

Coudersport, PA



336 W, Rt6, #3



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February Issue, 2023 (2/1/23)

In This Issue:
NEW Useful Links

NEW FEATURE

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Featured Property



251 Route 6 West
Coudersport, PA 16915

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Hello Friends!

Welcome to the newest edition of our magazine featuring the best properties in the area. Need a new location for your business? Searching for your first home? Looking to downsize? Start by perusing our inventory. Then reach out to any of the Professional agents throughout this magazine because they are prepared to assist you with every step of the selling & buying processes.

This magazine is just one of the many tools we offer to our buyers and sellers. A few other advantages of working with Howard Hanna Professionals include the 100% Money Back Guarantee, Real Scout & HSA Home Warranties. Another stellar offering is the network of Howard Hanna agents and inventory that span thirteen states.

At Howard Hanna Professionals, we aim to provide a multi-faceted real estate experience with a personal hometown touch. From its inception as a single Olean, NY office in 2001 to its current seven office span in PA & NY, Howard Hanna Professionals remains a family-owned business. Our agents use cutting edge technology to work cooperatively with local real estate related businesses to provide seamless transactions.

As we transition from one year to the next, we hope that you will reach out to Howard Hanna Professionals to assist you with whatever real estate needs are in your future.

Sincerely,

Dennis Pezzimenti
Managing Broker
716-378-8989



Your Dog Called . . .



Said . . .
"It's time to move!"
Meet him at HHP
in Coudersport!





So you're telling me it's cheaper to own a home than rent one?



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Coudersport, PA 16915
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Serving Potter, McKean, and Tioga Counties and New York

Your Dog Called . . .



Said . . .
"It's time to move!"
Meet him at HHP
in Coudersport!



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February

Week	Sun	Mon	Tue	Wed	Thu	Fri	Sat
5				1 333	2 332	3 331	4 330
6	5 329	6 328	7 327	8 326	9 325	10 324	11 323
7	12 322	13 321	14 320	15 319	16 318	17 317	18 316
8	19 315	20 314	21 313	22 312	23 311	24 310	25 309
9	26 308	27 307	28 306				

Phases of the Moon: 5: ☉ 13: ☾ 20: ● 27: ☽

Holidays and Observances: 14: Valentine's Day, 20: Presidents' Day

LINKS:

[PA Grand Canyon](#)

[Parks/Forests](#)

[Lakes](#)

[Pine Creek](#)

[Arts/Music](#)

[Races/5K](#)

[Potter/Tioga County Events](#)

[Star Gazing](#)

[Family Fun](#)

[TIPO NEWS](#)

Wellsboro, PA



37 Moonwalk Ln



12.21



If you are looking for a low maintenance home that's in the country, but close to town, this 2020 single wide on a rented lot is waiting for you! It's within walking distance to the Pine Creek Rail Trail for year-round fun. The home boasts 2 bedrooms, 2 full baths, an open floor living room & eat in kitchen. This quiet park has one of the lowest lot rental fees in the area, only \$275/mo which includes water, sewer & snow removal. Minimum upkeep allows plenty of time to kick back & enjoy the views! Minutes from Wellsboro, the home sits in a small park just past Peg-Omars Farm Market. Perfect property if you're looking to downsize, a starter home, or a vacation getaway!

MLS #: 31715993 List Price: \$48,000

Austin, PA



163 Maple Lane



1.22



Here's a nice level wooded lot located in Keating Township Potter County up on top of the mountain with year round access. Walk right down the road to deeded access to Elk State Forest lands. This is a perfect location to build your dream vacation cabin or full time residence, peaceful and quiet with a beautiful view of the nighttime sky. There is an approved septic site but you'd need to apply for a permit to install the system. NOTE: Maple Lane is a private road maintained by a homeowners association, please drive slowly and be respectful of the other property owners privacy when viewing the subject property.

MLS #: 31715991 List Price: \$40,000



Coudersport, PA



9 E Maple Street

COMMERCIAL
PROPERTY

2.22



MLS #: 31713044 List Price: \$187,500

PRICE REDUCED!!! Motivated seller..A perfect location for a Doctor, Dentist, Chiropractor, Counselor, Lawyer, CPS....the list is practically endless. Just about any professional occupation would work perfectly in this great location, with plenty of private off street parking. A large waiting room, spacious reception area, with 4 spacious offices/patient rooms with sinks and mechanicals. Business and equipment can also be purchased for an additional agreed upon fee. Additional storage and 2 restrooms. Make an appointment to see this property for your own professional office space. The paved off street parking is equipped with handicapped access. It could also be converted to a private home.

Gaines, PA



0 State Route 6

COMMERCIAL
PROPERTY

4.22



MLS #: 31713275 List Price: \$465,000

This property has approximately 425' of Pine Creek frontage. The 2000 sq ft Red Shed Bldg is a great business location. There also several smaller bldgs as well used for "Flea marketing" with 150' of Rt 6 road frontage. The asking price is for Land/Buildings/ and contents! It is a total of 4.47 Acres of prime property. approx. 3 a of open level ground and 1.47 a of wooded land adjacent to Pine Creek.

Gaines, PA



7004 Route 6



5.22



The double wide mobile home is a great spacious home located in the beautiful mountains of PA. Large accommodating rooms, 3 bedrooms 2 baths. Huge working kitchen, family room and living room. 3 covered porches. An over sized 2 car garage plus an additional 8x10 storage shed. A beautiful level yard. Home sits back off the road.

MLS #: 31713648 List Price: \$198,000

Galeton, PA



00 Route 6



6.22



This 3 Acre property is the site of the former Pine Creek Campsites. It sits along the bank of famous Pine Creek with waterfront accessibility. There is a speculative site plan layout attached to the MLS. Although all the former camp sites are still intact.

Perfect central location to all the local attractions including Dark Skies, Lyman Lake, Benezette, Wellsboro, Austin Dam and many others. A great business opportunity awaits you, call today for an appointment.

MLS #: 31713798 List Price: \$599,900



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I CAN HELP YOU
INVEST IN REAL ESTATE



Elkland, PA



215 Taft Ave



7.22



MLS #: 31714025 List Price: \$72,000

This cute single story home boasts of 2-3 bedrooms large kitchen a living room and a dining room. An enclosed back porch faces the gorgeous large partially fenced back yard. Located on a nice quiet street. Within walking distance of the school. 3/4 basement is a concrete floor and the rest is dirt floor. With a little clean up and TLC this can be your get away cabin or full-time residence. Call for an appointment today. *Note Tenant is in the midst of moving therefore it was hard to get "clean" interior pictures.

Genesee, PA



349 Corcoran Road



7.22



MLS #: 31714053 List Price: \$2,450,000

This beautiful rural farm includes 441 +/- acres with approximately 7 fenced in pastures that all have a water source. The buildings include the farmhouse, a tenant's house with a workshop and full basement, a large livestock barn, 2 large horse buildings in two different pastures. This was a working horse farm, also housed goats and chickens. There is a pond located in close proximity to the farmhouse. There is well over 200 acres of large standing timber ready to be harvested. The owner has done a subdivision with 7 parcels but is only offering this listing as a "total acreage" sale. This is a little piece of heaven you must see. There is a small detached one car garage next to the barn. There are 2 working gas wells on the property that provide gas to the main house and the tenant house. The gas wells remain with the property. There is also a generator that automatically switches on when there is a power outage.

Troy, PA



239 W. Main Street



Property is move in ready and has been very well maintained. Beautiful hardwood floors in most of the home, open floor plan between the living room and dinning room. Spacious bedrooms with a half bath in the master bedroom. Beautiful picture windows in the living room and dinning room letting in lots of natural light. Full unfinished, clean and dry basement. Attached one car garage to allow you to be out of the weather when entering the home. Call today for your showing.

MLS #: 31715876 List Price: \$225,000

6.21

Austin, PA



74 Crandall Run Rd



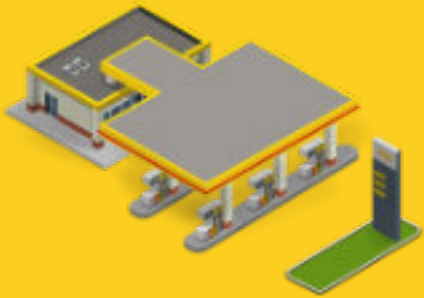
1960 single-wide trailer with a full addition built on in 1977, situated on a small lot in a community of other camps, cabins and full time residences. Just off the first fork rd, little stream close for fishing.

MLS #: 31712031 List Price: \$58,900



8.21

Austin, PA



76 Main Street



11.21



MLS #: 31712721 List Price: \$240,000

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.

Smethport, PA



408 W. Main St.



4.22

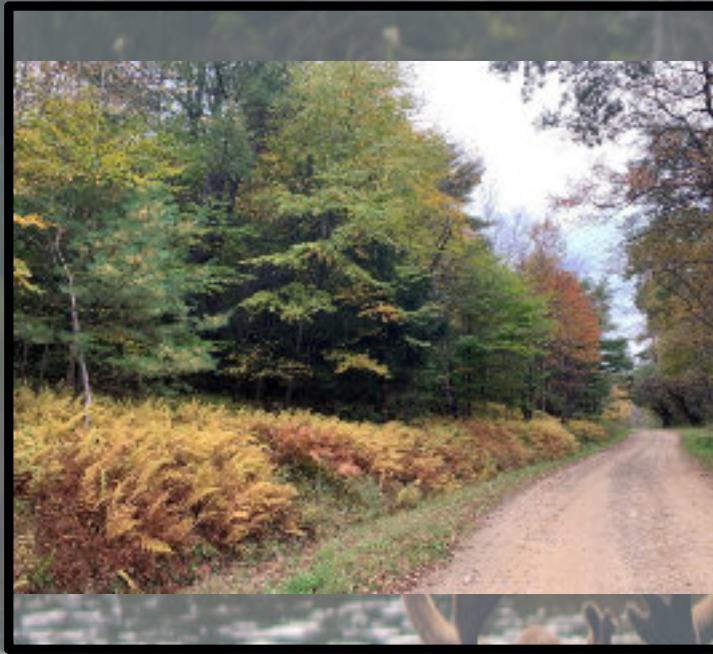


MLS #: 31713287 List Price: \$245,000

The Heavy Lifting is Done: New Rubber Roof including flashings and edge detail, installed September 2022, updated electrical, plumbing and gas. Property is Currently Generating Income: RENTAL SPACE #1-street level, 550 sq. ft. Commercial space, is rented to a successful Nutritional Drink Business. RENTAL SPACE #2-2nd floor, 1400 sq. ft. Apartment that is rented currently. Very large space, access from Fulton St. or Main St. RENTAL SPACE #3-Street level 2000 sq. ft. Commercial space is available for Immediate Occupancy. 2nd floor, approximately 1000 sq. ft. of space for a 2nd apartment, 3rd floor, approximately 2500 sq. ft. of space, Maple Floors & Mahogany Wainscot. Full basement, Call For Your Showing of this Unique Building

Coudersport, PA
LAND
00 Back Rd Lot # 1 & 2

5.22



Looking for a 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 lots 1&2 combined that total 5.18 acres and have access off Back Rd. or possibly from a 50' deeded right of way running through the middle of the subdivision. Tri- County is the electric provider and the area has good cell service. Perc and probe test will be provided ASAP. 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.

MLS #: 31713525 List Price: \$62,800



Coudersport, PA



410 Vine St



5.22



Investors or first time buyers! Here is a move in ready, low maintenance 2 unit with good rental history. Live in one unit and let the tenants pay your mortgage. First floor has 3 bedrooms and a very large kitchen. The laundry area is conveniently located in the bathroom. There is beautiful ceramic tile work throughout this 2 unit. Please allow 24 hour notice, must be pre-approved to schedule, please remove shoes.

MLS #: 31713537 List Price: \$129,900

Coudersport, PA



00 Back Rd- Lot # 10



Looking for a 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 # 10 that totals 2.61 acres and has access off Back Rd. There is a seasonal stream running through this parcel. Tri- County is the electric provider and the area has good cell service. Perc and probe test will be provided ASAP. 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.

MLS #: 31713542 List Price: \$32,900

5.22



Coudersport, PA



00 Back Rd Lot # 11



Looking for a 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 # 11 that totals 2.61 acres and has access off Back Rd. Tri- County is the electric provider and the area has good cell service. Perc and probe test will be provided ASAP. 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.

MLS #: 31713544 List Price: \$29,900

5.22



Emporium, PA



4575 Rich Valley Road

New Listing



6.22



Nice 2 bedroom home located just outside of Emporium, needs some TLC and general maintenance. Could be purchased and lived in or an investment property.

MLS #: 31716011 List Price: \$25,000

Coudersport, PA



107 Dwight Street



This home was recently purchased in October of 2021, due to unseen circumstances the buyers never got to relocate so they're putting it back on the market. The home had been remodeled and repainted inside in the last couple years . It's located right in Coudersport so it's within walking distance to the school, parks and downtown. The home has 3, 2nd floor bedrooms with a full bath , stackable washer /dryer are located in the bathroom upstairs. Downstairs is the renovated kitchen , dining, living rooms with enclosed mud and sun rooms located front and rear of the house. Outside is a nice fenced in back yard with a deck and mature landscaping. Pull in the driveway to a 1 car garage/barn that'll keep your vehicle out of the weather, the barn also has a pellet stove for heat and includes a loft storage area with stairs to access it. Plenty of off street parking in your own driveway.

MLS #: 31713812 List Price: \$139,900

1.23

Coudersport, PA



148 Billy Lewis



6.22



ATV'ers and snowmobilers' dream! This 2 bedroom cabin is on a .68 acre level lot RIGHT ON THE TRAILS! Well, septic, natural gas and cell service in place. Cabin has a large living room with wood stove and hard wood floors, new laminate flooring in the kitchen. It also has a natural gas floor furnace. Call today to set up your showing.

MLS #: 31713868 List Price: \$125,900

Coudersport, PA



805 South East Street



7.22



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: \$137,900

Shinglehouse, PA



1953 SR 44



7.22



MLS #: 31713968 List Price: \$385,000

Here is your chance to win your dream homesteading property in Potter county! A perfect mix of wooded and open fields with a pond on 45.7+or- acres! Dark skies for viewing stars, lots of wildlife offering hunting and fishing opportunities and plenty of fields and barn to raise beef and chickens. The 4 bedroom house offers lots of room! Very spacious kitchen with updated appliances and beautiful ceramic tile floor is just off the huge hardwood floored living room. There is currently a hot tub room or you could make this a separate dining area or office. A huge patio/sunroom connects the house to the 3 1/2 car garage. With natural light and large room sizes this home just has an inviting country feel but convenient location only minutes to Shinglehouse, Olean or Coudersport.

Smethport, PA



556 Coleville Rd

7.22



MLS #: 31714013 List Price: \$179,000

A DIAMOND IN THE ROUGH!! This type of property will not come along very often. Approximately 10 +/- acres of property. A Truly Secluded spot to hunt, ATV, walk the trails or just relax. No property line in either direction can be seen from the front door. This property boasts fruit trees, abundant wildlife, tall mature trees and a spring fed stream flowing through the property all while being minutes from town & located across from Majestic Trails ATV park. Lots of potential for you to finish out the way you want, unfinished open living area, beautiful vaulted pine tongue and groove ceilings, unfinished enclosed addition that could be used for more living space, & enclosed patio. Two bedrooms, 1 bath with plenty room for expansion. Looking for a hideaway in the woods? This is your property. Multiple out buildings and an old Jeep included to help take care of the driveway in the winters.

Ulysses, PA



Lot 7 White Knoll Road

7.22



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

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.

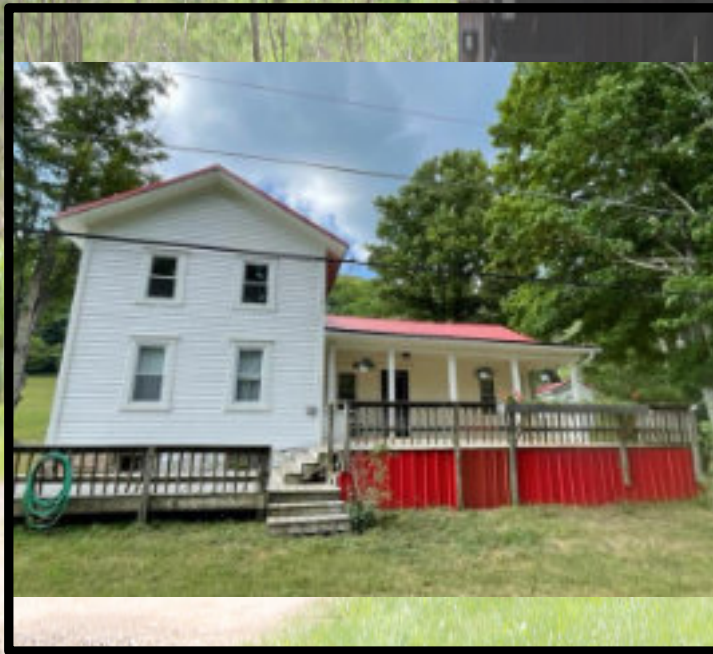


Port Allegany, PA



133 Hanson Hollow Road

7.22



MLS #: 31714037 List Price: \$129,000

NEW PRICE on an amazing find on the Western edge of Potter County. This is a neat old farmhouse on an old country road has 3.16 acres. There are 3 bedrooms with room to add a 4th on the second floor and two bathrooms on the first floor. There is a covered and partially open front porch for viewing the hills and night sky and a back deck for your grill. There is a nice shed for storage and plenty of room to add a garage. There is wainscotting on some of the walls and bead board on the ceilings. The nice newer kitchen is large enough for a big family table. There are only two camps up the road from the home and the road dead ends. This would make a great hunting lodge, VRBO or just a place to get away from your busy life. The first floor rooms are mostly repainted but the second floor could use some TLC. Some wiring has been replaced but not all. There is a newer metal roof on the house and shed. Very Close to thousands of acres of State Game Lands. **Motivated Seller!**

Coudersport, PA



519 East Second Street

COMMERCIAL
PROPERTY



7.22



MLS #: 31714059 List Price: \$129,900

Great location for a business near UPMC Cole on RT 6 in Coudersport. You can own half the Ladona Plaza which currently has one first floor apartment with 2 bedrooms and one and 3/4 baths, an unfinished second floor apartment and 1 large garage bays for storage. The unfinished apartment is set up to have 2 bedrooms, 1 bath and a combination kitchen, dining and living room area. The wiring and some plumbing are roughed into the upstairs apartment. The other half of the building is also for sale with another Realty. This part of the building has about 110 feet of road frontage and room to park about 6 cars. Call today to check out this great business location.

Coudersport, PA



0 A Frame Road



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

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.



7.22

Elkland, PA



9637 State Rt 49



7.22



This older home was most recently a two unit rental. It needs some remodeling and cleaning up but has great potential.

MLS #: 31714110 List Price: \$99,900

Genesee, PA



252 River Street



7.22



This a an older home, well built, may need some updating. Situated on a quiet side street in the town of Genesee. There is a breezeway with an attached one car garage. It also has an enclosed back porch with a plush back yard. Call for an appointment to see this lovely home.

MLS #: 31714112 List Price: \$82,250

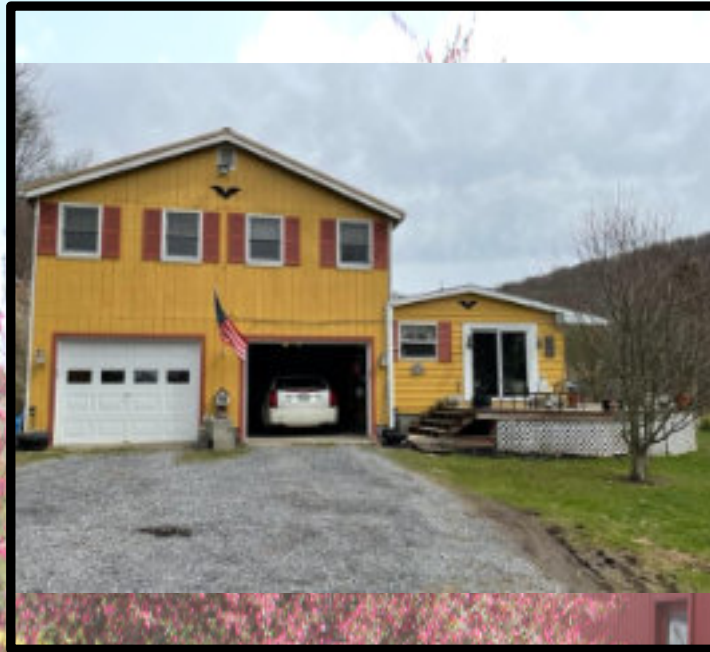
Coudersport, PA



224 Brookland Road



8.22



MLS #: 31714141 List Price: \$375,000

NEW PRICE on one of Potter County's great locations for 84 acres of mostly woods, 5 acres of open views, a home, a small stream and spring run on the property. It is close to Denton Hill and It is not a far drive to the PA Dark Skies at Cherry Springs or a short drive into quaint Coudersport. This home has 3 bedrooms, two full baths and an open floor plan for the kitchen, dining and living room. There is a nice sized two car garage, 10 x 12 storage shed and a large deck that wraps around 2 sides. Sit by the cozy wood stove in the winter while watching is snow or enjoy the mountain views off the deck. There is a newer hot tub on the deck for those cool summer evenings. The small stream in the back or the spring run going through the property with a cute bridge over it adds to the scenery. There is a sweet spot by the stream with a fire ring to park your camper or RV. Check out this Potter County gem today! Seller is Motivated so call for a showing today!

Coudersport, PA



34 Troupe Road



8.22



MLS #: 3171421 List Price: \$275,000

Check out the amazing views of the Potter County Hills from your porch and deck! This raised ranch home sits on 10.13 acres on a quiet country road that is open to ATVs and Snowmobiles. The house has 3 bedrooms, one full bathroom and a large living room, kitchen and dining area. There is also a room in the basement that could be used as an office or for extra guests. The large two-story garage with carport on the side, has plenty room for all your cars and toys. Snuggle up to the fireplace in the winter or use the woodstove in the basement for additional heat. There is also a newer above ground pool off the back deck and a couple of dog kennels for your pets or chickens. The 10+ acres have a nice mix of open ground and woods. You are not far from Cherry Springs Dark Skies and Denton Hill. You will want to see this home soon. Call for a showing today.

Howard Hanna's 100% Money Back Guarantee

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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.*

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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.*

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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.*



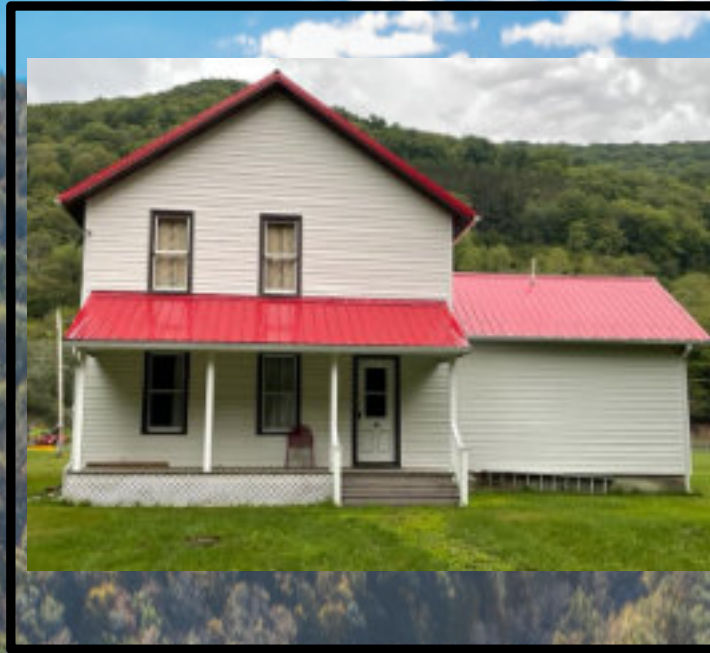
Austin, PA



33 Miller Lane



8.22



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

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!

Coudersport, PA



82 Woodland Heights Drive



8.22



MLS #: 31714304 List Price: \$215,000

Cozy 3 bedroom, 1 bath home situated in the woods just outside of Coudersport on 1.78 acres. This single story ranch with daylight basement is situated off Vader Hill Rd in a small subdivision, if you're looking for peace and quiet plus the added convenience of being only 6 minutes out of Coudersport then this may be the one for you. Come take a look at the mature timber and landscaping surrounding this home, sit on one of the decks or in the screened porch and enjoy the quiet sounds of nature, once the leaves drop you'll have quite view out across the valley. A detached 2 car garage is also used as a workshop and has a stairwell to the 2nd floor storage area with plenty of room for all your belongings, the garage is heated by a wood stove. The home has a full walk out basement with a one car garage that is currently being used for storage, there is an operable wood stove in the basement and one on the first floor that is not hooked up. Home could use some updating.

Mills, PA
3093 Genesee Mills Rd



MLS #: 31714324 List Price: \$349,000

9.22

Private lakefront home situated on 5.44 acres in Northern Potter County. Take a look at this incredible location with 600' of shoreline, docks, outbuildings and more! Situated directly on Lake Lloyd which is a 43 acre body of water where geese and eagles grace the skies and many species of stocked game fish await your line. Here sits this well built 3 bedroom 2 bath home with an open floor plan giving you unobstructed views of the lake. Sit and relax in the sun on the large treated upper deck or relax in the shade on the large lower level concrete patio. The lower level of the home consists of 2 bedrooms, 3/4 bath, laundry room and a large family room with a walkout to the patio. A oversized staircase leads to the upper level where the kitchen, living, dining area, another bedroom and full bath are located. A detached 2 car garage with concrete floor and 16' overhead door offers plenty of storage plus another storage building located at the dock provides room for kayaks and more.

Coudersport, PA



248 Buffalo Street (Rt 872)



MLS #: 31714353 List Price: \$168,000

9.22

This older farm house has been partially remodeled and has potential for a great home and location. 10 minutes from Coudersport. It sits on 10 acres of cleared and wooded areas. There are 3 bedrooms & a large eat in kitchen. Bath/laundry room on first floor. Nice size living room and a first floor office. An enclosed back porch needs a little attention but is perfect for those summer evenings. There are 3 out buildings: a nice size garage/barn with a concrete floor, a larger garage/barn also with a concrete floor & a "shed" which needs work or torn down. Part of the yard is currently fenced in for owners dogs. The wooded slope behind the house is great for hiking or 4 wheeling. Just a short drive and you could be in Elk viewing area. Call for a showing.



North Central Pennsylvania Board of Realtors®

Mary Jo Melton, on behalf of the North Central Pennsylvania Board of Realtors, presented a check in the amount of \$ 230.00 to the Tioga Borough Food Pantry (hosted by St. Andrews Church, Main Street, Tioga) in support of their on-going efforts to provide nutritious food to those in need throughout the community.

Accepting on behalf of the Food Pantry is Doreen Burnside.

Others pictured are volunteers packaging and distributing (from left to right)

Dorla Cole

Bob Wertz

Mary Jo Melton

Doreen Burnside

Britney Grant

Lester Kregger

Additional Volunteers Not Pictured:

Joanne Rockwell

Bob Nealy

Jewel Bruce

Rita Way

Linda Kregger

Steve Hazlett

Lori Baxter

Steve Neff

The pantry is publicly funded and struggles to meet the needs of the community it serves.

If considering a cash donation, please send checks to:
**Tioga Food Pantry, 15 Summit Street,
Tioga, PA 16946**



Coudersport, PA



7154 East Second St



9.22



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.

MLS #: 31714400 List Price: \$159,000

Galeton, PA



223 W Main St

9.22



This cute mostly refinished home would make a great camp or full time residence. Large First floor bath also contains the laundry room. Large spacious kitchen with open dining area. A small sitting room/office faces the large back yard area. The over size living room is located in the front of the house. The over-size open staircase leads to four very nice size bedrooms. A beautiful cover "L" shaped porch is great for grilling and gatherings. There is off street parking in the rear of the home along with "street" parking in the front of the home. Also has handicap access. There is a shared driveway between the two neighboring houses.

MLS #: 31714461 List Price: \$72,500

Gaines, PA



00 Rt 349 (Long Run Rd)



This awesome piece of property is completely surrounded by state game lands. It has a 2.32A deeded right of way to the property, which is 4.62 acres...for a total of 6.94. A peaceful, private little piece of heaven! Ideal place for hunting, or just building your own little get away to enjoy all the peacefulness of nature and wildlife. It is also adjacent to Long Run Stream.. .and excellent trout fishing stream. Call for more information and to schedule a showing!

MLS #: 31715524 List Price: \$74,999

9.22



Coudersport, PA



77 North Main Street



Situated on the eastern edge of Coudersport sits this 2 story farmhouse on 1.59 +or- acres, enjoy the large paved circular driveway that leads to the detached garage/shop and house. House is tastefully remodeled with a brand new 2nd floor full bath. Once entering the side door you'll enter the spacious kitchen with plenty of cabinet space for all your cooking utensils, down the hallway is the full bath and laundry area. As you continue through the home you'll enter the dining & living room plus a bedroom / office space conveniently on the first floor. Upstairs you'll find 2 nice size bedrooms, a brand new full bath as well as a master bedroom with a vaulted ceiling and it's own powder bath. Outside, enjoy the beautiful setting with with a view of the mountainside plus a storage building and large swing set right in the backyard. Walk out the driveway to your garage with half of it already finished that could be a rental or Air-BnB perhaps? Acreage taken from tax cards.

MLS #: 31715541 List Price: \$220,000

10.22

Ulysses, PA



3657 U.S. Route 6 West



10.22



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.

MLS #: 31715658 List Price: \$325,000

Coudersport, PA



210 Ross Glen Road



10.22



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.

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

Galeton, PA



79 Kline Road



11.22



This two story home is located back off of Route 6 with a large back yard and a brand new 14x24 storage building. there is a detached small garage/shed next to the house, owner plans to remove the small section on the east side of the garage. All of the flooring has been removed in preparation for new carpet/vinyl/ wood to be installed. Handy off street parking. There is a new wall vented gas heater downstairs and the up stairs is electric baseboard. A new metal roof and well pump. Call for an appointment.

MLS #: 31715688 List Price: \$150,000

Genesee, PA



238 Academy St



12.22



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:\$149,000



[Designers Predict the Hottest 2023 Home Trends](#)

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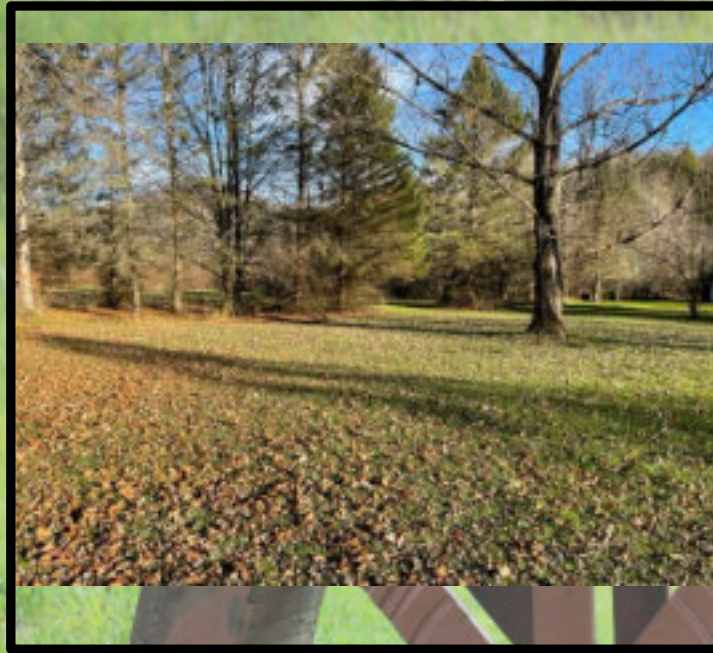
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Austin, PA



43 Pleasant Drive



Perfect 3/4 acre lot near the Austin Costello Sportsmans' Club not far from Costello and just off the First Fork Road. This level lot has a well and two septics. There is plenty of room for a couple of singlewides or RVs. The lot is pretty level and there are a few trees on the lot for shade in the summer. This is a great location for sports enthusiasts or for those who want a piece of beautiful Potter County. This lot is close to good hunting, fishing and trails for ATVs and Snowmobiles. Call to see it today.

MLS #: 31715722 List Price: \$49,900

11.22



Sabinsville, PA



441 Butler Road



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

11.22



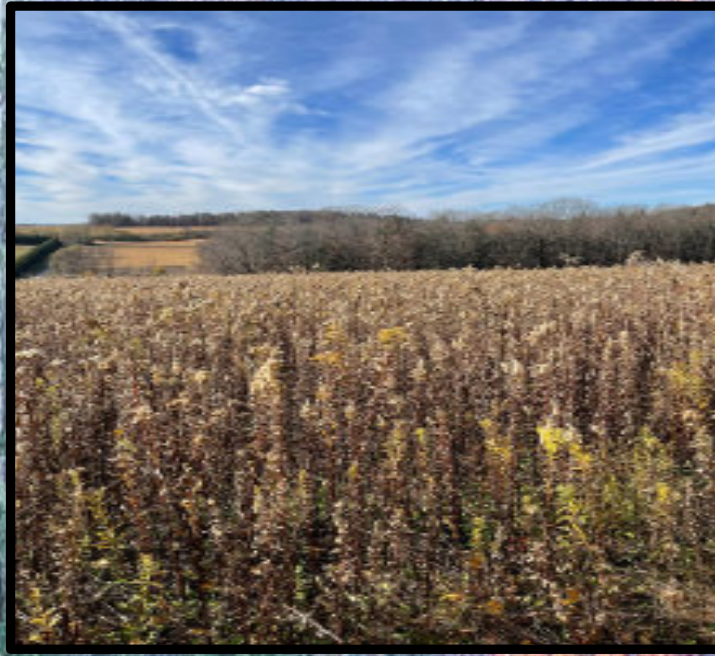
Galeton, PA

LAND

1516 Germania Rd - Club Hill Rd

New Listing

11.22



This great piece of property is being subdivided off of the main farm (which is not being sold). The Club Hill Road is the access point to the property even though the northern part of the property borders Rt 144. with 543' of road frontage and the southern border of property on Club Hill Road has 549' of road frontage. Absolutely beautiful views from this mostly level 19.07 acres.

MLS #: 31715754 List Price: \$\$159,000

Ulysses, PA

COMMERCIAL PROPERTY

218 North Street

New Listing



11.22



INVESTORS OR RETIREES! This property on 3.47 acres in Ulysses Borough includes a 3 bay high pressure carwash, Maytag equipped laundromat and 52 unit storage facility! There is additional acreage to expand this business or add another. Every storage unit is currently rented, the laundromat is fully operational, the carwash may be closed temporarily soon depending on weather. There is on site electric and gas, an outdoor wood/coal stove for backup heat. There are 14 maytag washers, and 10 maytag dryers, all coin operated. Includes coin operated vacuum & tire pump, change machine, office, bathroom and tool/storage room for equipment. Each wash bay has 2 overhead doors. Prequal letter or proof of funds required to set up showings. Financials will be provided to qualified interested parties once they have seen the property.

MLS #: 3171579 List Price: \$535,000

Coudersport, PA



247 Rt 6



This is an excellent opportunity to own a prosperous business. It is a quality furniture and flooring store....fully stocked! The sale includes the building, land and inventory! The complete second part of the inventory is currently stored in the other building in Scio/ Wellsville NY, which is currently housing a building full of unopened inventory in boxes. The NY building is NOT included in the sale. There are links to the exterior and interior of the property on the MLS. Financials will be provided to serious buyers once they have seen the property.

MLS #: 31715807 List Price: \$895,000



11.22

Shinglehouse, PA



711 Bells Run



Here's an affordable camp located just over the line into McKean county. Cozy 2 bedroom cabin with large living room. The kitchen has all the essentials. There is an enclosed porch and a full bathroom. Bring your ideas, needs some repairs.

MLS #: 31715835 List Price: \$72,000



12.22

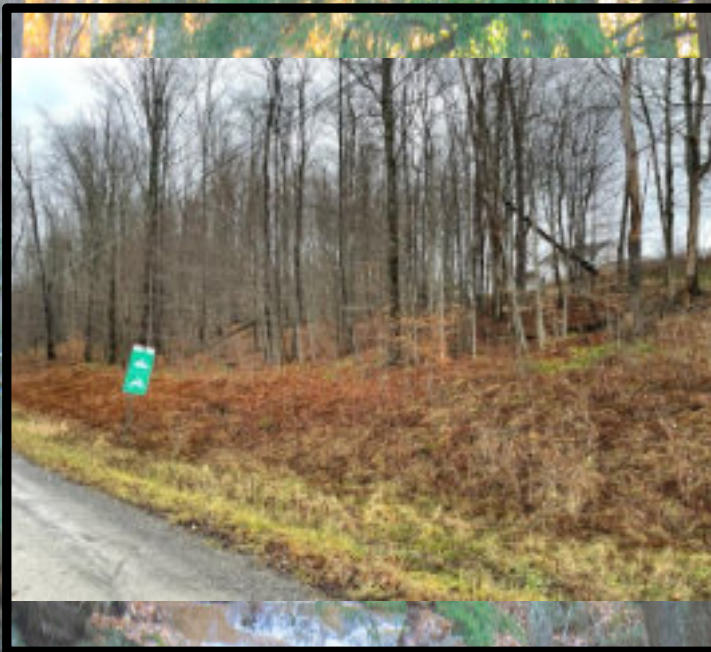
Coudersport, PA

LAND

00 Cherry Tree Lane

New Listing

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



Galeton, PA



3 Poplar Avenue

New Listing



12.22



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: \$64,900

Coudersport, PA



Tennessee Rd



1.23



MLS #: 31715902 List Price: \$55,000

Want to build a home, a camp or own an RV? Nice 10.01 acre lot. Looking to be in the Country, then this property is for you. Call Today for your showing.



Eldred, PA



363 Canfield Hollow Rd



12.22



MLS #: 31715990 List Price: \$170,000

Here's a nice partially wooded parcel that comes with the minerals rights plus a 24' x 32' pole building with a concrete floor situated just outside of Eldred on a paved road. This property already has the pad cleared and leveled for your home with a well in place. Property consist of natural springs, apple orchard, hemlock groves and deciduous hardwoods gracing the mountainside. This location offer views down the valley and a short drive to Olean will get you to all your major convivences.



Port Allegany



0 Rt 6



1.23



Visual purposes only

Beautiful 39 acre +/- parcel just waiting for you to make it your own. Call today for your showing

MLS #: 31715931 List Price: \$132,500



Coudersport, PA



21 Mina Road



1.23



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

Westfield, PA

LAND

228 Eagle View Lane

New Listing

1.23



MLS #: 31715930 List Price: \$185,000

This beautiful building lot is partially cleared and partially wooded. There is a full, finished basement foundation, (28x52) 10" block with a concrete floor ready for you to finish the home of your dreams. There is a pellet stove currently in the basement and the area is used as a family/rec room. It has a new 1000 gl 2 compartment mound septic system and a brand new well...with drinkable water! It has a 14 x 16 work shed with an additional roof shelter for mowers etc. Owners currently live in a 27' camper trailer (year round) as they were working on finishing the house. The camper can stay with the sale. Owner also cleared an area in preparation to build a garage. This is a rare opportunity with a great start to building your dream home. All corners are survey marked.



Austin, PA



00 Route 872

New Listing

1.23



MLS #: 31715977 List Price: \$336,900

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!

Coudersport, PA



251 Route 6



Here's your chance to own a popular well established business in Coudersport. Kaytee's Restaurant & Marketplace is well known for it's home cooking & friendly atmosphere. Many stop to enjoy family dining & shop at the garden center greenhouse to buy plants, mulch, feed, & produce. The restaurant was ravaged by fire in 2021 and has been completely rebuilt & reopened in 08/2022 with the restaurant portion of the facility being only 6 months old. This currently operating turnkey business with staff in place, sits on 1.7 acres with plenty of paved parking. Situated right on Rt 6, there's plenty of exposure & easy access. There's space to add a gift shop, have vendor space, & host receptions & banquets. The sale includes the restaurant & marketplace business, buildings, land, inventory, equipment, & delivery truck. The owner may consider staying on to manage the business, if needed. Blueprints, equip list, and P&L info on file for pre-approved buyers.



MLS #: 31715964
List Price:
\$1,700,000



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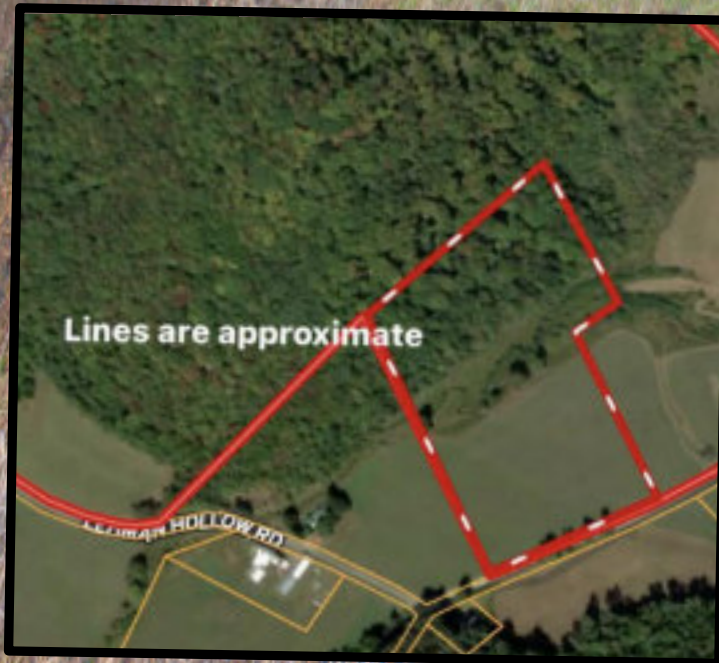
**Contact US to
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Ulysses, PA

LAND

0 Forks Road

New
Listing



Beautiful piece of property in Potter County, Build a home, cabin or just park you RV to get away this parcel has passed perk and offers a small creek runing through it, road frontage, pasture for animals, beautiful views of the surrounding mountains. ATV/UTV from your driveway, hunting, fishing, etc. perfect for the outdoorsman. Call today for your showing. The seller is also willing to put a septic system on the property at a purchase price of \$115,000.00

MLS #: 31716021 List Price: \$105,000

Emporium, PA



4571 Rich Valley Road

New Listing



1.23



Nice 2 bedroom home with a detached two car garage located just outside of Emporium, needs some TLC and general maintenance. Currently a rental property and currently rented. Could be purchased and lived in or an investment property.

MLS #: 31716010 List Price: \$45,000

Emporium, PA



4615 Rich Valley Road

New Listing



1.23



Nice brick home located just outside of Emporium, needs some TLC and general maintenance. Currently a rental property and currently rented. Could be purchased and lived in or an investment property.

MLS #: 31716009 List Price: \$35,000



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