

**FREE**

**Howard Hanna Realty Pioneers**

# Land & Home

*Serving Tioga, Bradford, Potter, McKean Counties & The Southern Tier of New York*

## *Our Featured Homes*



**Wellsboro (570) 723-1600**

**302 N Williamson Road  
Blossburg, PA**

*More information on page 2*

**Wysox (570) 265-6100**

**464 Alexander Road  
Towanda, PA**

*More information on page 13*



**Coudersport (814) 260-1464**

**11 Bull Run Lane  
Galeton, PA**

*More information on page 20*



**Realty Pioneers**

*Experience the Pioneer Difference!*

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



# Wellsboro Office

## Our Featured Home



302 N Williamson Rd  
Blossburg, PA

*Fall in  
love with  
your new  
home!*



**MLS#31711589    \$184,500**  
**2 BD, 1 1/4 BA    0.77 Acres**

Very nice 2 BR ranch home on the outskirts of town. From the bright, breezy, spacious sun porch to the open kitchen, living, dining area or the large level backyard for gatherings...this home has it all. Very well maintained home. Hardwood floors through out the home, firepit in the back yard and beautiful well established landscaping. This one will not last long.



**Realty Pioneers**

# 95 Norris Brook, Middlebury Center



**MLS#31711563**

**\$219,995 4 BD, 2 BA**

**0.31 Acres**

**Realty Pioneers**



This home has many updates with loads of charm and features. You will appreciate the spaciousness of the rooms lending to a very open feel and flow. First floor den, bedroom, bath, and laundry make this property versatile enough for first floor living. The upstairs features a second bath, and 3 more bedrooms, including master bedroom with a walk-in closet. Plenty of room for parking in the driveway with additional spaces in the detached 3-car garage. Garage has extra room inside for work space!



# 269 Gorwood Road, Mansfield

**Realty Pioneers**

**MLS#31712040 \$389,000 3 BD, 2-3/4 BA**

**40.00 Acres**

This log home has a nice kitchen/dining room with a large living room. The laundry room and a bathroom make up the rest of the first floor. There is propane forced air heat with electric baseboard for back up heat. A nice propane fireplace sits in the living room for warm winter heat on cold days. Come make some family memories, sit on the front porch and relax looking at the view. Furnishings & OGM rights are negotiable.



# 423 Trowbridge Station Rd, Millerton



**MLS#31712109 \$423,423 3 BD, 1 3/4 BA 107.66 Acres**

**Realty Pioneers**



**ATTENTION ALL NATURE LOVERS!!!**  
Property is predominantly wooded with mature trees. Ample open space including a pond and even hand-stacked stone walls from yesteryear all set in a beautiful private location, 2 cabins currently on site! Cabin #1 has full utilities, screened-in gazebo, and stunning views of the pond. Cabin #2 also has full utilities and is charmingly renovated for the perfect deep woods getaway. Current maintained trails are easily accessible for hiking. Showings are by appointment only with a licensed realtor.



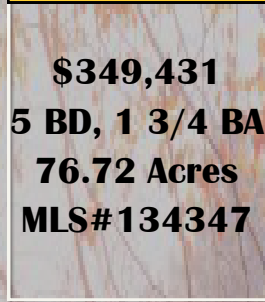
**1530 Blockhouse Rd, Liberty**



**\$182,500**  
**4 BD, 1 3/4 BA**  
**2.00 Acres**  
**MLS#31712299**

**UNDER CONTRACT**

**431 Rumsey Hill Rd, Mainesburg**



**\$349,431**  
**5 BD, 1 3/4 BA**  
**76.72 Acres**  
**MLS#134347**

**UNDER CONTRACT**

**23 Barnhart Corners, Gaines**



**\$215,000**  
**3 BD, 1 BA**  
**9.66 Acres**  
**MLS#31710754**

**UNDER CONTRACT**

**235 Lycoming Street, Canton**



**\$104,999**  
**2 BD, 1 BA**  
**0.68 Acres**  
**MLS#134074**

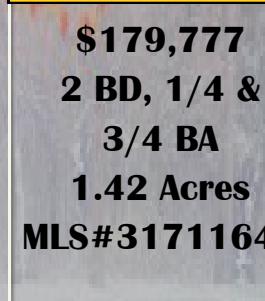


**2763 Newton Hill Rd, Mansfield**



**\$140,000**  
**3 BD, 1 BA**  
**2.77 Acres**  
**MLS#31711141**

**344 Cole Road, Tioga**



**\$179,777**  
**2 BD, 1/4 &**  
**3/4 BA**  
**1.42 Acres**  
**MLS#31711640**

**SOLD**

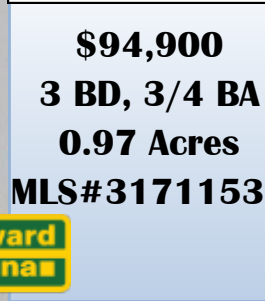
**2093 N Williamson Rd, Covington**



**\$377,000**  
**4 BD, 3 3/4 BA**  
**2.33 Acres**  
**MLS#134618**

**SOLD**

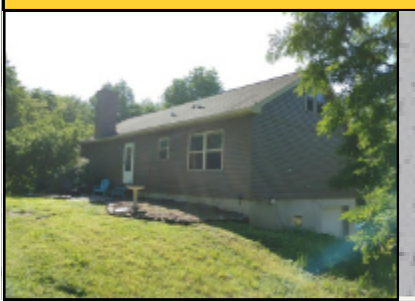
**699 Telescope Rd, Ulysses**



**\$94,900**  
**3 BD, 3/4 BA**  
**0.97 Acres**  
**MLS#31711536**

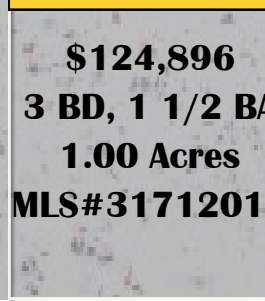


**21 Ross Road, Mansfield**



**\$365,000**  
**3 BD, 2 BA**  
**53.24 Acres**  
**MLS#31712017**

**4433 Route 6, Ulysses**



**\$124,896**  
**3 BD, 1 1/2 BA**  
**1.00 Acres**  
**MLS#31712015**

**SOLD**

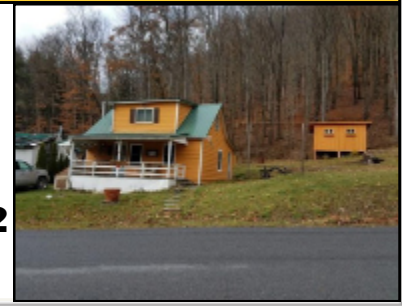


**80 Lower Germania Street, Galeton**



**\$145,000**  
**4 BD, 1 1/4 BA**  
**0.38 Acres**  
**MLS#31712108**

**132 West Branch Road, Galeton**



**\$78,000**  
**2 BD, 3/4 BA**  
**1.00 Acres**  
**MLS#31712282**

**11121 Route 6, Troy**



**\$229,900**  
**3 BD, 2 BA**  
**6.10 Acres**  
**MLS#31711905**

**107 Mainesburg Rd, Mainesburg**



**\$95,000**  
**3 BD, 2 BA**  
**0.23 Acres**  
**MLS#31711964**



**206 High Street, Westfield**



**\$79,900**  
**2 BD, 1 1/2 BA**  
**0.23 Acres**  
**MLS#31711571**

**1757 PA State Rt 287, Morris**



**\$198,500**  
**3 BD, 3 BA**  
**0.57 Acres**  
**MLS#31712219**

**997 Route 660, Wellsboro**



**\$249,900**  
**3 BD, 1 1/4 BA**  
**2.58 Acres**  
**MLS#31712122**

**660 Palmer Road, Covington**



**\$239,900**  
**4 BD, 2 BA**  
**15.46 Acres**  
**MLS#31711229**



Our properties are selling and inventory is low. Call us today to talk to one of our experienced agents!



**200 West Main,  
Galeton**



**\$165,000  
3 BD, 2 BA ~ 2.26 Acres  
MLS#31710136**

**109 Canoe Camp Creek,  
Mansfield**



**\$99,900  
3 BD, 2 BA ~ 1.53 Acres  
MLS#31711064**

**61 St. James Street,  
Mansfield**



**\$159,900  
5 BD, 2 1/2 BA ~ 0.11 Acres  
MLS#31712018**

**634 Lundquist Road,  
Wellsboro**



**\$75,000  
1 BD, 0 BA ~ 8.71 Acres  
MLS#31712263**



**5612 Route 49 West,  
Mills**



**\$139,567  
4 BD, 1 BA ~ 0.54 Acres  
MLS#31711277**



**763 Bungy Road,  
Mansfield**



**\$526,000  
4 BD, 3 BA ~ 42.97 Acres  
MLS#31711822**

**14 Burrows Hollow,  
Tioga**



**\$229,000  
4 BD, 1 1/2 BA ~ 26.27 Acres  
MLS#134167**

**3037 Route 49,  
Westfield**



**\$69,900  
3 BD, 1 BA ~ 0.18 Acres  
MLS#132549**

**18 Crowell Hollow,  
Ulysses**



**\$185,000  
3 BD, 1 BA ~ 1.25 Acres  
MLS#31711311**

**205 Leadville Hollow Lane,  
Genesee**



**\$49,205  
2 BD, 1 BA ~ 0.46 Acres  
MLS#31711811**

**Don't fall for any  
ol' real estate  
agent...  
Get the best!**

**1767 Route 6,  
Gaines**



**\$65,000  
4 BD, 1 BA ~ 0.37 Acres  
MLS#31711218**



**10 Pump Station Lane,  
Lawrenceville**



**\$299,900**  
**3 BD, 2 3/4 BA ~ 16.73 Acres**  
**MLS#31710738**

**1051 Dennis Hill Road,  
Ulysses**



**\$144,951**  
**4 BD, 1 3/4 BA ~ 5.00 Acres**  
**MLS#31710042**

**402 West Main Street,  
Elkland**



**\$98,000**  
**4 BD, 1 3/4 BA ~ 0.33 Acres**  
**MLS#31711758**

**51 Pine Creek Village,  
Gaines**



**\$72,550**  
**0 BD, 1 1/2 BA ~ 0.39 Acres**  
**MLS#31711980**

**55 Pruitt Lane, Gaines**



**\$147,651**  
**2 BD, 1 BA ~ 3.78 Acres**  
**MLS#31712016**

**174 Stevenson Road,  
Westfield**



**\$40,000**  
**1 BD, 1 BA ~ 0.21 Acres**  
**MLS#31712320**

**47 Fourth Street, Mansfield**



**Realty Pioneers**



**\$249,750**  
**4 BD, 2 BA ~ 0.55 Acres**  
**MLS#31712341**

This 5 bedroom, 2 bathroom split level home could be the perfect family home with an open floor plan, gorgeous hand crafted, chestnut kitchen, hardwood floors, 40 ft deck, above ground pool and so much more it really must be seen to be appreciated.





# Wellsboro Office Land Listings

Realty Pioneers

<b>0 Stone Quarry Road, Westfield</b>	<b>\$34,500</b>	<b>2.70 Acres</b>	<b>MLS#31711594</b>
<b>0 N Water, Knoxville</b>	<b>\$45,000</b>	<b>3.74 Acres</b>	<b>MLS#31711782</b>
<b>0 Church Street, Arnot</b>	<b>\$49,750</b>	<b>1.61 Acres</b>	<b>MLS#31712307</b>
<b>2388 S Main Street, Mansfield</b>	<b>\$109,900</b>	<b>0.82 Acres</b>	<b>MLS#134617</b>
<b>528 Doe Run Road, Galeton</b>	<b>\$224,900</b>	<b>35.36 Acres</b>	<b>MLS#31712198</b>
<b>0 Hertenberger Road, Sabinsville</b>	<b>\$265,500</b>	<b>90.00 Acres</b>	<b>MLS#31711855</b>
<b>0 Foster Road, Sabinsville</b>	<b>\$517,459</b>	<b>175.41 Acres</b>	<b>MLS#31711858</b>

### ***PENDING***

**349 Buck Run Road, Mansfield      \$79,900      20.09 Acres      MLS#31712323**

*List today, and begin your new adventure tomorrow!*



## Laurel Behr, Realtor

Cell: 570-439-2882

Office: 570-723-1600

laurelbeh16@gmail.com

howardhanna.com/realtypioneers



*“Don’t be afraid of change, because it is leading you to a new beginning...”*



Realty Pioneers

# Multi Unit - 52 West St, Galeton



**MLS#31710736**

**\$74,670**

**2 Units ~ 0.85 Acres**

Walking distance to amenities with pizza and laundry close by. Older two story home has flip flopped over the years. Remodeling done in 2012. One unit is downstairs & the other upstairs. The upstairs unit can be accessed from behind for moving purposes. Downstairs has laundry hookups. Garage is on a separate lot across the street.

## COMMERCIAL OPPORTUNITIES

**85 1/2 Central Ave,  
Wellsboro**



**UNDER CONTRACT**

**\$575,000**  
**2 Units ~ 1.40 Acres**  
**MLS#31712300**



**25-41 Kline Road,  
Galeton**



**REDUCED PRICE!**

**\$399,999**  
**1 Unit ~ 6.64 Acres**  
**MLS#31711671**

**42 Constitution Ave,**



**\$299,900**  
**Lot Size: 100 x 241.77**  
**MLS#132538**

**11115 Route 6, Troy**



**UNDER CONTRACT**

**\$99,900**  
**2.00 Acres**  
**MLS#31711911**

**163 W Main Street, Westfield**



**\$65,000**  
**0.08 Acres**  
**MLS#31711404**

**EXPERIENCE THE PIONEER DIFFERENCE**





# NEW LISTINGS from the Wellsboro Office

<b>Lot C-6 Mount Tom Ln, Wellsboro</b>	<b>\$41,049</b>	<b>16.10 Acres</b>	<b>MLS#31712355</b>
<b>Lot C-5 Mount Tom Ln, Wellsboro</b>	<b>\$30,460</b>	<b>11.28 Acres</b>	<b>MLS#31712354</b>
<b>Lot C-16 Mount Tom Ln, Wellsboro - UNDER CONTRACT</b>	<b>\$19,788</b>	<b>6.60 Acres</b>	<b>MLS#31712357</b>
<b>Lot C-7 Mount Tom Ln, Wellsboro - UNDER CONTRACT</b>	<b>\$13,645</b>	<b>4.05 Acres</b>	<b>MLS#31712356</b>

*Give us a call to see why NOW is the time to list your property!*



**Realty Pioneers**

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



# Meet our Wellsboro Office Agents



[Brenda Adams, Realtor](#)  
814-558-5359



[Jennifer Busch, Realtor](#)  
570-766-4191



[Judith Fry, Realtor](#)  
570-787-0117



[Kevin Busch, Realtor](#)  
570-766-1183



[Kimberly Case, Realtor](#)  
570-404-0794



[Laurel Behr, Realtor](#)  
570-439-2882



[Lorraine Albin, Realtor](#)  
570-916-0897



[Marc Rice, Realtor](#)  
570-404-8213



[Sandra Stevens, Assoc. Broker](#)  
570-772-3778



[Sonja Spencer, Realtor](#)  
570-404-8006



[Sylvia Prouty, Realtor](#)  
570-250-6277



[Teresa Doud, Realtor](#)  
814-203-8416



[Carol Hoke](#)  
Assoc. Broker/Manager  
570-439-0997

**11564 Route 6  
Wellsboro, PA 16901**



**Realty Pioneers**

**570-723-1600**



[Thomas Saveri](#)  
Broker/Owner  
607-426-2661





# Four tips to maximize the sale of your home!

## Price It Right

One of the first things buyers will notice is the price of your house. That's why it's important to price it right. Your goal in pricing your house is to draw attention from competing buyers and let bidding wars push the final sales price up. Pricing your house too high to begin with could put you at a disadvantage by discouraging buyers from making an offer. Your trusted real estate advisor can help you find the price for your home that reflects the current market value. Lean on your agent to help you with this crucial first step.

## Keep It Clean

It may sound simple but keeping your house clean is key to making sure it gets the attention it deserves.

*When selling your home, it's important to keep everything tidy for buyers. . . Remember to take special care with the bathroom, making sure the tile, counters, shower, and floors shine.*

Before each buyer visits, assess your space and determine what needs your attention. Wash the dishes, make the beds, and put away any toys. Doing these simple things can reduce any potential distractions for buyers.

## Make It Easy to Visit

Giving buyers the opportunity to see your house on their schedule can be a true game-changer. Buyers are less likely to make an offer if it's difficult to plan a tour or they can't easily fit it into their schedule. Making your house available as often as possible helps create opportunities for more buyers to fall in love with your house. Rest assured your trusted real estate advisor will keep your health and safety top of mind when buyers tour your home. Agents use the latest guidance to stay up to date on any protocols and sanitization recommendations.

## Help Buyers Feel at Home

Finally, it's important for buyers to see all the possible ways they can make your house their next home. An easy first step to create this blank canvas is removing personal items – pictures, awards, and sentimental belongings – from your space. If you're unsure what should be packed away and what can stay, consult your trusted real estate advisor. Spending the time on this step can pay off in the long run.

# Wysox Office



**464 Alexander Road  
Towanda, PA**

**MLS#31710980 \$272,499**

**4 BD, 1 Full, 1/2 & 3/4 BA**

**6.30 Acres**



**MOTIVATED SELLER BRING YOUR BEST OFFER!**

~

This spacious 4 bedroom home is situated on 6.30 acres with wild life all round. Has a fantastic mountain view. Very large family room with large brick fire place and wood stove for those cold winter days. Plenty of room for the outdoorsman to roam. Come and make it home or just a place to get away from it all .

**CALL TODAY! 570-265-6100**



**Realty Pioneers**



# 462 Case Road, Sayre PA



**MLS#31637822**

**\$749,900 3 BD, 3 BA**

**56.94 Acres**

**Realty Pioneers**



DREAM HOME! Begin the next phase of your life in this log cabin/horse ranch with 56+ acres, 8 stall barn, 2 ponds, apple orchard, woods, pastures, & scenic views including sunsets. All this just 10 mins. from town! The unique eat in kitchen features a large granite bar, island with stove top, twin built-in ovens, and plenty of counter top— perfect for large gatherings and entertaining. Windows throughout the home release ample natural light. The master bedroom & 1 of the upstairs rooms feature their own private decks. The loft makes a perfect family area.



# 186 Mac Road, Ulster PA

**Realty Pioneers**

**MLS#31710881 \$415,000 4 BD, 3 BA**

**25.00 Acres**

Relax on the patio or master bedroom deck. Take a leisurely swim in the heated, in-ground pool. Spacious & remodeled home features an open concept for the kitchen, dining room, & sitting parlor. A breakfast bar, lots of cabinets & counter are enticing. Also on the 1st floor - a walk-in pantry, laundry room AND bedroom. Don't miss out on the 2nd floor with multiple sky lights in the family room. Cozy up in the master with the natural gas "wood" stove or relax in the adjacent bathroom's jet tub. Although the basement is not finished, enjoy the dry bar, full bath, coal stove, separate entrance & area to relax.



# WYSOX LAND LISTINGS

<b>42 Old Stage Road, Albrightsville</b>	<b>\$6,900</b>	<b>0.29 Acres</b>	<b>MLS#31710813</b>
<b>108 Sayre Street, Towanda</b>	<b>\$9,900</b>	<b>0.11 Acres</b>	<b>MLS#31711815</b>
<b>128 Edge Rock Drive, Drums</b>	<b>\$12,499</b>	<b>0.31 Acres</b>	<b>MLS#31712141</b>
<b>0 Cotton Hollow, Rome</b>	<b>\$9,900</b>	<b>1.77 Acres</b>	<b>MLS#31711478</b>
<b>402 Third Street, Towanda</b>	<b>\$14,900</b>	<b>0.21 Acres</b>	<b>MLS#31711816</b>
<b>0 Hillcrest Drive, Towanda</b>	<b>\$225,000</b>	<b>0.97 Acres</b>	<b>MLS#31710776</b>

**PENDING**

<b>103 Front Street, New Albany</b>	<b>\$10,900</b>	<b>0.14 Acres</b>	<b>MLS#31712274</b>
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## 7466/78 Route 220, Dushore



**MLS#31712202**

**\$345,900 5 BD, 2 BA**

**3.12 Acres**

**Realty Pioneers**



Check out this great home and single wide manufactured home with multiple outbuildings located just minutes from state forests, hiking trails, and a beautiful trout stream. Partially remodeled, the 5-bedroom home has lots of potential including a 1st floor bedroom, large living room & eat-in kitchen. The above grade walkout basement is dry and could easily be finished. The roof was replaced in August 2021 and the warranty will transfer to the new buyers. The 2 BR, 1 BA manufactured home has been completely remodeled & has an additional building that could be attached increasing living space.



## 14173 Southside Road, Monroeton

**Realty Pioneers**

**MLS#31710962**

**\$129,900 2 BD, 1 BA**

**3.05 Acres**

Looking for a low maintenance get away/vacation property or hunting cabin?

If you enjoy the outdoors, this property is only minutes from Sunfish Pond, Schrader Creek, the Susquehanna River, and thousands of acres of State Forest & Game lands. The home features a large open floor plan for the kitchen/dining/living room areas. Also includes a 1-car garage and a small utility shed.



## 3691 Sugar Cabin Road, Rome



**MLS#31711986 \$175,000 4 BD, 1 1/2 BA**

**27.04 Acres**

**Realty Pioneers**



Looking for a new home that you can put your mark on?

This two story home with a pond is waiting for you to finish it. The interior is framed, wiring & plumbing have been run so just add your homey touches. This could be a full time residence or just your family getaway paradise! Enjoy a stroll around the pond or a hike in the woods to enjoy the peace and quiet after a long day!!



2663 Hatch Hill Rd, New Albany



**\$87,500**  
**4 BD, 1 BA ~ 4.00 Acres**  
**MLS#31712105**

22 Garfield Street, Waverly



**\$85,000**  
**3 BD, 1 1/2 BA ~ 0.20 Acres**  
**MLS#31712151**



**1911 Golden Mile Rd**  
**Wysox, PA 18854**

**570-265-6100**



**Realty Pioneers**



404 Second St, Laceyville



**\$169,000**  
**4 BD, 1 1/2 BA ~ 0.79 Acres**  
**MLS#31712142**

2787 Route 414, Canton



**\$154,900**  
**5 BD, 1 1/2 BA ~ 0.58 Acres**  
**MLS#31712179**

**7478 Route 220, Dushore**



**Realty Pioneers**



**\$110,800**  
**2 BD, 1 BA ~ 1.84 Acres**  
**MLS#31712204**

Are you into outdoor sports, looking to have a home business or investment property?

Check out this fully remodeled single wide manufactured home with multiple outbuildings located just minutes from state forests, hiking trails, and right next to a beautiful trout stream...there is an additional building that could be attached to increase living space. The owner operated a propane filling station on the property (the pads and filling shed are still on site) and considering the high visibility of this location, it is the perfect place for a business.



# Multi Units

**27 West Main St, Canton**



**\$156,900**  
**6 Units ~ 0.11 Acres**  
**MLS#31636622**

**91 John St, Troy**



**\$199,000**  
**3 Units ~ 0.45 Acres**  
**MLS#31711746**

*Leaves may be falling, but home sales are not.*

~

*Give us a call to see why now is the time to list your property!*

**333 William St, Towanda**



**\$114,900**  
**4 Units ~ 0.36 Acres**  
**MLS#31710798**

**105 York Avenue, Towanda**



**\$84,900**  
**4 Units ~ 0.33 Acres**  
**MLS#31710800**



**Realty Pioneers**

**127-129 Fenner Ave, Troy**



**\$125,000**  
**2 Units ~ 0.62 Acres**  
**MLS#31711881**

**319 York Avenue, Towanda**



**\$84,900**  
**4 Units ~ 0.35 Acres**  
**MLS#31710799**

**607 Second St, Towanda**



**\$114,900**  
**3 Units ~ 0.17 Acres**  
**MLS#31711245**

*Experience the Pioneer Difference*







# NEW LISTINGS from the Wysox Office

121 Brock St, Sayre - PENDING

\$229,000

MLS#31712367

931 Sawmill Rd, Wyalusing - UNDER CONTRACT

\$329,000

MLS#31712297

## Commercial Opportunities

**31217 Route 6  
Wysox**



**\$308,900  
4.01 Acres  
MLS#31636621**

**620 Elmira Street  
Troy**



**\$595,000  
2.00 Acres  
MLS#31711847**

**12 Park Street  
Towanda**



**\$75,000  
0.04 Acres  
MLS#31711266**

**594-620 Elmira  
Street Troy**



**\$860,000  
2.00 Acres  
MLS#31711848**

## For all your Real Estate Settlement Needs

*Serving Tioga, Potter & the  
surrounding Pennsylvania Counties*



Emily Focht & Amy Witter

**29 Crafton Street  
Wellsboro, PA 16901  
570-724-2731**



**215 North Main St  
Coudersport, PA 16915  
814-274-7233**



Scott Fortner

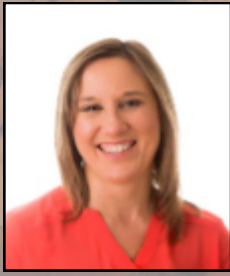
[cornerstonesettlement.com](http://cornerstonesettlement.com)

[info@cornerstonesettlement.com](mailto:info@cornerstonesettlement.com)

# Meet our Wysox Office Agents



[Dale Allis](#)  
Realtor  
570-250-9926



[Rhonda Claiborne](#)  
Realtor  
757-439-1038



[Robyn Burn-Kennedy](#)  
Realtor  
717-385-2985



[Robin Campbell](#)  
Realtor  
570-250-1144



[Kurt Risch](#)  
Realtor  
570-637-5721



**Service Area:**  
**Towanda West to  
Mansfield Route 6,  
East to Montrose in  
Susquehanna Co,  
South to Muncy  
Valley in Sullivan  
County and NY State .**



[Raul Azpiazu](#)  
Assoc. Broker/Manager  
570-460-5876



**Realty Pioneers  
1911 Golden Mile Rd**

**Wysox, PA 18854  
570-265-6100**



[Thomas Saveri](#)  
Broker/Owner  
607-426-2661



# Coudersport Office

## Our Featured Home



11 Bull Run Lane  
Galeton, PA

MLS#31711857 \$275,000

3 BD, 1 1/2 BA 5.57 Acres



Looking for peace and quiet? Private access?  
Mountaintop location?

This home is cozy and surrounded by woodlands. The kitchen/dining room is spacious with a partial cathedral ceiling and pantry located off the kitchen. Cook on a top of the line Viking gas range! The large living room has a huge window for viewing the wildlife & beautiful flower gardens. The covered front porch is great for enjoying that morning cup of coffee in peaceful surroundings. Views from every room in the home! The mud room is fantastic for entering on those wet or snowy days. A walk out basement with Superior Walls awaits your finishing touch. Harmon Coal stoves are installed on both levels and ready to keep you warm even if the power fails.



Realty Pioneers



## 21 Mina Road, Coudersport

**MLS#31711599 \$215,000 4 BD, 2 1/2 BA**

**2.33 Acres**



**This property has endless possibilities!**

Currently used as a single family home with 4 bedrooms but easily converted back to a 2 unit. Live in one and let tenants pay your mortgage! It also has an 8 dog kennel with fencing to generate even more income. Enjoy the apple trees, pear trees and grapevines! There is a large 2 car garage, patio area and a small back porch. Plenty of room for the whole family and all the pets too!

# Call us for all your Real Estate needs!



**Realty Pioneers**

**814-260-1464**



## 301 Herod Farm Road, Lock Haven

**MLS#31712074**

**\$219,000 2 BD, 3/4 BA**

**0.45 Acres**



Beautifully maintained cabin ! Bordering the Tiadaghton State Forest, it's tucked back near the Black Forest area which is known for snowmobiling, ATV riding and great dining. Nice level lot with a 1 car garage with heat with a workshop above plus 2 other storage sheds on the property. Fully furnished, just bring your food and clothes. Garages are well equipped including a riding tractor and push mower. Propane tank is at 80% full.



# Experience The Pioneer Difference

**100 S Brooklynside Rd,  
Port Allegany**



**\$98,500**  
3 BD, 1 1/4 BA ~ 3.29 Acres  
MLS#31710933



Realty Pioneers

**110 East Street, Smethport**



**\$85,000**  
4 BD, 1 BA ~ 0.49 Acres  
MLS#31711017



Realty Pioneers

**8 Borie Street, Coudersport**



**\$192,500**  
4 BD, 1 1/2 BA ~ 0.19 Acres  
MLS#31711789

**3 Clark Hill Road,  
Coudersport**



**\$235,000**  
4 BD, 2 BA ~ 1.30 Acres  
MLS#31710761



Realty Pioneers

**106 Water Street,  
Coudersport**



**\$199,900**  
5 BD, 1 1/2 BA ~ 1.09 Acres  
MLS#31711906



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**74 Crandall Run Road,  
Austin**



**\$64,900**  
3 BD, 1/2 & 3/4 BA ~ 0.17 Acres  
MLS#31712031

**260 Cherry Springs Road,  
Coudersport**



**\$115,000**  
3 BD, 1 BA ~ 0.30 Acres  
MLS#31711583

**18 Muck Mountain Road,  
Wellsboro**



**\$138,900**  
3 BD, 1 1/2 BA ~ 1.05 Acres  
MLS#31712187

**24 Elk Street, Coudersport**



**\$64,700**  
3 BD, 1 BA ~ 0.22 Acres  
MLS#31712236

## 2840 Butter Creek Road, Shinglehouse



**MLS#31712248 \$297,500 4 BD, 2 1/4 BA 8.06 Acres**

**Realty Pioneers**



Gorgeous cedar-sided cape cod has been lived in for less than a year. It features a primary suite on the main level, an office, mud room, & lots of storage space. The property is mainly wooded with a seasonal stream running through it. Enjoy the wildlife or star gazing while sitting on your open deck, or on your covered front porch. Several hunting leases close by. Ride your ATV or snowmobile for miles right out of your driveway. This property is rural living at its best...with high speed fiber internet.



## 26 Woodlawn Avenue, Coudersport

**Realty Pioneers**

**MLS#31712273 \$137,500 6 BD, 1 1/2 BA**

**0.13 Acres**

This home has beautiful built in cabinetry throughout and plenty of space for all your belongings. Cast iron hot water baseboard is run throughout the first floor to keep you warm on those cold winter nights. 2nd floor has 2 bedrooms, 2 nice sized unfinished storage rooms, plus water & sewer lines are in place for a powder bath. The mid-modern century kitchen has warm solid wood cabinetry and is loaded with unique features such as a built in desk and pull-out dinette table. Many original custom built in features throughout have been very well maintained. Fenced outdoor space has a hot tub at the rear of the residence.



## 1752 Honeoye Road, Shinglehouse



**MLS#31712275 \$45,000 2 BD & 3/4 BA 0.45 Acres**

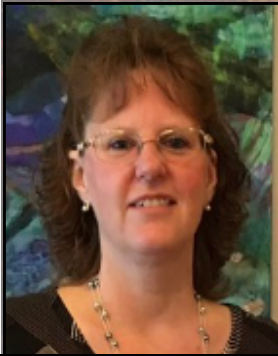
**Realty Pioneers**



Looking for a project? This is the right place for you! Re-modeling was begun but needs finished. Bring your ideas and some TLC and make this one level, 2 bedroom house someone's home. Flip it, rent it or stay—the choice is yours!



# Meet our Coudersport Office Agents



**Penny Barr**  
Realtor  
814-558-4086



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



**David Koch**  
Realtor  
717-278-3129



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



**Teena Mountz**  
Realtor  
570-916-6564



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

**336 Rt 6 W, Suite 3  
Coudersport, PA 16915**

**814-260-1464**



**Realty Pioneers**



**Thomas Saveri**  
Broker/Owner  
607-426-2661

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to the local area!

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online/mobile.html](http://hhrp.crosswindrone.com/online/mobile.html)





# NEW YORK LISTINGS

## 0 Slocum Road, Rexville NY



**MLS#31711780    \$79,900    20.90 Acres**

Hunting land in New York State!

Almost 21 acres of wooded land with cherry and maple trees and a stream running through it! Perfect setting for your hunting camp. Deer, Bear, Turkey are plentiful here! There are 4 tree stands that stay and a shell of a cabin that you could make improvements to and make it your own.

## 0 Keegan Road, Troupsburg NY

**MLS#31712316    \$24,900    5.37 Acres**

This property is almost 5.5 acres and is nice and level/slope. Mostly wooded. Campers are allowed as long as they are not over 10 years old.



# Fall is here

IT'S TIME TO:

- ✓ CHANGE THE BATTERIES IN YOUR SMOKE DETECTORS
- ✓ REPLACE YOUR FURNACE FILTER
- ✓ CHECK ALL WEATHER-STRIPPING AROUND DOORS AND WINDOWS
- ✓ SET YOUR CLOCKS BACK ONE HOUR



**Realty Pioneers**





Realty Pioneers

## Is Property Management Right For You?

Have you ever wondered what property management really means? Or how it could be beneficial to your circumstances? Maybe you only own one rental or are thinking of moving and wondering if it makes more sense to keep your property as an investment or sell it. Are you too small to take advantage of a management company? Do you need several properties or a multi-unit property as opposed to a single-family home? How about the differences between vacation rentals, weekly rentals, or the traditional monthly leases?

Well, look no further! No matter your situation, Howard Hanna Realty Pioneers—Coudersport can give you the answers that will make your decisions easier. Our goal is to assist clients by providing expert advice in all areas of real estate!

So, what is property management?

By definition, property management is the operation, control, maintenance, and oversight of real estate and physical property. This can include residential, commercial, and land real estate.

At Howard Hanna Realty Pioneers, a property management agreement is tailored to the owner's specific needs and requirements. It can be as simple as marketing the property, finding a suitable tenant and handling the lease preparation or it can become more complex with the manager handling more details for the owner. In the end, each owner may want a somewhat different level of service.

Examples of some of the services may include:

- **Evaluating the property:** helping the owner determine an accurate rental rate, and advising about different policies that may come into play.
- **Marketing the property for rent:** preparing the home for rent, creating ads, entering on multiple listing service, working with other realtors, showing the home, providing applications, and collecting application fees, along with ensuring legal compliance with the fair housing laws.
- **Tenant Screening & Selection:** which includes performing background checks on prospective tenants, scoring tenants, and informing the tenants that did not get the rental.
- **Overseeing tenant move in:** dates, leases, inspections, collection of rents and security deposits.
- **Rent Collection:** also entails processing for late fees or notices.
- **Evictions:** Initiating the paperwork, representation and coordinating with law enforcement.
- **Inspecting the property** periodically and reporting to the owner.
- **Providing accounting to the owner,** advising, detailing invoices and receipts.
- **Overseeing maintenance & repairs:** inside and outside areas, coordinating contractors
- **Supervising tenant move out:** includes inspections, estimated damages, security deposit return, cleaning and repairing the property to put back on the market.

Remember that we would love to answer any of your questions anytime!

Why not let the Leading Real Estate Professionals at Howard Hanna Realty Pioneers help with your investment options?

Call us at **814-260-1464** to discuss what we can do for you!

# COUDERSPORT OFFICE LAND LISTINGS

<b>0 Sunrise Ridge Road, Coudersport</b>	<b>\$39,000</b>	<b>4.85 Acres</b>	<b>MLS#31711172</b>
<b>00 Route 249, Knoxville</b>	<b>\$42,000</b>	<b>3.45 Acres</b>	<b>MLS#31712013</b>
<b>0 Slocum Road, Rexville NY</b>	<b>\$79,900</b>	<b>20.90 Acres</b>	<b>MLS#31711780</b>
<b>227 Route 6 West, Galeton</b>	<b>\$125,000</b>	<b>5.50 Acres</b>	<b>MLS#131119</b>



336 Route 6 W, Suite #3  
 Coudersport, PA 16915  
**(814) 260-1464**  
[www.coudersport.howardhanna.com](http://www.coudersport.howardhanna.com)



<https://hhrp.crosswinddrone.com/Online/>



## NEW LISTINGS from the Coudersport Office

24 Avenue C, Coudersport	\$230,000	3 BD, 1 3/4 BA ~ 5.40 Acres	MLS#31712396
2232 Peet Brook Road, Genesee	\$169,000	3 BD, 2 BA ~ 2.50 Acres	MLS#31712377
602 N West Street, Coudersport	\$137,000	4 BD, 2 BA ~ 0.45 Acres	MLS#31712374
3355 Alabama Trail, Coudersport	\$489,500	3 BD, 2 BA ~ 5.00 Acres	MLS#31712370
27 Avenue B, Coudersport	\$199,900	4 BD, 1 1/2 BA ~ 0.68 Acres	MLS#31712368
49 Pine Street, Galeton	\$32,500	2 BD, 1 BA ~ 0.16 Acres	MLS#31712336
411 Church Street, Ulysses	\$199,000	5 BD, 2 3/4 BA ~ 0.39 Acres	MLS#31712314



# COMMERCIAL OPPORTUNITIES

**1085 West Branch Rd,  
Galeton**



**\$450,000**

**20 Units ~ 83.50 Acres**

**MLS#31711246**

**64 Fairgrounds Rd,  
Shinglehouse**



**\$199,000**

**1 Unit ~ 9.96 Acres**

**MLS#31711685**

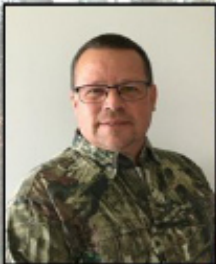
**1307 E Second Street,  
Coudersport**



**\$229,900**

**9 Units ~ 1.50 Acres**

**MLS#31712280**



**David Koch**  
Realtor

Cell: 717-278-3129  
Fax: 814-260-1466  
dkoch1627@gmail.com



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**Sandy Stevens**

Realtor/Associate Broker  
Cell: 570-439-2882  
thad@penn.com



51 Years in the Business  
41 Years in the Pine Creek Valley Area

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

howardhanna.com/realtypioneers

## 5 REASONS FALL IS A GREAT TIME TO SELL YOUR HOME

### Got Kids?

It's much easier to keep your house ready to show with the kids in school all day.

### Less Competition

There are fewer homes for sale than there were in the spring and summer.

### Your House Looks Great

Fall colors make for great curb appeal.

### Mortgage Rates Are Still Low

Keeping buyer demand strong throughout most of the country.

### Buyers Are Acting Quickly

Those who didn't buy in the summer are eager to be in their new home before the holidays.

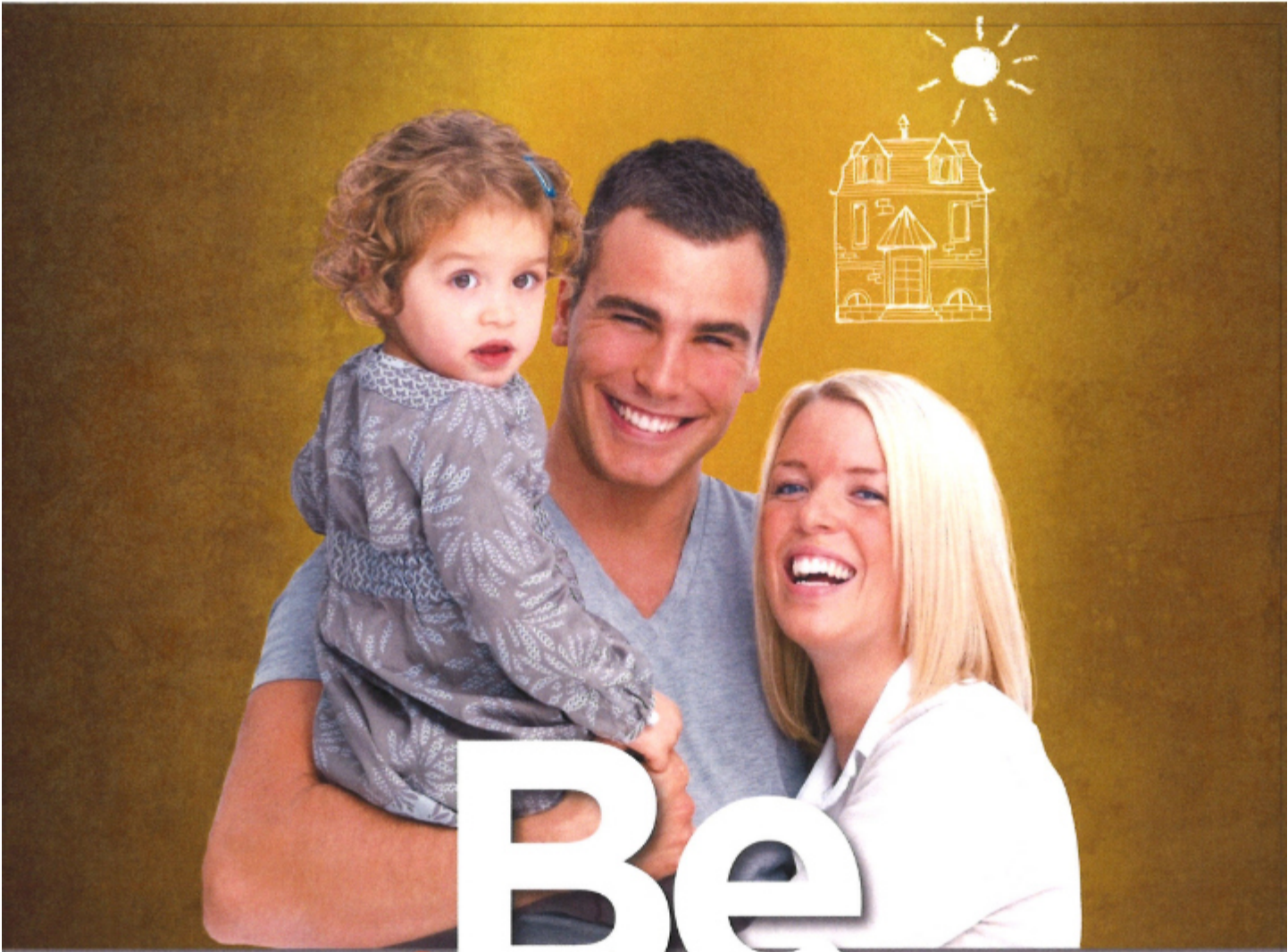
## CHECK OUT OUR LISTINGS & MORE AT:

**howardhanna.com/realtypioneers**



**#experiencethepioneerdifference**

**CONTACT OUR TEAM OF EXPERTS**



# Be Confident

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Buying your first home is one of the most exciting decisions you will ever make. So it's important to use a Mortgage Lender who has the knowledge and experience to make the process quick and uncomplicated. FCCB lenders work hard to close loans in as little as 30 days. And, we have programs for buyers with little to no money to put down.

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