: 31717893 List Price: \$146,000

This is a solid home, just cute as can be inside and out! The kitchen is beautiful with stainless appliances and very nice cabinets and lovely hardwood flooring. There is ample storage on every floor, large closets, pantry area and more storage in the basement. There is a large bedroom and full bath and laundry area on the 1st floor. Upstairs you will find 2 more bedrooms and another full bathroom. The backyard includes a pergola, storage shed and some play equipment for the little ones. There is also a nice sized sunroom with pellet stove and sliding doors that lead to the backyard.

Howard Hanna Professionals

Coudersport, PA



1773 Dividing Ridge Rd.



2.24

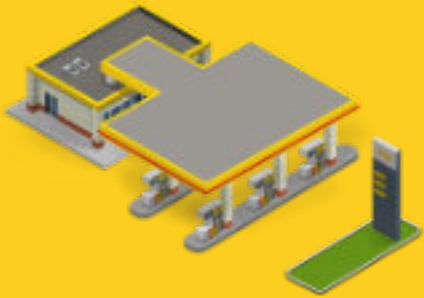


MLS #: 31717938 List Price: \$249,900

Cozy ranch style home on Route 872 with 3.01 acres located about 10 minutes from Coudersport and the hospital. This 3 bedroom , 2 bath home with attached garage was totally remodeled in 2016 with new appliances, flooring, paint and cabinetry and has been well cared for ever since. Enter through the mudroom into a family room to the spacious kitchen area. The first floor consists of 3 bedrooms, 2 baths, kitchen, living , dining area. Large dry basement with a laundry, utility room, 1/2 bath, and a large open space just waiting to become your isolated family room/ man cave. Home is heated with a forced hot air furnace with electric baseboard as a backup. Keep cool with a min-split A/C unit that'll heat as well as cool. Outside the lot is pretty level with plenty of room to park and lots of room in the yard for all your gardening adventures. Step out the rear patio door to the covered porch or stretch out on the deck to enjoy some sunshine or sit and enjoy a campfire at the pit.



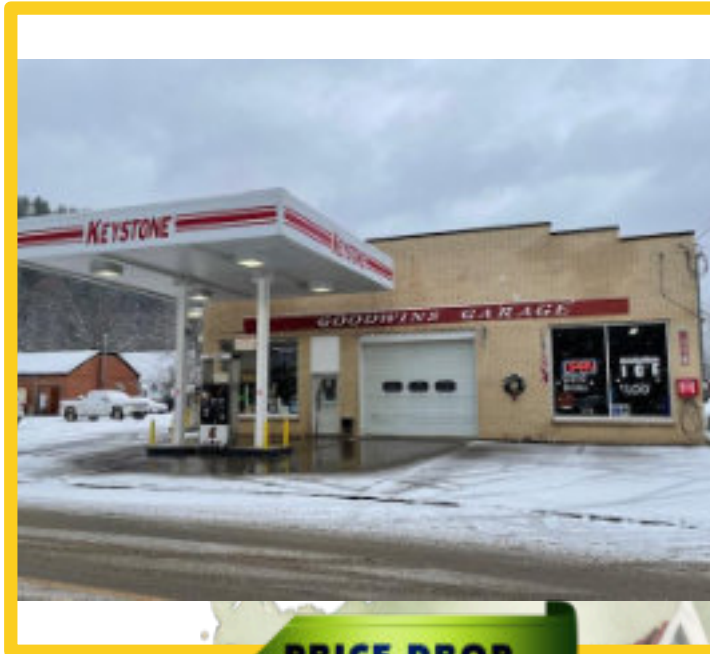
Austin, PA



76 Main Street



11.21



PRICE DROP

MLS #: 31712721 List Price: \$220,000

Check out this fully operational business in beautiful Potter County. Goodwin's Garage offers a full service station with gas for on and off road vehicles, diesel and kerosene, small retail store, all the set up for an auto repair shop and a car wash. Most tools and inventory are being included. The newer carwash will accommodate large trucks, buses, cars and ATV's. There are also two large bays in back that access a large warehouse / storage area. Sale includes 2 tire machines, Spin Balancer, 2 Lifts, Transmission Jack, Engine Hoist, Torch Set, Fork Lift, Air Compressor, Bumper Jack, Welder, 1200 Generator, Drill Press, Plasma Cutter, Pipe Bender, and much, much more. The ice machine is on a filter system and there are 2 freezers. The location is prime area for ATV and Snowmobilers. This is a great opportunity to own a great small business! Call today for a showing and more details.

Howard Hanna Professionals

Austin, PA



6 Old School House Lane



2.24



MLS #: 31717451 List Price: \$35,000

Here is the perfect one room hunting camp within walking distance of State Game Land near Austin, PA on .25 of an acre. This 25 ft by 12.5 ft camp has a kitchenette, small area for living/dining and two sets of bunk beds. It is an insulated block building with vinyl siding and a new shingled roof. There is a small closet for storage and a pull down door for the attic. This camp has electric but no water or septic. There is a newer lighted privy out back and a covered small porch on the front. Camp is being sold furnished and AS IS. There are two small heaters that heat up the cabin quickly. Taxes are less than \$200.00 per year. Check out this cute cabin today as it won't last long!

**P**eople have been coming to the wise man, complaining about the same problems every time.

One day he told them a joke and everyone roared in laughter. After a couple of minutes, he told them the same joke and only a few of them smiled.

When he told the same joke for the third time no one laughed anymore. The wise man smiled and said:

“You can't laugh at the same joke over and over. So why are you always crying about the same problem?”

A horizontal logo for Howard Hanna Professionals. It features a green pencil with a yellow eraser on the left and a brown tip on the right. The text "Howard Hanna Professionals" is written in yellow on the green body of the pencil.

**W**hen Fred found out he was going to inherit a fortune,...when his sickly father died, he decided he needed a woman to enjoy it with.

So one evening he went to a singles bar where he spotted the most beautiful woman he had ever seen. Her natural beauty took his breath away.

“I may look like just an ordinary man,” he said as he walked up to her, “but in just a week or two, my father will die, and I'll inherit 20 million dollars.”

Impressed, the woman went home with him that evening and, three days later, she became his stepmother.

**A** blonde and a lawyer are seated next to each other on a flight from LA to NY. The lawyer asks if she would like to play a fun game?

The blonde, tired, just wants to take a nap, politely declines and rolls over to the window to catch a few winks. The lawyer persists and explains that the game is easy and a lot of fun.

He explains, “I ask you a question, and if you don't know the answer, you pay me \$5.00, and vice versa.” Again, she declines and tries to get some sleep.

The lawyer, now agitated, says, “Okay, if you don't know the answer you pay me \$5.00, and if I don't know the answer, I will pay you \$500.00.”

This catches the blonde's attention and, figuring there will be no end to this torment unless she plays, agrees to the game.

The lawyer asks the first question- “What's the distance from the earth to the moon?”

The blonde doesn't say a word, reaches into her purse, pulls out a \$5.00 bill and hands it to the lawyer. “Okay” says the lawyer, “your turn.”

She asks the lawyer, “What goes up a hill with three legs and comes down with four legs?” The lawyer, puzzled, takes out his laptop computer and searches all his references, no answer. He taps into the air phone with his modem and searches the net and the library of congress, no answer.

Frustrated, he sends e-mails to all his friends and coworkers, to no avail. After an hour, he wakes the blonde, and hands her \$500.00.

The blonde says, “Thank you,” and turns back to get some more sleep.

The lawyer, who is more than a little miffed, wakes the blonde and asks, “Well, what's the answer?”

Without a word, the blonde reaches into her purse, hands the lawyer \$5.00, and goes back to sleep.



Coudersport, PA  
00 Black Diamond Rd



2.24



Looking for a remote, wooded setting for your cabin that already has electric and high speed fiber running right by it? Come check out these 2 lots being sold as one that total 7.57 acres. If you're looking for peace and quiet then this may be the one for you. Situated about 1000' from the Susquehannock State forest you'll have plenty of ground to hunt or hike on by just walking down the road. This lot is about 20 minutes from Coudersport and you'll be driving through on a State Forest road to access it. Give me a call today for a showing.

MLS #: 31717961 List Price: \$69,900

Howard Hanna Professionals

Coudersport, PA  
362 Dutch Hill Road



3.24



Perfect location for the larger family in this big old charming farmhouse. Three minutes from downtown Coudersport but country views! Enjoy the night skies, ATV riding, snowmobiling and gardening. There is plenty of room for some livestock, chickens, all of your homesteading dreams come true! All on 53.52 acres.

MLS #: 31718119 List Price: \$470,000



Allegany, PA



5 HC Drive Port



1.24



MLS #: 31717468 List Price: \$230,000

PRICE DROP

Come take a look at this custom built 2 story, 3 bedroom, 2.5 bath contemporary home located in a desirable east side location of Port Allegany. This 1,768 square foot home has ample storage space with a 2 car attached garage plus a full basement with poured concrete walls to finish as you choose. This home will keep you warm and toasty all winter long with a natural gas boiler and hot water baseboard heat. The open kitchen, with a center island and included stainless steel appliances combined with the cathedral ceiling in the living room and plenty of natural light, is a great place to entertain. Head to your own master bedroom with a private bath to retreat from a busy day. A concrete driveway with a sidewalk lead to the home which is located on a cul de sac in a quiet small subdivision. A very manageable level lot awaits your personal touch. This home is conveniently located to the school and 1/2 hour to Olean for all your shopping needs.

Tioga, PA



23 S MAIN



1.24



MLS #: 31717750 List Price: \$229,900

This lovely old home has been partially remodeled. It boasts 5 large bedrooms with walk-in closets, 3 and a half baths, new flooring in some areas, and many upgrades have been made. There is a new furnace/AC unit with whole home humidifier, the master bedroom is all new with walk-in closet and huge master bathroom attached that features walk-in shower, and bidet. Outside there is a oversized 2 car garage with openers, large 2 story shed, fenced in back yard for your fur babies...all on a .79 acre corner lot in a quiet neighborhood. There is a nice front porch, upstairs balcony, and large deck on the back.





North Bingham, PA  
2125 Bingham Center Road



8.22



This beautiful old farmhouse has been well taken care of, and it sits close to the PA/NY border on a quiet country lot. The home boasts 4 bedrooms, large dining room and living room, plus an office and sewing room also on the first floor. The kitchen is roomy and the laundry area is right off the kitchen for your convenience. Outside there is a nice front porch, and a back deck to enjoy the sunshine. There is a large garage with a woodshop upstairs. Plenty of room for the whole family and room to enjoy all the hobbies or homeschool. There is plenty of room for your garden as well. Call today to set up your showing!

MLS #: 31717476 List Price: \$154,900

Howard Hanna Professionals

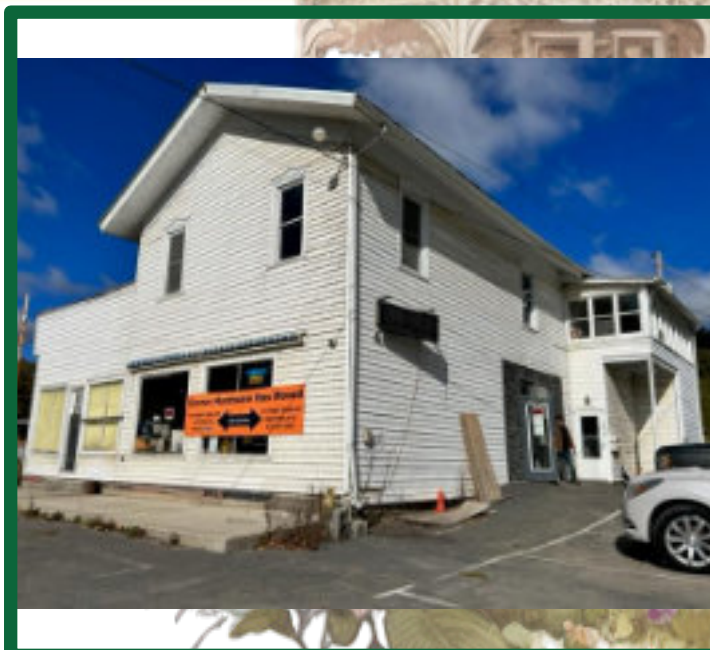
Harrison Valley, PA

COMMERCIAL  
PROPERTY

101 West Main Street



10.23



Check out this turn of the Century commercial building in Harrison Valley, PA with plenty of Retail space, storage with a large overhead door, and a 4 bedroom, 1 bath rental unit over part of the Retail space. There is also a 24 x 24 ft garage and a new large Pole barn that has a large overhead door with a reinforced concrete floor. There is plenty of room for parking around the building and it is on a corner lot with a driveway through the property. There are so many possibilities for usage of this classic building. Call for a tour today!

MLS #: 31717418 List Price: 199,900

**PRICE DROP**



Coudersport, PA



00 Niles Hill Rd



8.22



This is a beautiful piece of land, 5.98 acres of partially cleared/partially wooded. Utility access available.

MLS #: 31716849 List Price: \$35,000

Howard Hanna Professionals

Coudersport, PA



805 South East Street



11.23



Beautiful 2 unit on a nice street in Coudersport. 2 bedrooms in each unit driveway acommodates several vehicles. Downstairs unit has peaceful front porch and enclosed back porch. The huge backyard is quiet and inviting and creates a nice buffer from close neighbors.

MLS #: 31713938 List Price: \$129,900

PRICE DROP



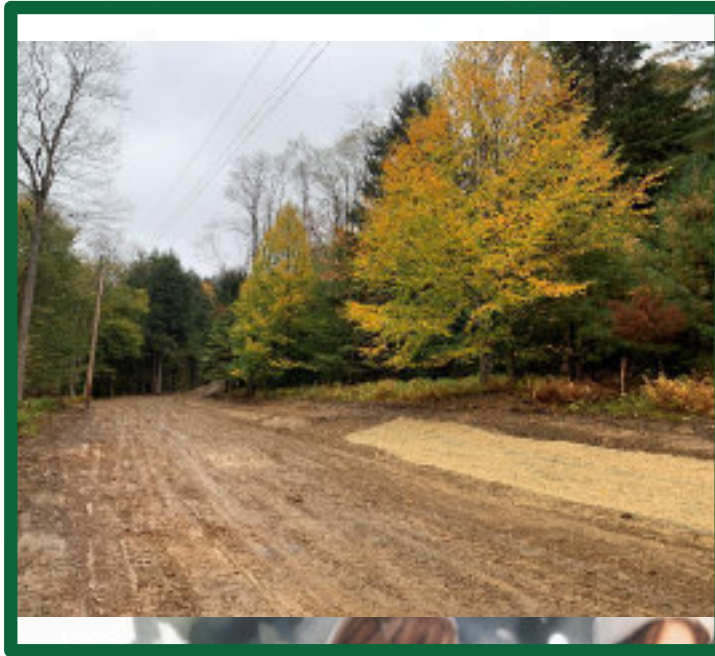
Coudersport, PA



Lot 4 Back Rd



7.23



MLS #: 31716952 List Price: \$37,900

In the heart of Potter County sits this beautiful wooded location to build your get away camp or home, this wooded subdivision consist of almost 93 acres. This sale is for lot 4 which is 2.87 acres. Tri- County is the electric provider so high speed fiber should be available for all your internet needs. The area has good cell service. Perc and probe test provided prior to closing. List of restrictions attached, temporary travel trailers/ campers are not allowed however Modular style homes may be acceptable with the sellers approval. Note that no trailers, tiny homes, single or double wide's are allowed. The new Private rd. is partially completed, construction for the final phase to Back rd should be starting in July. This lot is accessible from the new rd. and is passable at this time with caution. Lots are surveyed and marked. Note that 2 lots are already sold so don't miss out on your chance to own your slice of Potter County, call me today.

Howard Hanna Professionals

Gaines, PA



00 Route 349



11.23



MLS #: 31717606 List Price: \$74,999

This awesome 6.94 A piece of property is surrounded on 4 sides by state game lands. It contains a 2.32A deeded right of way to the property, which is 4.62 A. A peaceful, private little piece of heaven. Ideal for hunting or building your own little get away to enjoy nature and wildlife. It is adjacent to Long Run Stream...an excellent trout fishing stream. Call for more information.



Ulysses, PA

LAND

Lot 7 White Knoll Road



7.22



**NEW PRICE** on a lovely wooded lot with 1.36 acres which includes the oil, gas and mineral rights. This lot has perked in the past and would be a perfect spot for a cabin in the woods. Bring your camper and see your own night skies. You are not far from State Land, about 20 minutes to Route 6 near the Deer Park and about an hour from Lyman Lake. You can ride your ATVs and snowmobiles for miles! Check out this great Potter County site today.

MLS #: 31714014 List Price: \$19,000



Howard Hanna Professionals

Austin, PA



10172 First Fork Rd



3.24



Beautiful log home in the heart of Northern PA State land near the Sinnemahoning Dam. This home boasts 2 bedrooms, 1 bath and a loft with 4 single guest beds. The pellet stove insert in the beautiful stone fireplace keeps the cabin warm and cozy as you watch the deer and elk graze in the back yard. There is plenty of storage in the full, walk out basement and in the 2 sheds in addition to the 2 car detached garage. The owner added a storage shed underneath the whole length of the house in the back. There is a lovely stone fireplace and ring in the back yard that is landscaped with beautiful flowers in the Spring and Summer months. You can hunt the 2.1 million acres of State Forest and fish the pristine waters of the Sinnemahoning or kayak on the lake. Mostly you will want to enjoy the views from your covered porches. Call to see this amazing find today!

MLS #: 31717789 List Price: \$325,000



Coudersport, PA



Lot 2 Back Rd



6.23



MLS #: 31716659 List Price: \$32,900

Looking for an all wooded, quiet, peaceful location to build your get away camp or home, then you need to check out this new wooded subdivision. This sale is for lot 2 which is 3.18 acres and has access off Back Rd. plus the new road running through the main parcel. Tri-County is the electric provider so high speed fiber should be available for all your internet needs. The area has good cell service. Perc and probe test will be provided prior to closing. A list of restrictions are attached and temporary travel trailers/ campers are not allowed however Modular style homes may be acceptable with the sellers approval. Note that no trailers, tiny homes or double wide's are allowed. There are building restrictions that need adhered to and a minimum size of home is 400 square feet.



Howard Hanna Professionals

Coudersport, PA



Lot 1 Back rd



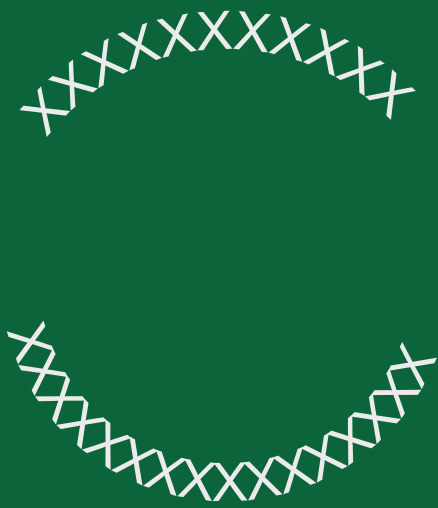
6.23



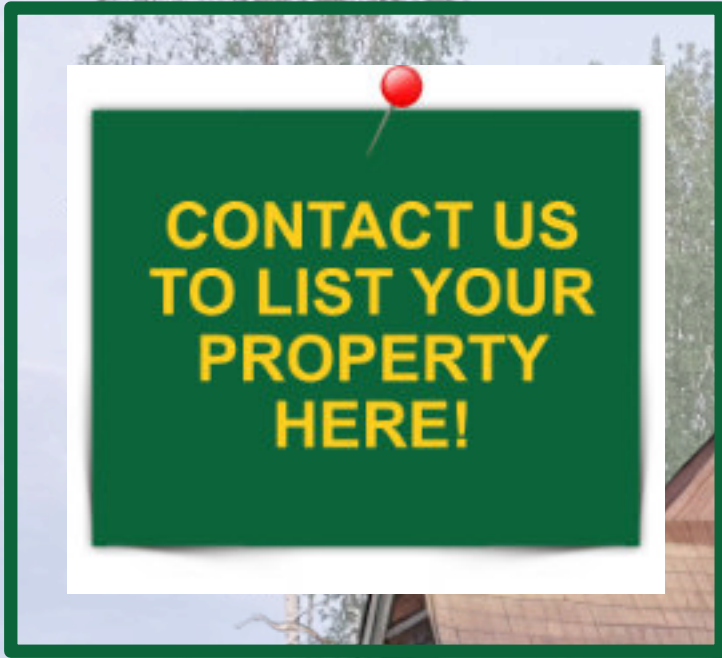
MLS# : 31716658 List Price: \$24,900

Looking for a quiet, peaceful all wooded location to build your get away camp or home, then you need to check out this new wooded subdivision. This sale is for lot 1 which is 2.67 acres and has access off Back Rd. Tri- County is the electric provider so high speed fiber should be available for all your internet needs. The area has good cell service. Perc and probe test will be provided prior to closing. A list of restrictions are attached and temporary travel trailers/ campers are not allowed however Modular style homes may be acceptable with the sellers approval. Note that no trailers, tiny homes or double wide's are allowed. There are building restrictions that need adhered to and a minimum size of home is 400 square feet.





7.22



MLS #: List Price:

Howard Hanna Professionals

Coudersport, PA



0 A Frame Road



7.22



Lovely building lot on A Frame Road with nice Potter County Views. The lot is 1.67 acres and has a partial septic installed. There is electric, cell and internet service available. You can ATV or snowmobile out your front door. This is very close to Denton Hill, Cherry Springs Dark Skies and to State Land. Call to see this great find today.

MLS #: 31714082 List Price: \$44,000





Roulette, PA



53 Creekside Dr.



11.22



MLS #: 31717423 List Price: \$10,000

Nice Singlewide trailer in a trailer court, 150.00 a month lot rent and must be approved by the owners. If you looking to downsize to simple living this is the place for you. Trailer sits on the end of the row so a little privacy. Call today for your showing

Howard Hanna Professionals

Shinglehouse, PA



22 & 30 Pinney Lane



7.22



MLS #: 31717559 List Price: \$219,900

Just over 73 acres, part of it is in Potter county, part of it is in McKean county. There is a house and a barn on the property that are in very very bad condition and need torn down. Most of the property is currently a corn field.





8.22



MLS #: List Price:



Professionals  
336 Rt 6 W, #3  
Coudersport, PA  
814-260-1464



coudersport.howardhanna.com

GO With The...

Professional Agents!

Reliable Advice!

Opportunity!

Satisfied Clients!



Howard Hanna Professionals

Coudersport, PA



152 Dingman Run Road



7.23



Just outside Coudersport borough, this 2 bedroom home is tucked in a wooded lot with all the PRIVACY! The perks of this property include a beautiful stream running through it, a tranquil pond in the back yard, pavillion , blueberry bushes, back deck and NO NEIGHBORS! Inside you find spacious living room, updated kitchen, laundry on first floor, and a bar for entertaining, and upstairs 2 bedrooms and an office in the loft area plus plenty of storage in attic space. There is also a full basement waiting to be finished off for your family room or workout area! Perfect for retirees! OVER 2700 ACRES OF STATE GAME LAND ACROSS THE STREET.

MLS #: 31716995 List Price: \$299,000





Don't they know that  
there's no place like

**HOME**

Howard Hanna Professionals



I can help you sell your home  
faster and for the highest price.

# Howard Hanna's 100% Money Back Guarantee

## Howard Hanna Stands Behind Homes We Sell

Unlike any other real estate company, Howard Hanna stands behind the value of the properties we sell. The Howard Hanna 100% Money Back Guarantee helps you buy with confidence. If a Howard Hanna homebuyer of a guaranteed home listed by Howard Hanna is not satisfied, we will buy back the home for 100% of its purchase price\*.

Certain conditions apply.\*

## Buy With Confidence

With Howard Hanna's 100% Money Back Guarantee, you can have confidence in the value of the home you're buying. If you buy a home that has the 100% Money Back Guarantee and you're not satisfied, we will buy back the home for 100% of its purchase price\*. Whether you're relocating from out-of-state or simply want the peace of mind that comes with a guarantee, you can rest easy knowing that Howard Hanna has your back.

Certain conditions apply.\*

## Selling Your Home With Our 100% Money Back Guarantee

Sell your home faster and for a higher market value by including Howard Hanna's 100% Money Back Guarantee\*. It helps set your house apart from others on the market, while giving buyers peace of mind. And the best part? There's no additional cost to you to enroll your home in the program! Make sure you ask your Howard Hanna real estate agent about the 100% Money Back Guarantee.

Certain conditions apply.\*





Austin, PA



33 Miller Lane



MLS #: 31714239 List Price: \$75,000

8.22

**NEW PRICE** on a piece of Potter County History with this historic farmhouse located in Costello, PA. The home was used as staff quarters during the world's largest Tannery hey days in the 1880's. It sits on .45 acres and is behind the First Fork Lodge, close to great fishing. Beautiful mountains surround this area and the farmhouse has plenty of room for the family or gang, with 4 bedrooms and 1 large full bath. The upstairs needs some love but the downstairs is ready for your rustic stay in God's Country. The outside has two new porches, front and back with vinyl siding and a metal roof covering the exterior. Furnishings stay with the camp. Bring your rockers and sit a spell while enjoying the peace and quiet of this lovely valley. Call for an appointment to view it today!

Howard Hanna Professionals

Coudersport, PA



Lot 3 Back Rd.



MLS #: 31716951 List Price: \$34,900

7.23

In the heart of Potter County sits this beautiful wooded location to build your get away camp or home, this wooded subdivision consist of almost 93 acres. This sale is for lot 3 which is 3.11 acres. Tri- County is the electric provider so high speed fiber should be available for all your internet needs. The area has good cell service. Perc and probe test provided prior to closing. List of restrictions attached, temporary travel trailers/ campers are not allowed however Modular style homes may be acceptable with the sellers approval. Note that no trailers, tiny homes, single or double wide's are allowed. The new Private rd. is partially completed, construction for the final phase to Back rd should be starting in July. This lot is accessible from the new rd. and is passable at this time with caution. Lots are surveyed and marked. Note that 2 lots are already sold so don't miss out on your chance to own your slice of Potter County , call me today.



Coudersport, PA



23 Avenue B



11.23



MLS #: 31716324 List Price: \$90,000

PRICE DROP

Nice 3 bedroom, 2 bath home located in "Rubber Town" in Coudersport Borough. Come see this well cared for cozy home located close to conveniences but on a quiet dead end street and is a double lot. Laundry, kitchen, dining room, living room and powder bath all located on the first floor. Also has a storage shed and 1 car garage with off street parking.

Howard Hanna Professionals

Coudersport, PA



423 Anson Road



2.24



MLS #: List Price: \$589,500

Beautiful Country home with a view of the Potter County Hills. This lovely 4 bedroom, 3.5 bath home is well built and maintained. The Cherry kitchen with solid counter tops, opens up to a huge family room with Cherry floors and large windows to enjoy the views or it opens up to a nice den area with lovely built ins. The formal living and dining rooms have lovely wooden ceilings with large beams that give the home that classic finished look. There are 2 decks, a screened in porch and a stone patio. There is a lovely Rumsford fireplace in the formal living room, a coal stove in the basement family room and lots of storage. The home is beautifully landscaped with flower beds and bushes. There are trails cut throughout the almost 39 + or - acres with lots of timber on the land. You can hunt out your back door or just enjoy watching the wildlife. Call to see this amazing home today!

New Listing



Coudersport, PA



1154 East Second St



3.24



MLS #: 31714400 List Price: \$149,000

**PRICE DROP**

From Rt 6, this home looks like a cozy ranch, but don't let that fool you! This spacious 2-story building has been a commercial business as well as a rental & has potential to be up to a 3-unit. As a residential home, it has many rooms, bedrooms & baths. Storage is not an issue with several closets plus 2 large storage sheds. There is outside access to all parts of the building & it is located within walking distance to UPMC-Cole Hospital, the Sweden Valley Inn, & Morgan AM&T. Perfect for investment income or for a homebased business as well as residential! The possibilities for this property are endless! SF taken from tax records.

Howard Hanna Professionals

Port Allegany, PA



149 North Brooklynside Rd



10.23



MLS #: 31717387 List Price: \$82,000

**PRICE DROP**

Cute 3 bedroom overlooking the surrounding mountains of Port Allegany. This 3 bedroom, 1 bath home is located close to conveniences and borders State Game Lands giving you direct access for hiking, walking or hunting. Home has a newer roof, siding and some windows have been replaced. First floor consist of living room, bathroom, kitchen with newer stove and laundry with closed in back porch. 2nd Floor consist of 3 bedrooms. Hot water baseboard heat will keep you warm all winter or use the pellet stove in the living room which will heat the entire home. A nice size garage with workshop is located across the street and has electric and a wood stove of it's own.



Ulysses, PA  
3409 Loucks Mills Rd



10.23



Very Well kept 1 bedroom cabin with 2 acres. Oversized bedroom with a bunk and full bed, this cabin has all amenities and ready for someone to move right in.

MLS #: 31717368 List Price: \$140,000

Howard Hanna Professionals

Coudersport, PA



00 Troupe Road



11.23



The perfect country lot to park your camper while visiting Potter County. Close to Cherry Springs, ATV trails. Easy road access and parking.

MLS #: 31716361 List Price: \$16,000

**PRICE DROP**



Ulysses, PA  
3657 U.S. Route 6 West



1.24



MLS #: 31715658 List Price: \$250,000

**PRICE DROP**

This once very popular family restaurant known as the Sylvania Restaurant, was a thriving business. It is located on US hwy 6 between Galeton and Coudersport. AND the back side of the property is on Rock Run Road, which is a popular snowmobile road with many, many miles of vehicle travel through the mountains of northern PA in Potter county. Also easy access to miles of ATV riding. This could be a great business opportunity or converted to a family home or camp. Or a viable vacation rental. There are two other buildings on the property, one is a vacant house that needs to be demolished and a garage that could be salvageable and used. Call for an appointment today.

Howard Hanna Professionals

Coudersport, PA

210 Ross Glen Road



10.22



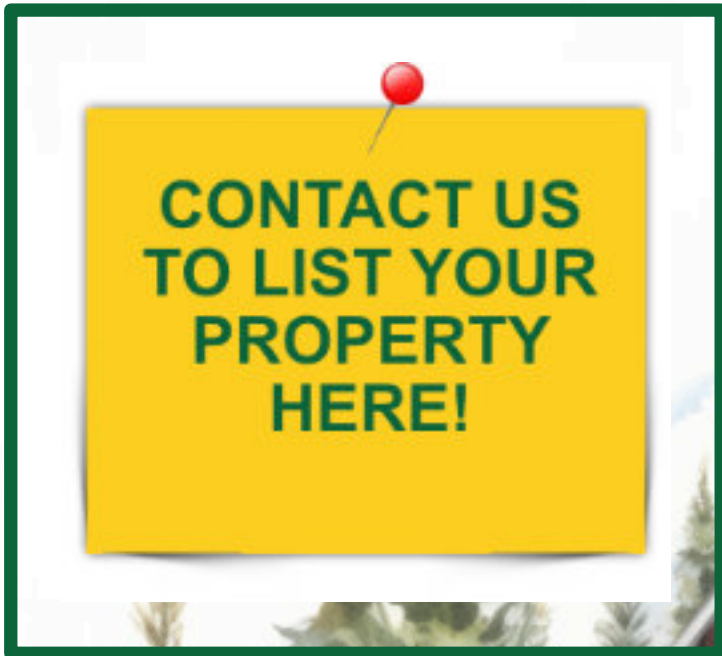
MLS #: 31715671 List Price: \$600,000

Amazing start of a beautiful Contemporary home on a quiet lane in the quaint town of Coudersport. Home was built in 2001 on 7.27 acres but the interior was never finished. The studded walls are up, 2 or 3 heating systems are there, along with 3 gas fireplaces as well as most of the windows and doors. The home is set up for 7 to 8 bedrooms and 8 to 9 bathrooms. There is also a small 3 bedroom home with one bath next door, that could be used for contractors or for the new owners while it is being completed. There is plenty of room to add a garage on the lovely property. Call for more information or to set up a showing today.





11.22



MLS #: List Price:

**Howard Hanna** **GO With The . . .**

- ✓ **P**rofessional Agents!
- ✓ **R**eliable Advice!
- ✓ **O**pportunity!
- ✓ **S**atisfied Clients!

Professionals  
336 Rt 6 W, #3  
Coudersport, PA  
814-260-1464

Full Time Agents

[coudersport.howardhanna.com](http://coudersport.howardhanna.com)

Howard Hanna Professionals

Genesee, PA  
238 Academy St



10.23



Looking to get out of New York State? Only 11 miles to Wellsville from this home! Cheap taxes on this Immaculate 3 bedroom, 2 bath home on a quiet street in Genesee. 1 car garage with concrete floor and electric and extra storage above. Some appliances stay. The covered front deck is done with trex decking, makes this a low maintenance property. ATV friendly area.

MLS #: 31715913 List Price:\$109,900







# USEFUL LINKS

[Apps you can use to track the 2024 total solar eclipse on your phone](#)

[Protect against iPhone password reset attacks](#)

[February 2024 Existing Home Sales Climb Along with Inventory](#)

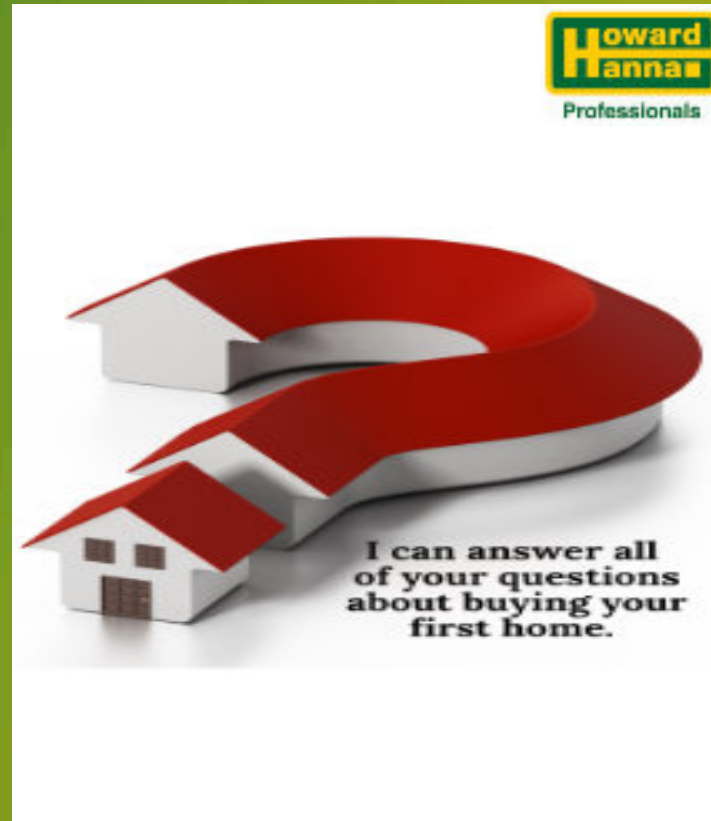
[10 Signs You May Have Mold In Your Home](#)

[AI at Home: Five Ways AI is Enhancing Smart Living](#)

[20 Home Habits That Drain Your Wallet](#)

[Share of Cash Buyers Surges to Decade High](#)

[6 Kitchen Backsplash Trends Designers Are Loving This Year](#)





# WHAT IS SPECIAL ABOUT THE NIGHT SKY IN POTTER COUNTY, PA?

The night sky in Potter County, PA, is particularly special thanks to Cherry Springs State Park, which holds the distinction of being one of the best places on Earth for stargazing. Here's why:

**Exceptional Darkness:** Cherry Springs boasts minimal light pollution, earning it a Gold Level Dark Sky Park designation by the International Dark Sky Association. This means the night sky is incredibly dark, allowing you to see a vast number of stars, even with the naked eye.

**Unparalleled Views:** On a clear night, you can witness up to 30,000 stars, compared to just a few hundred visible in most populated areas. This breathtaking spectacle includes constellations, planets, the Milky Way galaxy, and even occasional glimpses of the Aurora Borealis (Northern Lights).

**Unique Experience:** The park offers dedicated areas for stargazing, including the Night Sky Public Viewing Area and the Astronomy Observation Field. You can also participate in guided star tours,

workshops, and events organized by the park and local astronomy enthusiasts.

**Here are some additional points to highlight the special nature of the night sky in Potter County:**

**Recognition:** Cherry Springs has been recognized by various organizations, including the Travel Channel, which named it the best place on Earth for stargazing.

**Accessibility:** The park provides resources and facilities for visitors of all experience levels, making it a great destination for both amateur and experienced stargazers.

**Community:** Potter County embraces its dark skies heritage, offering various lodging options and activities catered towards stargazing enthusiasts. Overall, the combination of exceptional darkness, breathtaking views, and a welcoming environment makes the night sky in Potter County, especially at Cherry Springs State Park, a truly unique and unforgettable experience.



Coudersport, PA

LAND

202 Steer Brook Road



7.23



This beautiful well maintained house and property is move in ready for the new owner. Hardwood floors throughout most of the house. Radiant heat throughout the first floor and the oversized garage. The 200 amp service provides all your garage and house needs. This is a must see property. Lots of driveway parking in addition to the garage. This is a must see to be appreciated!

MLS #: 31716996 List Price: \$364,500

Howard Hanna Professionals

Sabinsville, PA

LAND

441 Butler Road

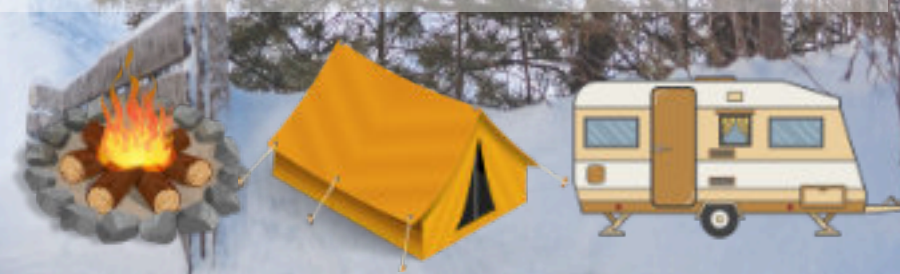


12.22



This beautiful piece of property is ready waiting for you to add your structure. There is a mound/in ground septic, a drilled well, electric pole and wire waiting for you to add the finishing touches. A cleared level spot is ready for a home/camp/RV . And the view is awesome too! Not to mention there is access to all ATV/snowmobile trails right from your driveway! Cleared area is surrounded by trees for plenty of privacy. Also has 650' of road frontage, and already useable driveway and a small stream on the edge of the property. Call today for an appointment., it won't last long.

MLS #: 31715737 List Price: \$145,000





Genesee, PA



143 Leadville Hollow Rd



11.23



This cute A-Frame cabin is 3/4 of the way restored and due to unforeseen circumstances owner cannot finish renovations. Must see this camp, secluded but handy to store, gas stations, bank and hardware.

MLS #: 31716337 List Price: \$28,500

PRICE DROP

Howard Hanna Professionals

Austin, PA



16 Silver Maple Drive



1.24



This once beautiful story and a half home that raised a family needs brought back to life. The home sits on 23 +/- acres with a river running through the back of the property. Lots of wooded area for hunting, nice 2 car detached garage with electric, heat and a bathroom in it, paved driveway and it sits back from the road in a Country setting. Call today for your showing.

MLS #: 31717802 List Price: \$225,000

New Listing



# HOW TO SAFELY VIEW THE ECLIPSE ON APRIL 8TH



Looking directly at the sun, even during an eclipse, can permanently damage your eyes. Here's how to view a solar eclipse safely:

## Safe Viewing Methods:

**Solar Eclipse Glasses:** These specially designed glasses have filters that block harmful solar radiation. Look for glasses certified to meet the ISO 12312-2 international safety standard.

**Handheld Solar Viewer:** These viewers are similar to binoculars but have a safe solar filter.

## Important Tips:

**Never look directly at the sun with your naked eyes, even for a moment.**

**Inspect your solar filter before use. Discard any scratched, damaged, or outdated filters.**

**Always supervise children using solar filters.**

**Regular sunglasses are not safe for viewing an eclipse.**

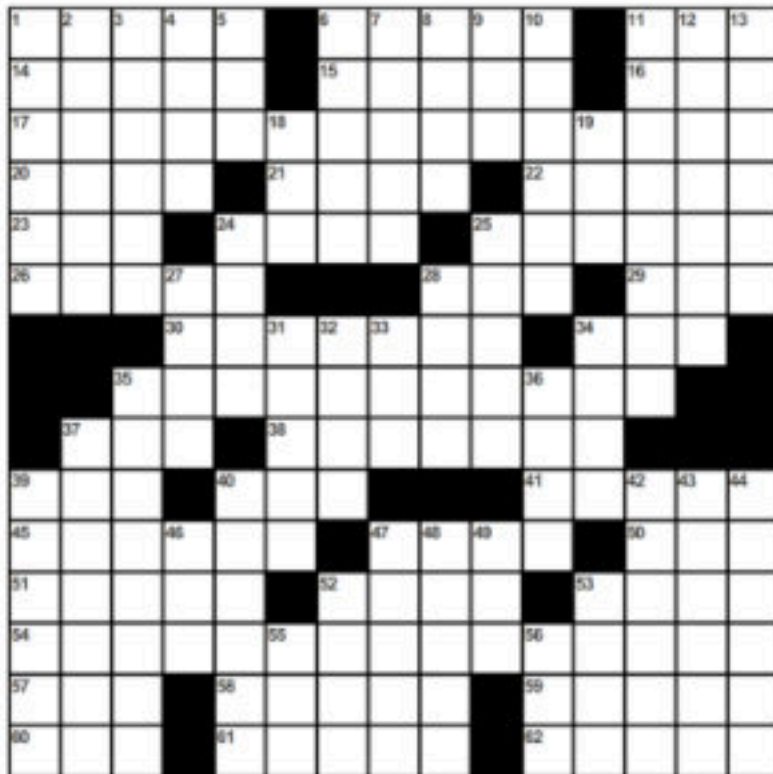
**Indirect viewing methods:** If you don't have proper filters, you can view an indirect projection of the eclipse. A simple pinhole projector is a safe option.

**Here are some resources for more information on safe eclipse viewing:**

**NASA Eclipse Safety [eclipse safety nasa ON NASA (.gov) [science.nasa.gov](https://science.nasa.gov)]**



## Puzzle 1



### ACROSS

- |                                  |                                 |
|----------------------------------|---------------------------------|
| 1) Not dormant                   | 37) Popular dessert choice      |
| 6) Brilliantly colored parrot    | 38) Pedicure's target           |
| 11) Word before or after "pack"  | 39) Mover's truck               |
| 14) Argentine plain              | 40) Successor org. to the USSR  |
| 15) Palate dangler               | 41) Go get, to a dog            |
| 16) Jungle dweller               | 45) Drug for a poisoning victim |
| 17) 1676 Virginia uprising       | 47) "All's Well ___ Ends Well"  |
| 20) Knowledgeable about          | 50) "Caught you!"               |
| 21) Beef order                   | 51) Violin-bow application      |
| 22) Insider talk                 | 52) "___ go brag"               |
| 23) Frequent tattoo subject      | 53) Distort, as survey results  |
| 24) Buildup at a river's mouth   | 54) Globe, cherry and roma      |
| 25) Birdseed holder              | 57) Dos Passos trilogy          |
| 26) Screw-up                     | 58) Virtually guaranteed        |
| 28) Colt morsel                  | 59) Clergyman's quarters        |
| 29) High-___ graphics            | 60) Suffix for "Hallow"         |
| 30) Change with the times, again | 61) Casting assignments         |
| 34) Distress signal              | 62) They can be hard to resist  |
| 35) Asian restaurant serving     |                                 |

### DOWN

- 1) LPs, e.g.
- 2) Apply hastily, as paint
- 3) Puget Sound city
- 4) Part of, as a practical joke
- 5) Director Howard
- 6) Wall decor
- 7) Head off, as disaster
- 8) Eight, to two
- 9) Draught drink
- 10) Billfold kin
- 11) Bit of drizzle
- 12) Certain orbital points
- 13) Pavarotti and Domingo
- 18) \_\_\_ Lanka
- 19) Be deceitful
- 24) Bird feeder food
- 25) Ayatollah's decree
- 27) Like some refills
- 28) Accessible to everyone
- 31) Cobwebby place
- 32) Harmonizing minimums
- 33) High card
- 34) Ad word
- 35) Wimbledon fault-caller
- 36) Breach of friendship
- 37) Native American baby
- 39) Patience, for one
- 40) Official who sings in Hebrew
- 42) \_\_\_ in (absorbing)
- 43) Gouda or brie
- 44) Holes that anchor ropes pass through
- 46) Spy org.
- 47) Barely discernible amount
- 48) Adds to the payroll
- 49) Singer DiFranco
- 52) Opposite of good
- 53) Dallas Cowboys emblem
- 55) The avant-garde's Yoko
- 56) Aussie bird

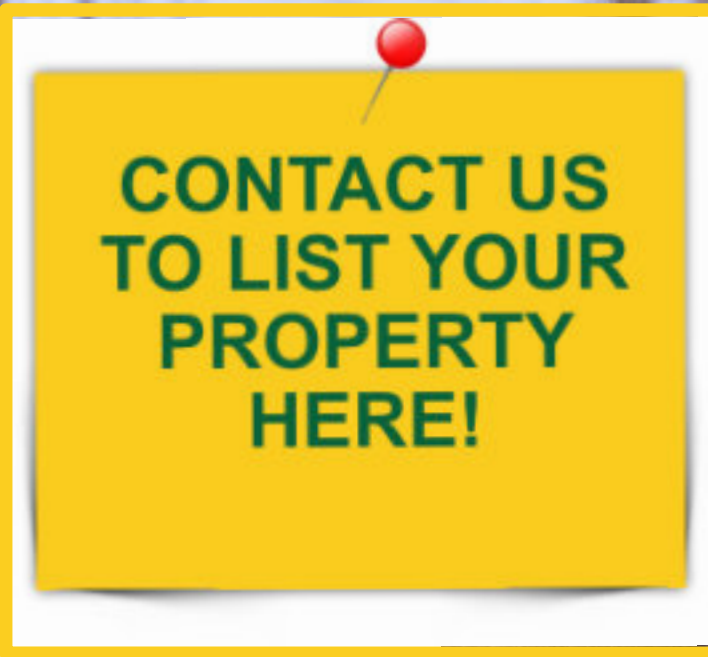
Monday  
SHOULD BE  
Optional

I'm not  
weird  
I'M LIMITED  
EDITION





1.24



MLS #: List Price:



**GO With The . . .**

- P**rofessional Agents!
- R**eliable Advice!
- O**pportunity!
- S**atisfied Clients!

Professionals  
336 Rt 6 W, #3  
Coudersport, PA  
814-260-1464

 Full Time Agents   
coudersport.howardhanna.com



Howard Hanna Professionals



7.23



MLS #: List Price:



**GO With The . . .**

- P**rofessional Agents!
- R**eliable Advice!
- O**pportunity!
- S**atisfied Clients!

Professionals  
336 Rt 6 W, #3  
Coudersport, PA  
814-260-1464

 Full Time Agents   
coudersport.howardhanna.com



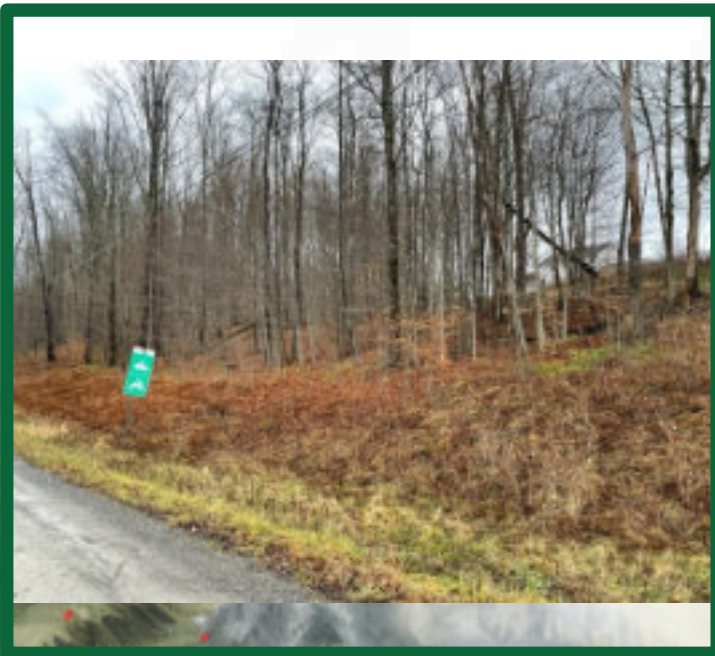
Coudersport, PA



00 Cherry Tree Lane



11.22



Lovely wooded building lot in a beautiful subdivision outside of Coudersport. The lot is estimated to be 1.65 + or - acres. There is a perk test on file and electric as well as highspeed internet are available. You are close to trails for ATVs and snowmobiles and 15 minutes from the PA Dark Skies at Cherry Springs State Park. Check out this amazing opportunity to own a lot in a great location of Potter County today.

MLS #: 31715843 List Price: \$25,000

Howard Hanna Professionals

Galeton, PA



3 Poplar Avenue



9.23



This 2 story 4 bedroom house on the edge of town great for full-time residence or a great camp/rental. A detached garage across the street with 2 outside additional parking spaces. Needs a little attention but has great potential.

MLS #: 31715854 List Price: \$45,000

PRICE DROP



# MAKING A COMPETITIVE OFFER WHEN NEGOTIATING THE PURCHASE OF A PROPERTY

**C**rafting a competitive offer to win your dream property requires a strategic approach. Here are some key elements to consider:

## Financial Strength:

**Know your budget:** Get pre-approved for a mortgage to understand your borrowing power and avoid overspending.

**Offer competitively:** In a seller's market, consider offering close to the asking price or even slightly above it.

**Be flexible with closing costs:** Offering to cover some or all the seller's closing costs can make your offer more attractive.

**Offer terms:**

**Contingencies:** Minimize contingencies like financing or home inspection. However, some contingencies are crucial to protect yourself.

**Fast closing:** If possible, propose a faster closing timeline to accommodate the seller's needs.

## Standing Out from the Crowd:

**Be pre-approved:** A pre-approval letter demonstrates you're a serious buyer with secure financing.

**Love letter (optional):** In some cases, a well-written letter expressing your genuine interest in the property can connect with the seller on an emotional level. However, ensure it doesn't come across as pressuring them and deliver through your realtor.

**Work with a realtor:** An experienced realtor can guide you through the negotiation process, understand market value, and present your offer effectively.

## Additional Tips:

**Be prepared to move quickly:** In a competitive market, time is of the essence. Have all your documents and responses ready.

**Be transparent:** Disclose any relevant information upfront to build trust with the seller.

Remember, the best offer considers both price and terms. While a high offer might win, concessions on closing costs or contingencies can improve your chances.

**It's important to consult with your realtor to develop a personalized strategy based on the specific property and market conditions.**







7.23

**CONTACT US  
TO LIST YOUR  
PROPERTY  
HERE!**



Professionals  
336 Rt 6 W, #3  
Coudersport, PA  
814-260-1464

Full Time Agents  
coudersport.howardhanna.com

**GO With The...**  
**P**rofessional Agents!  
**R**eliable Advice!  
**O**pportunity!  
**S**atisfied Clients!



MLS #: List Price:

Howard Hanna Professionals

Galeton, PA



60 Pine Street



7.23



This 4 bedroom home in Galeton has SO MUCH to offer! Lots of natural light in every room so the whole house feels so inviting. Some remodeling has been done so whether you want to hang out on one of the porches with your coffee or spend time in the large open kitchen you will feel right at home. A separate pantry, handicap accessible shower and laundry room, and 1st floor bedroom are some of the helpful features on the 1st floor. Upstairs you find 3 more bedrooms, a full bath and a private balcony off on of the bedrooms. Call today to set up your showing.

MLS #: 31717065 List Price: \$119,900





XXXXXXXXXX



XXXX



1.23

**CONTACT US  
TO LIST YOUR  
PROPERTY  
HERE!**

MLS #: List Price:



Professionals  
336 Rt 6 W, #3  
Coudersport, PA  
814-260-1464



coudersport.howardhanna.com

**GO With The...**  
**P**rofessional Agents!  
**R**eliable Advice!  
**O**pportunity!  
**S**atisfied Clients!



Howard Hanna Professionals

Coudersport, PA



21 Mina Road



11.23



Lots of possibilities with this property, currently set up for a 2 unit rental but could be turned back into one unit. There is a nice kennel also on the property you could lease out for income. Live in one unit and rent the other, help pay the mortgage. It is a must see to appreciate, Call today for your showing.

MLS #: 31715922 List Price: \$169,900





1.23

CONTACT US  
TO LIST YOUR  
PROPERTY  
HERE!



Professionals  
336 Rt 6 W, #3  
Coudersport, PA  
814-260-1464

Full Time Agents  
coudersport.howardhanna.com

GO With The...  
Professional Agents!  
Reliable Advice!  
Opportunity!  
Satisfied Clients!



MLS #: List Price:

Howard Hanna Professionals

Austin, PA

LAND

00 Route 872



1.23



PRICE DROP

MLS #: 31715977 List Price: \$299,900

Here is exactly what any hunter or fisherman has been looking for in Potter County! *This vacant land listing of 112+ acres near the Austin Dam on Route 872 is prime hunting territory with a pristine trout stream running through one side of it.* This mostly wooded property is bordered by State land on two sides. Land is located on both sides of Route 872. Call for an appointment today to see this beautiful piece of Potter County!





# WHAT FACTORS DO LENDERS CONSIDER WHEN DETERMINING MORTGAGE ELIGIBILITY?

Lenders assess several factors to determine your eligibility for a mortgage and the loan terms they'll offer. These factors can be broadly categorized into two areas: your ability to repay the loan (capacity) and your creditworthiness (character). Here's a breakdown of the key considerations:

## Capacity to Repay (Borrower's Financial Strength)

**Income and Employment:** Lenders look at your income stability, typically requiring proof of employment for the past two years and verification of income through paystubs and tax returns. They assess your income source (salary, commission, self-employment) and its sustainability.

**Debt-to-Income Ratio (DTI):** This ratio compares your monthly debt obligations (including housing payment, car payments, student loans, etc.) to your gross monthly income. A lower DTI (ideally below 36%) indicates a greater capacity to handle additional debt like a mortgage payment.

**Down Payment:** The amount of money you put down upfront impacts the loan amount you need to borrow and your loan-to-value ratio (LTV). A larger down payment (usually 20% for conventional loans) demonstrates financial commitment and reduces the risk for the lender. Some loan programs allow lower down payments with private mortgage insurance (PMI).

**Savings and Reserves:** Having a healthy savings account demonstrates financial responsibility and your ability to handle unexpected expenses without jeopardizing your mortgage payments.

## Creditworthiness (Borrower's Credit History)

**Credit Score:** Your credit score is a numerical representation of your creditworthiness, reflecting your past borrowing and repayment behavior. A higher credit score (typically above 670) qualifies you for better interest rates and loan terms.

**Credit History:** Lenders will examine your credit report for details like payment history on existing debts, credit utilization ratio (amount of credit used compared to available credit limit), and any history of delinquencies or bankruptcies.

## Additional Considerations:

**Property Type and Value:** The type of property (single-family home, condo, etc.) and its appraised value can affect loan eligibility and requirements. Lenders may have specific guidelines for certain property types.

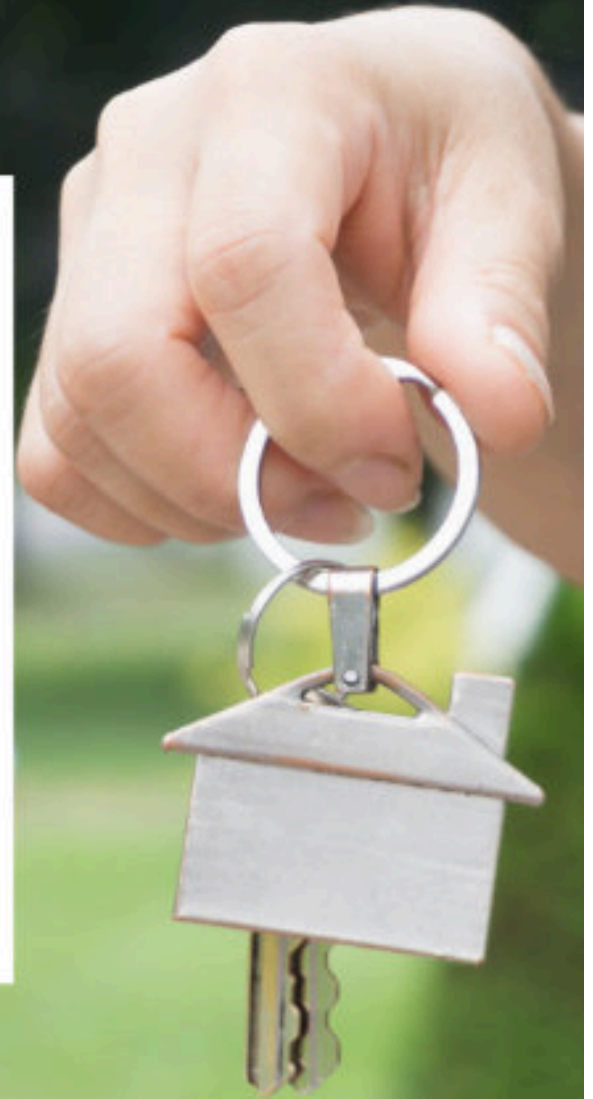
**Loan Program:** Different mortgage programs (conventional, FHA, VA) have varying eligibility requirements, down payment options, and interest rates.

**By understanding these factors and working to strengthen your financial profile, you can increase your chances of qualifying for a mortgage and securing favorable loan terms.**





I work  
weekends  
to help  
you find  
your  
dream  
home!





Coudersport, PA



1502 State Rt. 44 N



5.23



Beautiful 3 bedroom home with 11+/- acres with beautiful views. Stunning cherry flooring throughout most of the home, 3+ detached garage, quiet and peaceful covered front porch with an open deck and gazebo out back. Vaulted ceiling in the family room, formal living room with a beautiful Dining room with lots of space. A Must See.

MLS #: 31716520 List Price: \$399,900

**PRICE DROP**

Howard Hanna Professionals

Roulette, PA



00 Seymour Drive



1.24



Here is the perfect location for your cabin in the woods on 13.61 acres near Roulette and it borders 10,800 acres of timber land owned by Hancock Forest who leases that land for hunting. Property is sloped up the hill but there is a level area. Hancock has a road on the far side of this land that is usable by the new owners. There are lots of beautiful trees and current as well as future timber value. Check out this piece of Potter County woodlands today!

MLS #: 31717806 List Price: \$85,000



# HOW DO YOUR HOWARD HANNA PROFESSIONALS GIVE BACK TO THEIR COMMUNITIES!

Realtors work hard to help their clients sell and buy homes, land, camps, and investments, but what do they do behind the scenes?

Being a Realtor takes a lot of time and dedication. Not only does an agent have to do paperwork, take pictures and videos, market properties, and arrange to show homes to their clients, they go over and above to help the communities they live and work in. Realtors are passionate about solving problems, whether it's advice on how to prepare an offer so it will

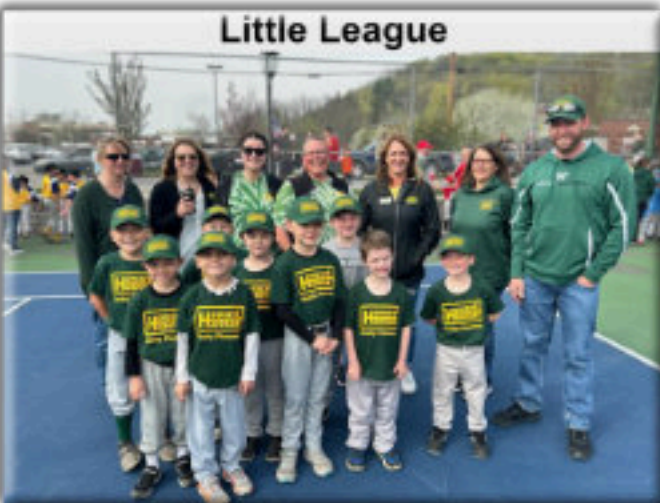


Wellsboro Homecoming Parade



Veteran's Expo

January 2024 - Giving Back



Little League

appeal to sellers or helping to fund and volunteer on a greenhouse project to grow food for a local community. They are some of the most caring people you will find!

Their spare time is spent at schools, events and helping local non-profits. Here are just some of the ways

**Howard Hanna Professionals** and other Realtors give back.



"Ring The Bell"



Food Pantry



Eliot Ness Fest



Senior Expo



Heart of Tioga



Potter County Marathon



Laurel Festival



# North Central Penn Board of Realtors



It was our pleasure to present to the Tioga Food Pantry on Saturday, 1/27/24 and also help distribute around 50 boxes to area residents in need. Mary Jo Melton, with Howard Hanna Professionals, represented the North Central Board of Realtors. What a wonderful opportunity to give back to the community!

Our hats are off to all of the volunteers that work year-round to make the Food Pantries a successful part of our towns. A warm thank you is offered to all of you!

Each year the North Central Penn Board of Realtors celebrate Christmas at a local venue. Realtors come together to enjoy a meal and give thanks for all they have. Part of the festivities are games and raffles with all the proceeds going to local food pantries. Whatever is collected is split between several Tioga and Potter County Pantries.





9.23

**CONTACT US  
TO LIST YOUR  
PROPERTY  
HERE!**

MLS #: List Price:



Howard Hanna Professionals

Roulette, PA

1140 W Branch Fishing Creek Rd



3.24



Beautiful new cabin on 5.48 acres near Roulette on the West Branch of Fishing Creek Road bordering the Fishing Creek Stream. Cabin features 2 bedrooms, 1 full bath with a nice sized living room and kitchen / dining area. There is a nice pavilion beside the stream with a fire ring and a lovely covered porch ready for your enjoyment. The stream is stocked in the Spring and the lot is partially wooded. Everything about this cabin was done right and it is being sold furnished! You don't want to miss seeing this one so call today for a showing.

MLS #: 31717631 List Price: \$225,000



Troy, PA



Rare find! 4 bedroom ranch on almost 2 acres in Troy boro. Lots of potential to make your this your dream home. Laundry room has been perfectly upgraded with new sink, cabinets, new windows, flooring and appliances. The kitchen is equipped with lots of cabinets, stainless steel appliances. All 4 bedrooms are very spacious and there is a PLAYROOM right off the kitchen for the little ones! The large open living room has a bay window wiich lets in plenty of natural light and is great for looking out over the town of Troy. Outside you will find a back deck, 1 car garage with bonus room and a koi pond. There are a couple of rooms that need new flooring, some remodeling.

MLS #: 31717082 List Price: \$239,900



8.23

Howard Hanna Professionals

Galeton, PA



00 Tyoga Rd



This 6.9 acre parcel just outside of Germania is back on the market after being sold last year. Located right on the snowmobile /ATV trail system what a great place to build your home or cabin. The quaint village of Germania is located less than a mile away. There's a pine grove on the property with a nice level area to build on plus it faces South for a nice sunny location and view. This property won't last long so call me for a showing.

MLS #: 31716158 List Price: \$69,000

9.23





Coudersport, PA  
503 S. West Street



9.23



Cute 1950's cape cod located in downtown Coudersport just down the street for the new Tractor Supply. This well built and cared for home is in move in condition with original hardwood floors. Electric service has been upgraded to 200amp. Lot is nice and level with a small yard and shed that would be easy to maintain. Parking is from the back alley and has a concrete pad to park on as well as out front in front of the house.

MLS #: 31716866 List Price: \$95,000

Howard Hanna Professionals

Coudersport, PA  
182 N Hollow Heights



11.23



Beautiful ranch home near charming Coudersport on 5 acres with 3 bedrooms and 2 & 1/2 baths at the end of North Hollow Heights. Home has been well maintained and boasts both a fireplace on the main floor and a woodstove in the large family room that also includes a kitchenette. There is a mudroom / laundry room and a half bath for when coming inside from the patio and hot tub. You can view your own Dark Skies from the back upper deck or drive 25 minutes to Cherry Springs. There are trails on the property to hike, ski or 4 wheel through the woods. The lawn is nicely landscaped with flowers, bushes and a fenced in garden. Have a picnic in the pavilion or warm up by the beautiful stone fireplace in the living room. The architectural shingles and vinyl shake siding with newer gutters makes for easy maintenance. Most of the appliances are newer. Close to snowmobile trails and plenty of room to park your trailer. This is the home you have been waiting for! Call to see it today.

MLS #: 31716184 List Price: \$305,000

PRICE DROP



Coudersport, PA



405 S Main Street



7.23



MLS #: 31716238 List Price: \$165,000

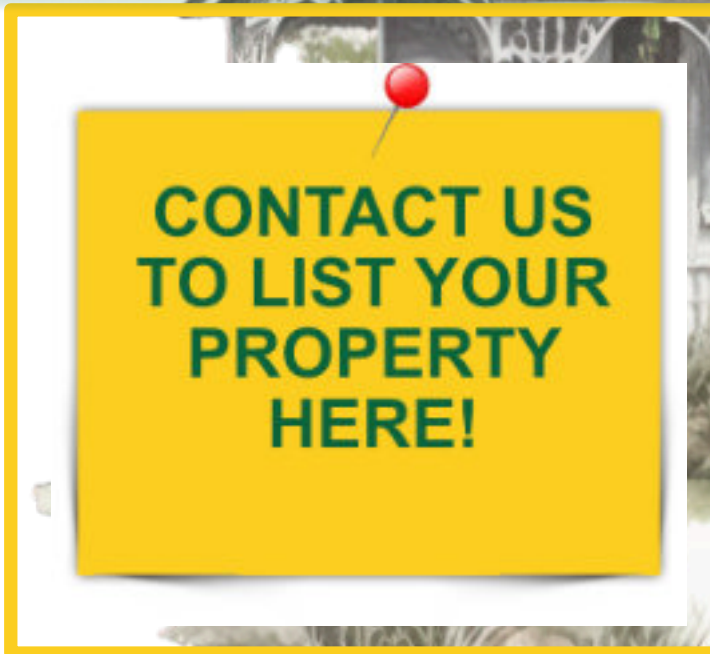
Quaint home in Charming Coudersport with 3 bedrooms and one and a quarter baths. This home has mostly hardwood floors and has been well maintained. Cozy up to the lovely fireplace with a wood stove insert or sit in the sunroom to read a good book. The living and dining rooms are nice sized and there are lovely French doors leading into the office or sunroom. A handicap ramp was added to the back deck and there is plenty of room on the front porch for your rockers. The basement has been fully water proofed and drainage was added to the back lawn. The 2 car garage has been remodeled and has a shop in half of it with storage over the top. A new metal roof was added to in 2021. The kitchen has been updated and a new window added over the sink. It is just a short walk to downtown and to the Elementary School. Check out this lovely home today.

Howard Hanna Professionals

XXXXXXXX



7.23



MLS #: List Price:



Professionals  
336 Rt 6 W, #3  
Coudersport, PA  
814-260-1464  
Full Time Agents  
coudersport.howardhanna.com

GO With The...  
Professional Agents!  
Reliable Advice!  
Opportunity!  
Satisfied Clients!





Coudersport, PA



3.23



Well maintained Farm Home located on 30 plus acres with a Spring Fed Pond and an Apple Orchard on the property with Rt. 6 road frontage. This home has new windows, a new metal roof and vinyl siding. With lots of room for a family to grow or gather, it features 5 bedrooms with one on the main floor. You must see to appreciate, Call today for your showing.

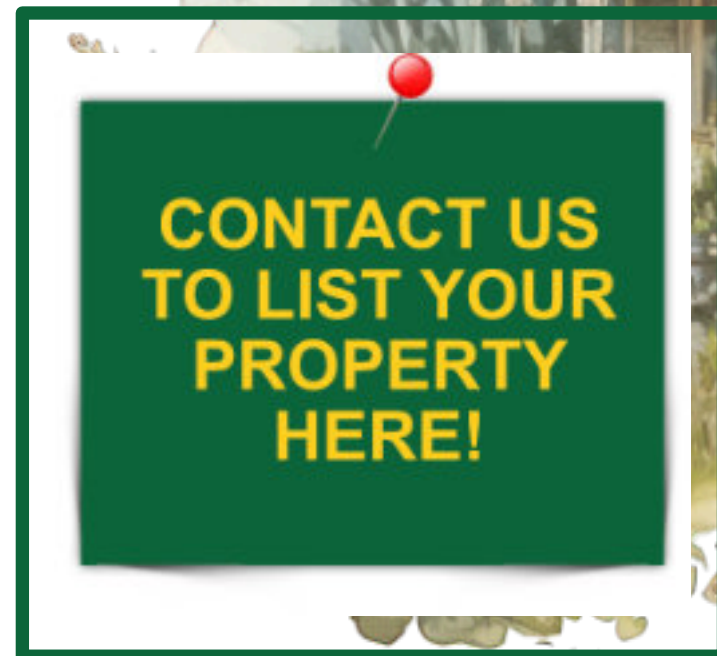
MLS #: 31716258 List Price: \$270,000

PRICE DROP

Howard Hanna Professionals



3.23



Professionals  
336 Rt 6 W, #3  
Coudersport, PA  
814-260-1464

Full Time Agents

[coudersport.howardhanna.com](http://coudersport.howardhanna.com)

GO With The...

Professional Agents!

Reliable Advice!

Opportunity!

Satisfied Clients!



MLS #: List Price:





7.23

**CONTACT US  
TO LIST YOUR  
PROPERTY  
HERE!**

MLS #: List Price:



**Professionals**  
336 Rt 6 W, #3  
Coudersport, PA  
814-260-1464



coudersport.howardhanna.com

**GO With The...**  
**P**rofessional Agents!  
**R**eliable Advice!  
**O**pportunity!  
**S**atisfied Clients!



Howard Hanna Professionals

Middlebury Center, PA



138 Joe West Road



4.23



MLS #: 31716362 List Price: \$169,900

This large multi-family home has great income potential. It was one large farm house converted into two rental units with separate utilities. This property is conveniently located 12 minutes from Wellsboro and approx 30 minutes from Corning Ny. Country location minutes from town. Live in one unit and rent the other for extra income. Both are 3 bedroom 1 bath. Check out the updated photos.

**PRICE DROP**



Austin, PA



45 Miller Lane



4.23



MLS #: 31716376 List Price: \$169,900

Set in the beautiful Costello valley with a view of the mountains off the enclosed front porch and a great fishing stream off the back covered deck, this lovely home is move in ready. The home is a double wide with 3 bedrooms and two full baths. The home is finished with new floors as well as new pine tung and groove walls. Home comes with all newer appliances and a whole house generator. There is a full dry crawl space with electric and concrete floor for extra storage. There is also a large gun safe that is staying. The carport in the back will hold 2 cars and the large storage shed has room for your mower and 4 wheeler along with plenty of room to work on projects. There is a large back yard that has been full of deer and elk. You don't want to miss this lovely home in the Potter County Mountains! Call to see it today.

Howard Hanna Professionals

Coudersport, PA



242 Route 6W



4.23



MLS #: 31716431 List Price: \$235,000

Large 4 bed, 2 bath Colonial located in Coudersport within walking distance to most amenities. This home has a nice layout with plenty of room for your family & friends, most of the home has been tastefully updated including a man cave located in the basement for your entertaining needs. The yard is nice and level with plenty of room for the kids to play. Talk about a convenient location? don't feel like cooking supper? need gas? furniture? just walk across the street, or if your pets need a vet? They're right next door. Come take a look today at this nice property with a level blacktop driveway. Swing set and shed are not included. Call me today for a showing.

PRICE DROP



Coudersport, PA



336 Route 6 W



Highly visible, multiuse office building on corner lot in downtown Coudersport. Building is equipped with all utilities and parking areas, separate entrances and handicapped access with over 300 ft of road frontage. Currently 95% rented. Call today to schedule your tour. 5 separate offices. Must have prequal letter or proof of funds.



12.23

MLS #: 31717643 List Price: \$575,000

Howard Hanna Professionals



7.23



MLS #: List Price:



Professionals  
336 Rt 6 W, #3  
Coudersport, PA  
814-260-1464

Full Time Agents  
coudersport.howardhanna.com

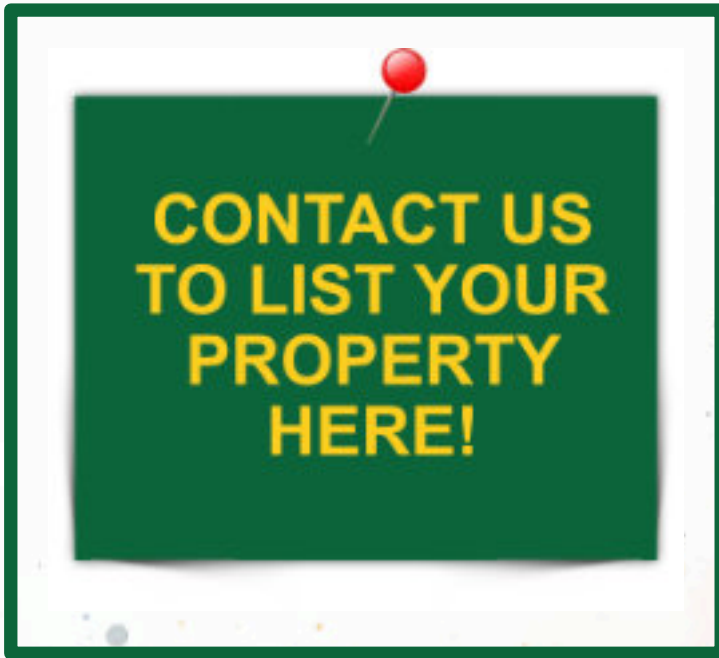
GO With The...  
Professional Agents!  
Reliable Advice!  
Opportunity!  
Satisfied Clients!







7.23



MLS #: List Price:



Professionals  
336 Rt 6 W, #3  
Coudersport, PA  
814-260-1464

Full Time Agents  
coudersport.howardhanna.com

**GO** With The...  
**P**rofessional Agents!  
**R**eliable Advice!  
**O**pportunity!  
**S**atisfied Clients!



Howard Hanna Professionals

Coudersport, PA



787 N Main St



9.23



MLS #: 31716734 List Price: \$59,000

This older home at the edge of town has a lovely interior and with a little TLC is fully liveable. The exterior needs a little trimming and cleaning up and has a detached oversized garage. Priced to sell as owners no longer lives in the area.



Gaines, PA

LAND

2019 Route 6



2.24



Property is the former site of "The Hunting Valley Inn " and the "Wildlife Trails Inn". A beautiful level lot perfect for a business location/private residence/camp. Has all utilities, and is adjacent to State Game land. It is also within walking distance to Long Run Stream and Pine Creek, both designated Trout streams. Call today for an appointment.

MLS #: 31717901 List Price: \$174,500

Howard Hanna Professionals

Ulysses, PA



701 Sweden Hill Road



3.24



Amazing find of 18.36 acres in Potter County 15 minutes from Denton Hill area. This home near Brookland has two large ponds stocked with fish, a stream, a large, wooded area and beautiful hillside views. The quaint home features a Den, Kitchen, Dining room, large Living room, 2 bedrooms and 2 baths. There is an enclosed Sun Porch and a nice covered front porch. Most of the rooms have hardwood floors under the carpeting. There is a Fisher woodstove in the walk out basement as well as the second bathroom. There is a large pavilion close to the house with a gravel floor, a 2-car garage with a heated room above it for a game room or overflow guests, a 3 sided shed and a 2-car carport by the road. You can fish, hunt or just sit and enjoy the views of the lovely property and wildlife. Call to see this piece of Potter County Heaven today!

MLS #: 31718023 List Price: \$325,000



Smethport, PA  
1036 Prospect Hill Road



11.23



MLS #: 31716818 List Price: \$299,500

PRICE DROP

Beautiful Log Cabin situated on 10 acres bordered by State Game Land on 1 side. 18' Vaulted ceilings in the living/dining room, 2 car unfinished detached garage, 2 bedroom, 1 1/2 bath. Your looking for Country Living, this is the place. Call Today for your showing.

Howard Hanna Professionals

Ulysses, PA

87 Emmel Road



2.24



MLS #: 31717713 List Price: \$184,900

4 bedroom 2 bath Aframe style cabin on 1.99 acre in Ulysses township. Cabin features nice sized living room with a beautiful stone fireplace, gas wall heater to help take the chill off. Large eat-in kitchen, 3 bedrooms and 2 bathrooms on the first floor. There is a 4th bedroom in the loft area.

New Listing



Roulette, PA



8.23



MLS #: 31716814 List Price: \$110,000

21 +/- acres in a Country setting. Was and still could be a beautiful home with some time and effort cleaning up the grounds around the home. It is being sold AS IS, it does need significant cleaning of debris, metal, etc. Call for your showing today.

Howard Hanna Professionals

Coudersport, PA



8.23



MLS #: 31716813 List Price: \$15,000

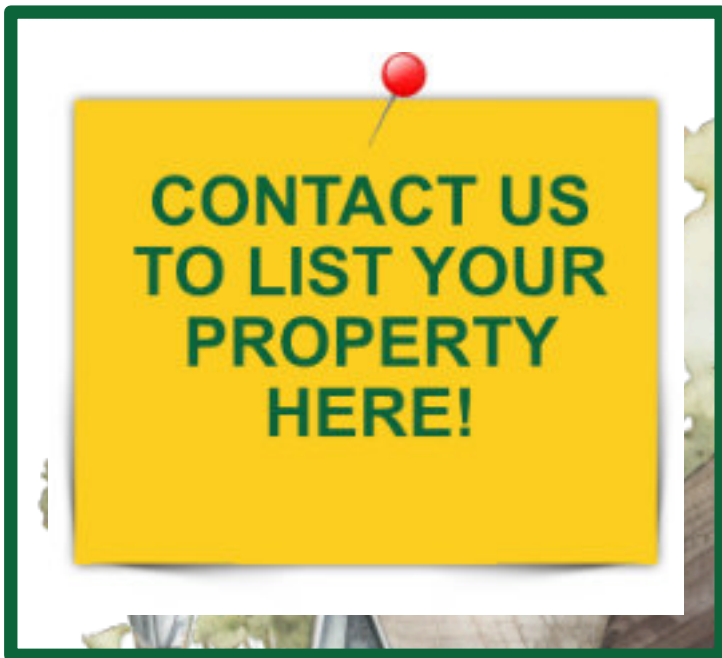
Lot 4B located in the Academy Hill Subdivision. This could be a beautiful site to build on or park your RV. Quiet and out of town but close to all amenities. Call today for your showing.







6.23



**GO** With The . . .

- ✓ **P**rofessional Agents!
- ✓ **R**eliable Advice!
- ✓ **O**pportunity!
- ✓ **S**atisfied Clients!

Professionals  
 336 Rt 6 W, #3  
 Coudersport, PA  
 814-260-1464

Full Time Agents [coudersport.howardhanna.com](http://coudersport.howardhanna.com)

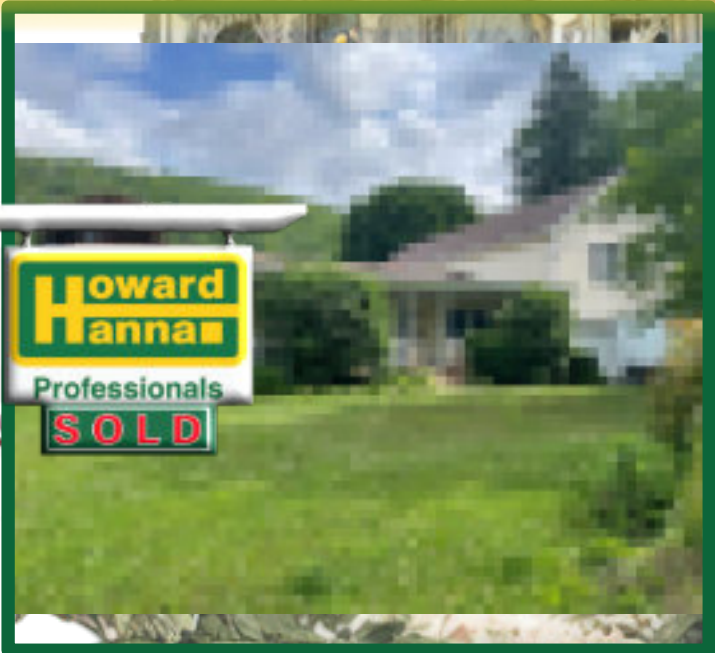
MLS #: List Price:

Howard Hanna Professionals

Coudersport, PA  
  
 603 Park Avenue



9.23



Beautiful re-done ranch home in Coudersport across from a lovely park. This 4 bedroom, 3 bath home was remodeled in 2020. There is an amazing Great room off the kitchen with a gas fireplace and a Game room complete with a large bar over the 2 car garage. Sit on the charming covered front porch or enjoy the more enclosed back deck. There is a partially finished basement with plenty of room for storage and crafts. The back yard is fenced for your pets or kids. Wait till you see the beautiful Master Suite! Don't just do a drive by on this one, call to see it today.

MLS #: 31716829 List Price: \$239,000



Westfield, PA



7100 Pritchard Hollow Rd



8.23



MLS #: 31716842 List Price: \$74,500

This adorable 2 bedroom property sits on .83 acres and along the Cowanesque creek. ..with great fishing spots. there are flower gardens, herb gardens, and plenty of other planted areas This would make a great home or camp.

Howard Hanna Professionals

Coudersport, PA



454 Burrows Rd



6.23



MLS #: 31716841 List Price: \$189,500

If you want a place within site of the Potter County Snowmobile Club and beautiful views overlooking the farmland and mountains of Potter County then this is the place for you. The property consist of just over 3 acres and is partially wooded, it comes with a 2019 double wide that consist of 3 bedrooms and 2 baths and looks like new inside as it was rarely used as a getaway place. The views from the place are stunning and with a nice level lot there's plenty of room for parking trailers and comes with a brand new storage shed to keep those toys in. This was a vacant lot in 2019 so the doublewide, septic, well and everything else only has several years of age on them.









**336 Rt 6 W, #3  
Coudersport, PA  
16915  
814-260-1464**



**Professionals**



**Best Listings in  
Potter County**  
*and Surrounding Areas!*

**Homes, Cabins,  
Commercial,  
Land, Lots, more ...**



When you want the **BEST** -  
Superior. Marketing.  
Service.

