



Professionals

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Aug - Nov 2022

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Warren & Bradford counties*



Home Happens Here

*Features Residential, Commercial,
Multi Unit & Land properties*



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Howard Hanna Professionals Office Locations



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Coudersport, PA 16915
814-260-1464



104 Forest Ave
Smethport, PA 16749
814-887-7772



30 S Fraley Street
Kane, PA 16735
814-837-8540

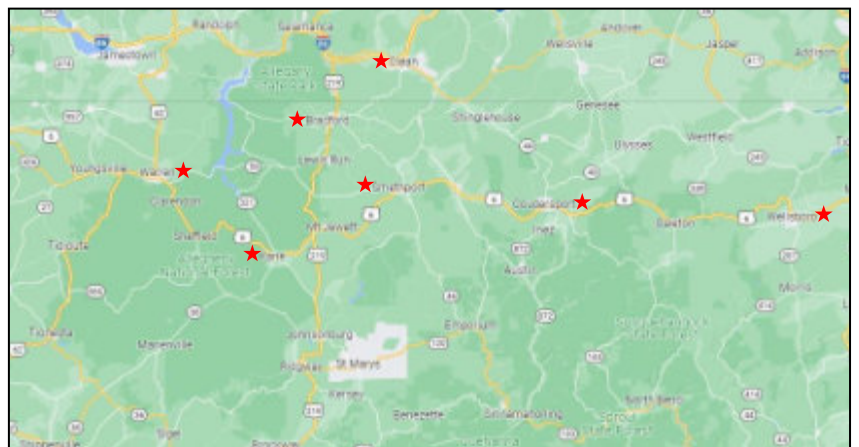


90 Mechanic Street
Bradford, PA 16701
814-362-7450



200 W Third Ave
Warren, PA 16365
814-726-2000

Office also in Olean NY



About Us

Hello friends and welcome to our magazine featuring the best properties in the area. We have exciting news that we need to tell you about. Howard Hanna Professionals has merged with Howard Hanna Realty Pioneers and Howard Hanna Daley. Howard Hanna Professionals is based in Olean, NY and with the mergers, we now have offices throughout Northern Pennsylvania in Wellsboro, Coudersport, Smethport, Bradford, Kane and Warren.

This change will be great for both buyers and sellers. We will continue to give the great service and marketing that we have always given you. These mergers give us an edge over our competition to offer you even more. We now have a much greater base of buyers and Howard Hanna agents that we work with. We will also be able to expand our existing programs and offer you much more.

This magazine is just one of the many tools that we offer to our buyers and sellers. We have some awesome programs like the 100% Money Back Guarantee to buyers and our Real Scout program to assist buyers in finding homes as soon as they come on the market. Please contact any of our professional real estate agents throughout this magazine to assist you in either selling your home or finding your dream home.

Howard Hanna Professionals is the sister company to Howard Hanna Holt based in Chautauqua County, NY. The Howard Hanna name is a major force in real estate in thirteen states and we are proud to be part that family and look forward to continued success.

Sincerely,



Dennis Pezzimenti
Managing Broker
716-378-8989



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Professionals



411 Church Street, Ulysses

Professionals

MLS#31712314

\$199,000

5BD, 3 BA

0.39 Acres



Newer 5 bedroom ranch with 2 car attached garage in move in condition! Spacious rooms and a nice layout that includes laundry room, office with it's own entrance, dining room, and living room. This one also has a low maintenance exterior, full basement where you can add your workout/hobby room or family room. Very quiet location in Ulysses borough.

286 Hidden Hollow Farm Drive, Austin



MLS#31713851

\$450,000

3 BD, 1 BA

43.00 Acres

Professionals

UNDER CONTRACT

Check out this property nestled in the middle of over 27,000 acres of State Forest land. This 43 acre parcel has a split level home and hunters cabin. Access is by a private deeded road. Numerous outbuildings, apple & chestnut trees, & a small spring fed pond. There is a drilled well and septic and the home is currently lived in year round. The remote location offers stunning views of the mountains and the nighttime skies!



1571 State Route 44 North, Coudersport

Professionals

MLS#31712867

\$789,000

3BD, 1.75 BA

102.40 Acres



Thriving business, farm land, & Country Living on open and wooded acreage. Bakery, butcher shop, retail sales and order to go sandwiches, fish fry, etc. Turnkey business with all equipment and inventory included. Owner is willing to help train new owners to step right into the business and never miss a sale. Point of Sale equipment is leased but can be transferred to new owners.



Commercial ~ MLS#31712809...\$789,000

Farm ~ MLS#31712810...\$789,000

148 Billy Lewis, Coudersport



MLS#31713868
\$125,900
2 BD, 1 BA
0.63 Acres

407 Dwight Street, Coudersport



MLS#31713812
\$146,900
3 BD, 1 BA
0.20 Acres

207 Borie Street, Coudersport



UNDER CONTRACT
MLS#31713714
\$95,000
3 BD, 1.5 BA
0.19 Acres



1004 Route 6, Gaines



MLS#31713648
\$235,000
3BD, 2 BA
1.49 Acres

407 North Main Street, Ulysses



PENDING
MLS#31713625
\$115,000
2 BD, 1 BA
0.30 Acres

769 Doyle Hollow Road, Port Allegany



UNDER CONTRACT
MLS#31713604
\$255,000
3 BD, 1 BA
82.20 Acres

11 Lefever Drive, Coudersport



UNDER CONTRACT
MLS#31713527
\$299,900
4 BD, 3.5 BA
1.87 Acres

43 Coyote Ridge Road, Westfield



MLS#31713522
\$178,000
2 BD, 1 BA
2.12 Acres

238 Academy Street, Genesee



MLS#31713362
\$155,000
3 BD, 2 BA
0.20 Acres

9 East Maple Street, Coudersport



MLS#31713045
\$259,000
0 BD, 2 Half BA
0.25 Acres

143 Leadville Hollow Road, Genesee



MLS#31713038
\$22,500
1 BD, 1 BA
0.69 Acres

17 Main Street, Lawrenceville



MLS#31712819
\$69,900
1 BD, 1 BA
0.16 Acres

235 East Main Street, Westfield



UNDER CONTRACT
MLS#31712744
\$114,000
4 BD, 1.75 BA
0.23 Acres



6460 Route 6, Wellsboro



MLS#31712652
\$335,500
3BD, 1.5 BA
3.00 Acres

10 Fairview Avenue, Galeton



MLS#31712432
\$84,900
3 BD, 1.25 BA
0.30 Acres

24 Avenue C, Coudersport



MLS#31712396
\$215,000
3 BD, 2 BA
5.40 Acres

74 Crandall Run Road, Austin



MLS#31712031
\$61,000
3BD, 1.5 BA
0.17 Acres

21 Mina Road, Coudersport



MLS#31711599
\$195,000
4 BD, 2.5 BA
2.33 Acres

~ Multi Unit ~



410 Vine Street
Coudersport
MLS#31713537
\$136,900
2 Units
0.12 Acres

138 Joe West Road
Middlebury Center

MLS#31712855
\$199,900
2 Units
3.39 Acres



~ Commercial Opportunities ~

00 Route 6,
Galeton



MLS#31713801...\$599,900
20 Units ~ 3.00 Acres

358 E. Second Street,
Coudersport



MLS#31713577...\$159,000
1 Unit ~ 0.60 Acres

408 W. Main Street,
Smethport



MLS#31713287...\$295,000
1 Unit ~ 0.06 Acres

0 State Route 6,
Gaines



MLS#31713275...\$465,000
4 Units ~ 4.47 Acres

16 Main Street,
Austin



MLS#31712721...\$240,000
1 Unit ~ 0.50 Acres

9 E. Maple Street,
Coudersport



MLS#31713044...\$259,000
1 Unit ~ 0.25 Acres

2019 Route 6,
Gaines



MLS#133296...\$109,000
No Units ~ 1.71 Acres

1571 State Route 44 North,
Coudersport



MLS#31712802...\$789,000
1 Unit ~ 102.40 Acres

☆☆ NEW LISTINGS ☆☆

805 South East Street, Coudersport	\$137,900	2 Units	0.37 Acres	MLS#31713938
1953 SR 44, Shinglehouse	\$410,000	4 BD, 2 BA	40.70 Acres	MLS#31713968

PENDING

0 Struggle Lane, Coudersport	\$9,000		0.76 Acres	MLS#31713927
1111 Honeoye Street, Shinglehouse	\$99,000	3 BD, 1 BA	0.42 Acres	MLS#31713901



Professionals

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814-260-1464



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570-724-2731



215 North Main St
Coudersport, PA 16915



Scott Fortner

cornerstonesettlement.com

info@cornerstonesettlement.com

~ Land Listings ~

00 Deering Run Road, Austin	\$8,500	0.10 Acres	MLS#31713521
00 Crandall Street, Coudersport	\$12,500	0.27 Acres	MLS#31713206
21 Academy Hill Rd, Coudersport	\$19,000	2.68 Acres	MLS#31713739
00 Back Road Lot 11, Coudersport	\$29,900	2.85 Acres	MLS#31713544
00 Back Road Lot 10, Coudersport	\$32,900	2.61 Acres	MLS#31713542
00 Back Road Lot 1 & 2, Coudersport	\$62,800	5.18 Acres	MLS#31713525
318 North Fork Road, Westfield	\$75,500	13.60 Acres	MLS#31712924
00 Route 6, Galeton	\$599,900	3.00 Acres	MLS#31713798



Professionals

UNDER CONTRACT

Lot 12 Black Bear Ln, Austin	\$50,000	10.13 Acres	MLS#31713817
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Coudersport Office Agents



Professionals



336 Rt. 6 W, Suite #3
Coudersport, PA 16915

814 260-1464

www.coudersport.howardhanna.com

Howard Hanna Professionals services the areas of Potter, McKean, Tioga Counties & the Southern Tier of New York.



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Realtor
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David Koch
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Gretchen Songster
Realtor
716-307-3866



Penny Barr
Realtor
814-558-4086



Christine "Teena" Mountz
Realtor
570-916-6564



Check out our E-Zine! It has properties, videos, 360 tours and attractions to the local area!

hhp.crosswindrone.com/online/mobile.html



2537 Red Mill Road, Smethport

Professionals

MLS#R1404624

\$109,000

2 BD, 1 BA

4.32 Acres



Located along the line of the original Western NY & PA Railroad, this modest 1890 Farmhouse Style home is complete with a wood burning fireplace, large living room, dining room, eat-in kitchen and laundry/mud room. There is a separate room with glass privacy doors for an office, media space or third bedroom.

395 O'Donnell Road, Genesee



MLS#R1394496

\$169,900

2 BD, 2 BA

10.00 Acres

Professionals

UNDER CONTRACT

Single wide country home with acreage, pond and view. There is a new detached barn (20' x 50') with 4' hang over, and chicken coup. Some wooded area and a stream running parallel with the property. Enjoy the view from the front covered 12' x 30' porch. There is a gas well on the property used for the kitchen stove, forced air heater and hot water tank. High speed internet with Tri-County Rural Electric available by request.



1118 Barnum Road, Eldred

Professionals

MLS#R1414497

\$209,900

1 BD, 0.5 BA

54.69 Acres



Garage/pole barn with 14' ceilings, a freestanding fireplace and double 10'x12' overhead doors has an interior ideal for camping, office space or relaxing. 2 springs, a pond, food plots and standing timber! Electric is run along with fiberoptic line. Groomed gravel driveway and a small garage in the woods as well.

36 Willow Street,
Smethport



MLS#R1405975...\$68,750

3 BD, 1 BA ~ 0.32 Acres

518 East Main Street,
Smethport



MLS#R1395613...\$39,900

4 BD, 2 BA ~ 0.33 Acres

217 S. Marvin Street South,
Smethport



MLS#R1414645...\$68,000

1 BD, 1 BA ~ 0.40 Acres

★★ NEW LISTINGS ★★

586 Bush Hill Road, Austin \$499,000 6 BD, 2 BA 65.00 Acres MLS#R1419397

UNDER CONTRACT

2724 Eleven Mile Road, Shinglehouse \$549,000 3 BD, 2 BA 156.24 Acres MLS#R1416513



104 Forest Avenue
Smethport, PA 16749
814-887-7772

CHOOSE

Home of the
100% Money Back Guarantee.



Professionals



*Certain restrictions apply.

~ Land Listings ~

UNDER CONTRACT

00 Slippery Elm Road, Shinglehouse \$105,000 54.48 Acres MLS#R1413563

PENDING

2410 Red Mill Road, Smethport \$34,900 0.22 Acres MLS#R1412784



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Cell: 570-418-0549
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PA Home Improvement Contractor Registration Number: PA037931

~ Commercial Opportunities ~

113/115 W. Main Street, Smethport



UNDER CONTRACT
MLS#R1401929
\$72,900
2 Stories
0.09 Acres

515 E. Main Street, Smethport



MLS#R1387919
\$139,000
1 Story
0.22 Acres

~ Multi Unit ~



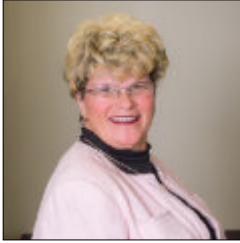
110/112 East King Street, Smethport

MLS#R1402774...\$69,900

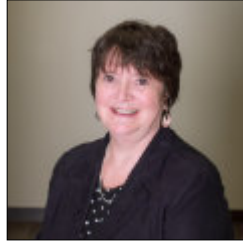
2 Units, 0.43 Acres

Great investment opportunity! Large rectangular yard that runs from King Street to Green Street. These two unit have 3 bedrooms each with a full bathroom. Each side is identical and only flip flopped.

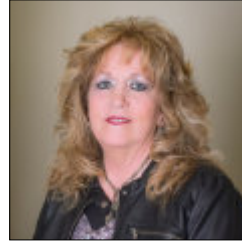
Smethport Office Agents



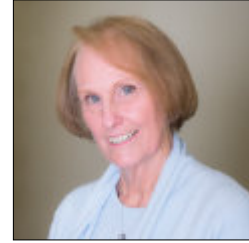
Nancy Rathbun
Assoc. Broker/Manager
814-366-1740



Alexis Clark
Realtor
814-558-7058



Kimball Nelson
Realtor
814-598-0235



Linda Lake
Realtor
814-598-0903

The Howard Hanna Professionals Smethport office services the areas of Smethport, Port Allegany, Lewis Run, Shinglehouse, Rew, Oswayo, and more. The Howard Hanna Smethport office is located on the corner of Forest Avenue and East Street.



**104 Forest Ave
Smethport, PA 16749**



814 887-7772



Key Terms for Homebuyers



Buying a home can be intimidating if you're not familiar with the terms used the process. Let's connect so you have an expert guide at every step and trusted advice for any questions that may come up.

Appraisal

A report highlighting the estimated value of the property completed by a qualified third party.

Lenders rely on appraisals to validate a home's value and ensure they're not lending more than the home is worth.

Closing Costs

The fees required to complete the real estate transaction. Paid at closing.

Ask your lender for a complete list of closing cost items, including points, taxes, title insurance, and more.

Credit Score

A number ranging from 300-850 that's based on analysis of your credit history.

This helps lenders determine the likelihood you'll repay future debts

Down Payment

Down payments are typically 3.5-20% of the purchase price of the home. Some 0% down programs are also available.

Ask your lender for more information.

Mortgage Rate

The interest rate you pay to borrow money when buying a home.

The lower the rate, the better.

Sources: FTC, First American NAR

Pre-Approval Letter

A letter from a lender that shows what they're willing to lend you for your home loan.

This is a critical step in today's competitive market.

Inspection Contingency

A provision in a contract requiring an inspection to be completed.

While it can be tempting to waive in a competitive market, the home inspection is essential. It gives you information on the home's condition and potential repairs.

Affordability

A measure of whether someone earns enough to qualify for a loan on a typical home based on the most recent price, income, and mortgage rate data.

As prices and mortgage rates continue to rise, that will impact how much home you can afford.

Equity

The value in your home above the total amount of liens against your home.

With today's price appreciation, many homeowners are realizing they have more equity than they thought and they're using it to move.





106 South Fraley Street, Kane

Professionals

MLS#R1380386

\$195,000

5 BD, 2.5 BA

0.45 Acres



This is the perfect place to call home! Living & Dining Rooms both recently painted, and the family room. Dining room has hardwood floors & new wallpaper. Remodeled galley kitchen is bright and cheerful, & has a dining area. Kitchen appliances are newer & included Family room has A/C as do 2 bedrooms. Office space on the 1st floor with 5 separate rooms, 2 1/2 baths & a separate entrance. New vinyl fence in 2021. Back patio is covered & paved. Alarm system for extra security. 2 stall detached garage has auto door opener.

329 Chase Street, Kane



Professionals

MLS#R1394297

\$65,000

4 BD, 1 BA

0.25 Acres

BRICK HOME WITH GARAGE , ARCHITECTURAL SHINGLE ROOF AND UPDATED WINDOWS!

The French doors add a touch of class when entering the home. A woodburning fireplace accents the Living room. Vintage Kitchen with access to the back Enclosed Porch. If needed, the 3rd floor has potential with some finishing touches. Most windows replaced with vinyl windows.

Full Basement.



Professionals

333 Main Street, Hazel Hurst

MLS#R1412416

\$62,500

3 BD, 1 BA

0.11 Acres



UNDER CONTRACT

REMODELED move in ready home on a corner lot! Large Kitchen and Dining room. The appliances include the refrigerator, gas range/oven, dishwasher, washer and dryer. First floor bedroom and full bath. Gas Forced Air Furnace with supplemental wood pellet stove. The mudroom/laundry area is conveniently located as you step in the back door. Covered front porch good sized shed, and off street parking.



212 Tionesta Ave
Kane \$42,500

MLS#R1392833
3 BD, 1 BA 0.22 Acres

305 Janeway Street
Kane \$55,000

MLS#R1391802
3 BD, 1 BA
0.10 Acres



325 Chase Street
Kane \$60,000

MLS#R1400398
4 BD, 2 BA
0.21 Acres

514 Park Avenue
Kane \$58,500

MLS#R1392869
3 BD, 1 BA
0.34 Acres



~ Commercial Opportunities ~

~ Multi Units ~



119 West Main Street
Mount Jewett

MLS#R1407562
\$45,000
1 Story ~ 0.52 Acres

514 Park Ave
Kane

MLS#R1392881
\$58,500
2 Stories ~ 0.34 Acres

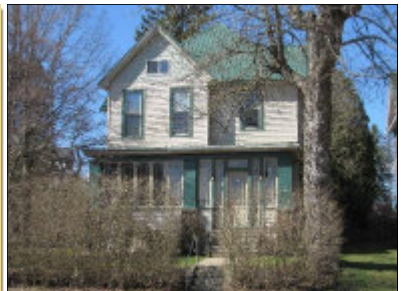


138 Bayard Street
Kane

MLS#R1391095
\$90,000
1 Story ~ 0.22 Acres

211 Biddle Street
Kane

MLS#R1405414
\$85,000
2 Units ~ 0.12 Acres



~ Land Listings ~

19 Lisa Lane, Kane

\$119,000

116.21 Acres

MLS#R1410049





Professionals

★★ NEW LISTINGS ★★

706 Greendale Road, Kane	\$335,000	4 BD, 2.2 BA	11.58 Acres	MLS#R1417504
9376 Route 6, Kane	\$245,000	3 BD, 2 BA	12.48 Acres	MLS#R1415439
501 Pine Street Ext, Kane	\$230,000	2 Stories	2.17 Acres	MLS#R1415987
349 PA Avenue, Kane	\$138,500	3 BD, 2.5 BA	0.16 Acres	MLS#R1418077
13 Anderson St. Mt Jewett	\$82,500	4 BD, 2 BA	0.27 Acres	MLS#R1416842
305 Kinzua Ave, Kane	\$69,000	3 BD, 2 BA	0.08 Acres	MLS#R1415438
124 Hacker Street, Kane	\$65,000	3 BD, 1 BA	0.17 Acres	MLS#R1415441



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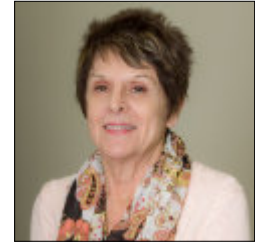
Kane Office Agents



Debbie Rolick
Realtor
814-598-8515



Professionals



Karen Carty
Realtor
814-366-8878

The Howard Hanna Professionals Kane office services the areas of Kane, Mount Jewett, Ridgway, Sheffield, and more. The Howard Hanna Professionals Kane office is located on Fraley Street.



30 S Fraley Street Kane, PA 16735

814-837-8540



49 North Nookside Lane, Bradford

Professionals

MLS#R1413995

\$450,000

4 BD, 3.5 BA

0.56 Acres



Corner lot in Bradford Township! The first level boasts a modern eat-in kitchen with abundant natural light, cherry cabinets, corian countertops, stainless steel sink, center cooking island, and French doors leading to patio area.

Open to the kitchen is the family room with cathedral ceilings, gas fireplace and French doors leading to patio. Formal living room, formal dining room, and Den, which boasts a wood burning fireplace, French doors leading to patio, and en-suite full bath and walk-in closet. Walk-out basement with 9X8 entrance to 2 car garage and more!

78 Walker Avenue, Bradford



MLS#R1409893

\$119,000

3 BD, 2.5 BA

0.07 Acres

Professionals

You won't want to miss out on this! Well constructed and maintained home with many original amenities! Modern kitchen with walk-through pantry and adjacent breakfast room. Spacious living/dining room and a large master bedroom with en-suite bath. The lower level boasts a bedroom with en suite bath, additional room, laundry room w/garage access, and utility room.



★★ NEW LISTINGS ★★

484 Barden Brook Rd, Eldred \$310,000 3 BD, 3 BA 4.50 Acres MLS#R1419257

1155 High Street, Bradford \$299,000 3 BD, 2.5 BA 1.76 Acres MLS#R1417339

PENDING

45 South Gate Road, Bradford \$89,900 3 BD, 1 BA 0.28 Acres MLS#R1417013



Professionals

90 Mechanic Street
Bradford, PA 16701

814-362-7450

Bradford Office Agents



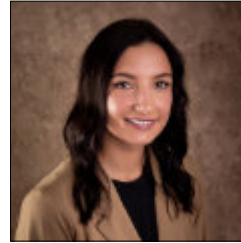
Aaron Decker
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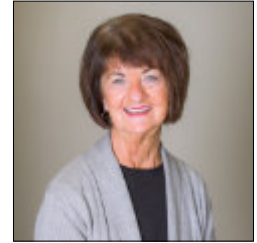
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Terry Smith
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New office location!

*The Howard Hanna Professionals
Bradford office services the areas
of Bradford, Foster Township,
Kane, Lewis Run, and more.*



Professionals



**90 Mechanic Street
Bradford, PA 16701
814-362-7450**

~ Call us for all your Real Estate Needs ~



48 Drumcliffe Drive, Warren

Professionals

MLS#12531

\$295,999

4 BD, 2.5 BA

0.47 Acres



Spacious immaculate home in a desirable pleasant neighborhood. Large living room, eat in kitchen, formal dining room are well cared for. A gas fireplace, sun room, family room and inviting front porch are more bonuses. Electric and gas heat and plenty of storage in garage and basement

554 Carr Lane, Russell



MLS#12696

\$350,000

4 BD, 2 BA

3.01 Acres

Professionals

Country escape situated on over 3 acres. Large deck, forested seating area and firepit. Living and dining areas have full walls of windows. Totally redone bath w/radiant heated floor. Large 2 stall garage has a work shop, separate storage room and full upstairs for storage. Enjoy the English garden with a garden shed and seating areas.



31 Vernon Lane, Bradford

Professionals

MLS#12733

\$749,900

5 BD, 4 BA

19.65 Acres



Gated, private drive leads to a custom built, handicap accessible home with many covered patios & open decks, cathedral ceilings & large floor to ceiling windows. Open kitchen with stainless appliances has a breakfast bar and opens to dining room. Radiant heat throughout both levels. The lower-level features extra living space with a private entrance. Detached 50'x60' garage has a half bath, radiant floor heat, own sewer system.

26 Locust Street, Warren



MLS#12693
\$79,900
3 BD, 1 BA
0.10 Acres

14 Duck Eddy Lane, Sheffield



MLS#12513
\$99,800
1 BD, 1 BA
0.58 Acres

454 Orchard Street, West Hickory



MLS#12522
\$109,900
2 BD, 1 BA
0.17 Acres

230 Center Street, Bear Lake



MLS#12674
\$115,000
4 BD, 2BA
0.82 Acres

★★ NEW LISTINGS ★★

2-2 1/2 Irvine Street, Warren	\$29,000	4 BD, 2 BA	0.50 Acres	MLS#12727
400 Poplar Street, Warren	\$265,000	4 BD, 2.5 BA	0.16 Acres	MLS#12717



Professionals

200 W Third Ave
Warren, PA 16365
814-726-2000

**More information on our
100% Money Back
Guarantee on page 32**



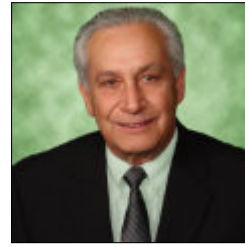
Warren Office Agents



Jerry Come
Realtor
814-730-8901



Jerry Howgard
Realtor
814-730-7840



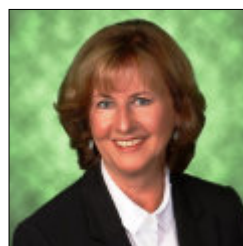
John Natale Jr.
Realtor/Appraiser
814-726-2000



Joshua Archer
Realtor
814-230-5820



Katrina Loree
Realtor
814-688-6124



Norma Archer
Realtor
814-688-6124



Sandra Flick
Realtor
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The Howard Hanna Professionals Warren real estate office services Warren, Spring Creek, Tidioute, Bear Lake, North Warren, Pittsfield, Sheffield, Youngsville, and other areas near Warren. The Howard Hanna Professionals Warren real estate office is located near the Struthers Library Theatre, between I-62 and I-6, and the confluence of the Allegheny River and Conewango Creek.



Professionals

200 W Third Ave
Warren, PA 16365
814-726-2000





1004 Reese Hill, Wellsboro

Professionals

MLS#31713839

\$339,900

4 BD, 3.5 BA

6.50 Acres



UNDER CONTRACT

Cozy but spacious! Sunroom, living room, large eat in kitchen and a main floor bedroom and full bath that could be an office. This home has the right combination of updates and new finishes but classic charm through out the home. 3 car garage with room for a shop.

700 Warner Road, Millerton



MLS#31713590

\$424,970

5 BD, 3.5 BA

15.00 Acres

Professionals

The kitchen has Quartzite counter-tops, stainless steel appliances, ceramic tiled floors, & large walk-in pantry. The Great Room has hardwood floors, vaulted ceilings, & large windows to the back deck. Full finished basement includes an in-law suite w/separate kitchen & bath, large BR, game room, 3/4 bath, & 1 car garage. 2 car attached garage, paved drive, & a small barn at the bottom of the drive.



301 Whitehead Road, Mills

Professionals

MLS#31713830

\$750,000

3BD, 2 BA

100.32 Acres



UNDER CONTRACT

This older farm house has been turned into 2-units. Downstairs the large kitchen was updated with easy close cabinets, double sink, new counter tops, vinyl flooring and newer appliances. The first floor bedroom is off the living room. Upstairs there are 2 bedrooms or 1 bedroom and a living room, a small kitchen and full bath with an outside entrance.

585 Hills Creek Lake Dr, Wellsboro



UNDER CONTRACT

MLS#31713351...\$153,000

3 BD, 1.5 BA ~ 1.43 Acres

144 West Branch Road, Galeton



UNDER CONTRACT

MLS#31713854...\$150,000

3 BD, 1 BA ~ 2.33 Acres

16 Spruce Street, Blossburg



UNDER CONTRACT

MLS#31713852...\$174,900

3 BD, 2 BA ~ 0.66 Acres

209 Plaza Road, Middlebury Center



MLS#31713822...\$264,500

3 BD, 2 BA ~ 0.38 Acres

1081 Vanhorn Hollow Road, Troy



MLS#31713702...\$1,224,900

3 BD, 1.5 BA ~ 253.20 Acres

75 Nickel Lane, Wellsboro



MLS#31713400...\$1,750,000

5 BD, 6 BA ~ 126.34 Acres

613 West Branch Road, Wellsboro



MLS#31713398...\$257,900

4 BD, 2 BA ~ 10.00 Acres

124 Cherry Springs Rd, Coudersport



MLS#31713378...\$144,500

2 BD, 1 BA ~ 3.64 Acres

215 Windy Hill Road, Mainesburg



MLS#31713857...\$269,000

7 BD, 3 BA ~ 2.00 Acres

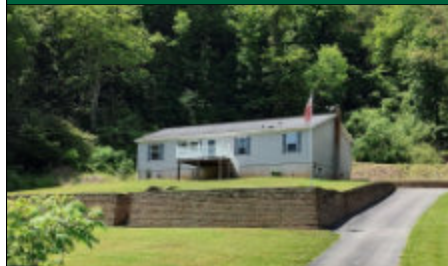
2759 Stony Fork Road, Wellsboro



MLS#31713325...\$285,000

3 BD, 2 BA ~ 4.10 Acres

952 Marsh Creek Road, Wellsboro



MLS#31713887...\$425,000



3 BD, 2 BA ~ 64.47 Acres

423 Trowbridge Stat Rd, Millerton



MLS#31712109...\$423,423

3 BD, 2 BA ~ 107.66 Acres

<p>107 Mainesburg Road, Mainesburg</p>	<p>MLS#31711964 \$85,000 3 BD, 2 BA 0.23 Acres</p>	<p>95 Norris Brook, Middlebury Center</p>	<p>MLS#31711563 \$209,995 4 BD, 2 BA 0.31 Acres</p>
			

<p>7087 Route 549, Millerton</p>	<p>2295 Loucks Mills Road, Ulysses</p>	<p>1367 Horseshoe Road, Ulysses</p>
		
<p>MLS#31713889...\$144,950 3 BD, 2 BA ~ 1.04 Acres</p>	<p>MLS#31713896...\$525,000 2 BD, 1.5 BA ~ 141.30 Acres</p>	<p>MLS#31713891...\$319,900 3 BD, 2 BA ~ 16.50 Acres</p>

★ ★ NEW LISTINGS ★ ★

295 S. Main Street, Mansfield	\$249,000	1 Unit	0.24 Acres	MLS#31713963
10035 Route 6, Wellsboro	\$325,000	4 BD, 1.5 BA	0.87 Acres	MLS#31713921
1783 Bloss Mt. Road, Liberty	\$262,000	3 BD, 2 BA	0.77 Acres	MLS#31713919
789 Paul Hollow Road, Galeton	\$179,900	2 BD, 1 BA	1.69 Acres	MLS#31713902

UNDER CONTRACT

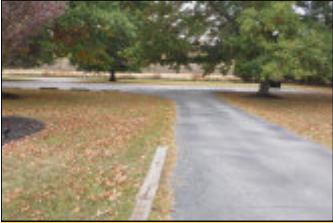
715 Dildine Road, Gillett	\$449,715	3 BD, 2 BA	25.76 Acres	MLS#31713954
95 Cherokee Lane, Tioga	\$64,500	3 BD, 2 BA	0.00 Acres	MLS#31713939
8664 N. Elk Run Road, Mansfield	\$235,000	3 BD, 2 BA	17.44 Acres	MLS#31713917



11564 Route 6
 Wellsboro, PA 16901
570-723-1600

~ Commercial Opportunities ~

2388 S. Main Street,
Mansfield



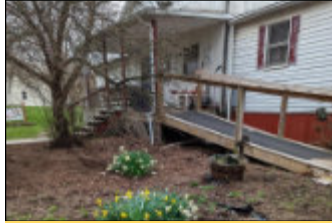
MLS#31712983...\$89,900
No Units ~ 0.82 Acres

16 Grandview Lane,
Mansfield



MLS#31712678...\$529,900
1 Unit ~ 1.00 Acres

109 Williams Road,
Mainesburg



MLS#31713859...\$250,000
9 Units ~ 1.00 Acres

85 1/2 Central Ave,
Wellsboro



MLS#31713802...\$499,999
2 + Units ~ 1.40 Acres

121 River Street,
Westfield



MLS#31713589...\$275,765
No Units ~ 0.82 Acres

124 Cherry Springs Road,
Coudersport



MLS#31713379...\$144,500
1 Unit ~ 3.64 Acres

41 Kline Road,
Galeton



MLS#31713330...\$399,999
4 Units ~ 7.14 Acres

2098 Whites Corner,
Harrison Valley



MLS#31713017...\$299,757
1 Unit ~ 2.53 Acres

~ Multi Units ~

215 Windy Hill Road, Mainesburg



MLS#31713858
\$269,000
3 Units
2.00 Acres

52 West Street, Galeton



MLS#31710736
\$74,670
2 Units
0.85 Acres

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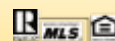
Carolyn Straniere 570-439-9619

carolynstraniere@howardhanna.com

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570-723-1600

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~ Land Listings ~

32 Phoebe Lane, Coudersport	\$20,976	1.05 Acres	MLS#31712419
0 Hickory Road, Millerton	\$89,500	13.29 Acres	MLS#31713855
2388 S. Main Street, Mansfield	\$89,900	0.82 Acres	MLS#31712982
48 Red Pine Lane, Covington	\$114,900	22.08 Acres	MLS#31713824
2240 Catlin Hollow, Wellsboro	\$133,500	32.44 Acres	MLS#31712607
1952 Dean Hill, Wellsboro	\$450,000	76.70 Acres	MLS#31713260

NO LAND INCLUDED JUST OIL, GAS AND MINERAL SUBSURFACE RIGHTS ONLY

0 Heffner Hollow & State Line Road, Lawrenceville	\$29,900	18.31 Acres	MLS#31712601
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*Hello Summer ☀️ The Real Estate market is heating up.
Whether you are buying or selling, give me a call!*



Laurel Behr, Realtor

(570) 439-2882

laurelbehr16@gmail.com



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2098 Whites Corner, Harrison Valley



\$299,757

2759 Stony Fork Road, Wellsboro



\$285,000

85 1/2 Central Ave, Wellsboro



\$499,999

Wellsboro Office Agents



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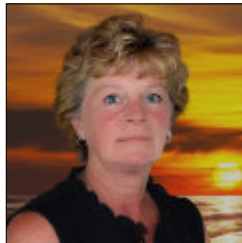
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Assoc. Broker/Manager
570-439-0997



Thomas Saveri
Assoc. Broker
607-726-2661



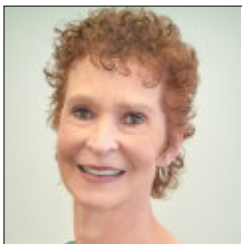
Brenda Adams
Realtor
814-558-5359



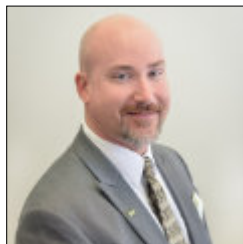
Selina Bogaczyk
Realtor
570-772-5488



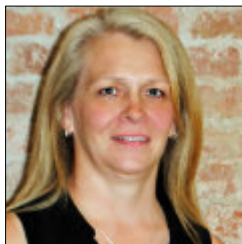
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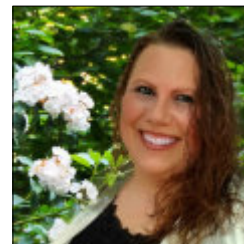
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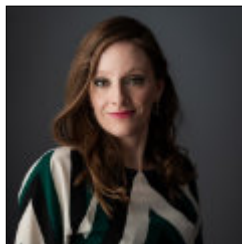
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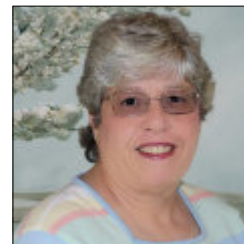
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Certain conditions apply.*



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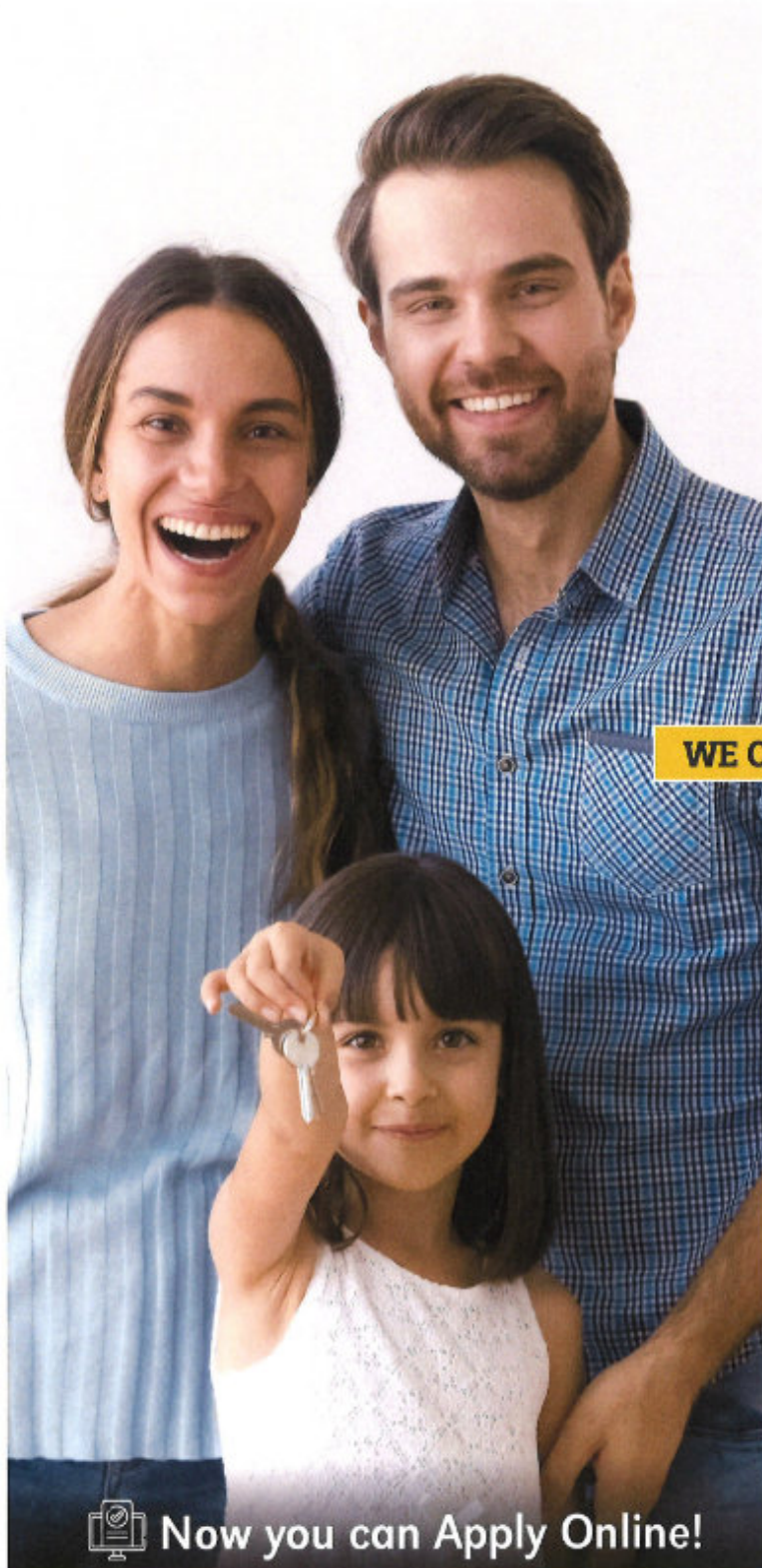
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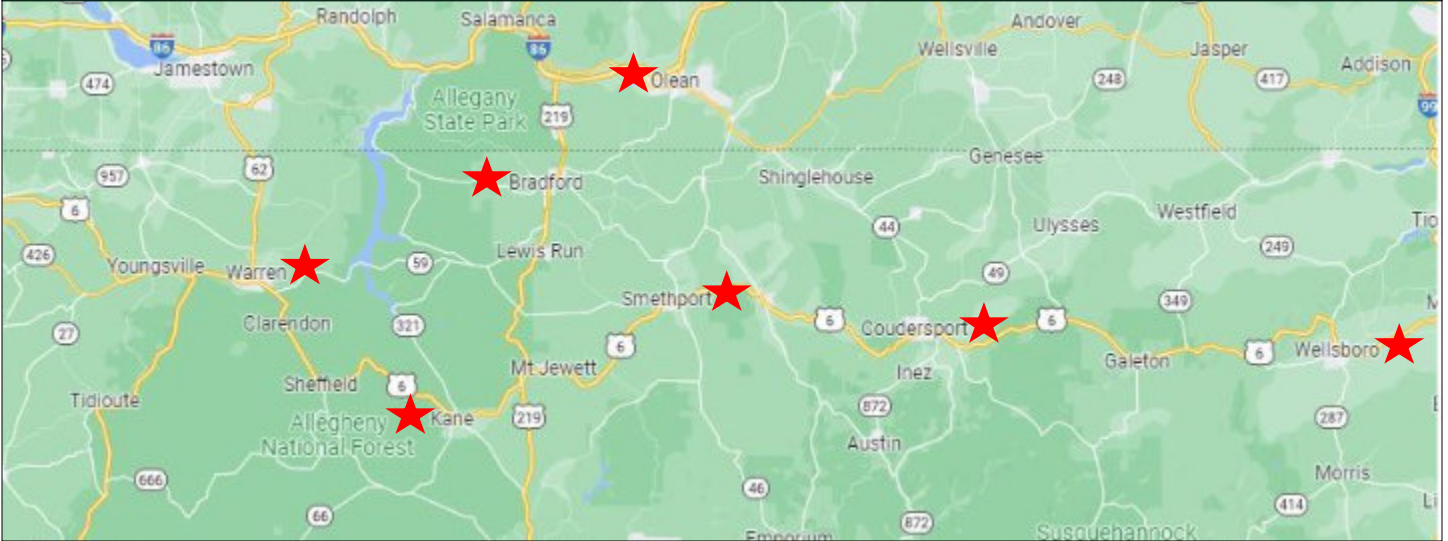
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Pennsylvania Grand Canyon



Wellsboro, PA

Cherry Springs State Park



Coudersport, PA

Hamlin Lake Park



Smethport, PA

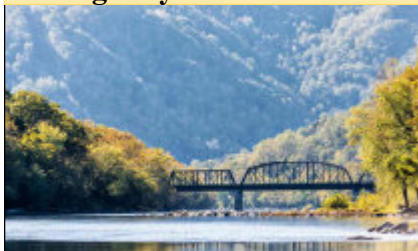


Kinzua Bridge State Park



Kane, PA ~ McKean County

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Bradford, PA

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Warren, PA



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