

Coudersport, PA



336 W, Rt6, #3



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Mid-March Issue, 2023 (3/15/23)

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Featured Property

112 Acres Near
Austin Dam



[00 Route 872 Austin, PA](#)

ARTICLES THIS ISSUE

[P5 - St Patty Jokes](#)

[P12 - BENEFITS OF OWNING A HOME](#)

[P13 - 5 HELPFUL TIPS FOR A SAFE DIY HOME RENOVATION](#)

[P28 - Should You Move to Accommodate Your Expanding Business?](#)

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Home is wherever you are



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Welcome Friends!

As the newest edition of our magazine hits the stands, we are ready to usher spring in and let you know that not only does Home Happen Here© but so can your business, vacation property or rental income!

Our agents use cutting edge technology to work cooperatively with local real estate related businesses to provide seamless transactions. Not only do we provide regular updates via email regarding the exposure of your property to potential buyers, we also have exceptional programs such as the 100% Money Back Guarantee, Real Scout, & HSA Home Warranties.

The inventory available to you by working with Howard Hanna Professionals is immense. Howard Hanna has a network of 400+ offices spanning 13 states. Our Professional agents are ready to work those connections and guide you through selling or buying your next adventure!

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.

Sincerely,

Dennis Pezzimenti

Managing Broker

716-378-8989



www.howardhannaprofessionals.com



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



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March

| Week | Sun | Mon | Tue | Wed | Thu | Fri | Sat |
|------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| 9 | | | | 1 305 | 2 304 | 3 303 | 4 302 |
| 10 | 5 301 | 6 300 | 7 299 | 8 298 | 9 297 | 10 296 | 11 295 |
| 11 | 12 294 | 13 293 | 14 292 | 15 291 | 16 290 | 17 289 | 18 288 |
| 12 | 19 287 | 20 286 | 21 285 | 22 284 | 23 283 | 24 282 | 25 281 |
| 13 | 26 280 | 27 279 | 28 278 | 29 277 | 30 276 | 31 275 | |

Phases of the Moon: 7:☉ 14:☾ 21:☀ 28:☾

Holidays and Observances: 17: St. Patrick's Day

LINKS:

[PA Grand Canyon](#)

[Parks/Forests](#)

[Lakes](#)

[Pine Creek](#)

[Arts/Music](#)

[Races/5K](#)

[Potter/Tioga County Events](#)

[Star Gazing](#)

[Family Fun](#)

[TIPO NEWS](#)



Heard of the musician showing off his talent on St. Patrick's Day? He was playing the brag-pipe.

Do you know why people wear shamrocks on St Patrick Day? Regular rocks are too heavy.

Have you ever seen a fake Irish stone? It's a shamrock.

What would one shamrock say to the other? Look cl-over there.

Heard about the Irish stunt double of Dwayne Johnson? They call him the "Sham Rock."

What is the favorite music genre of Irish people? "Sham rock" and roll!

Heard about St. Patrick driving all the slithering snakes out of Ireland? He couldn't fly them out as the airplanes were not invented yet.

Heard about the jealous leprechaun? It turned green due to envy.

Heard of the leprechaun playing video games? He lost the game, so it said game clover.

How can a leprechaun tell if a potato is not the Irish potato from Ireland? When it is a French fry.

Heard about the magical spell of the leprechaun witches? They cast lucky charms.

Heard about the leprechaun who is really into green living? People call him the wee-cycler.

Heard about the leprechaun who became a florist? He has green fingers.

Why can't you borrow money from a leprechaun? They are always short of it.

Heard about the leprechaun's love story? It was about a four-leaved c-lover.

What did the four-leaf clover say to the leprechaun? I be-leaf in you.

What do you call a bad leprechaun dancer's move? A jig mistake.

What would you say to a very smart leprechaun? You are really clover!

How is St. Patrick Day good for global warming? People go green on March 17.

Do you know why frogs love St. Patrick's Day? Because they are already wearing green.

Why did the leprechaun jump on the rainbow? "To get to the other side."

Ever tried ironing a four-leaf clover? You might end up pressing your luck.

What did St Patrick say while driving all the serpents out of Ireland? "Everyone got seat belts on back there?"

What would a leprechaun call a happy man wearing green? Jolly green giant.

Heard of the long-legged Irish spider? They call him paddy long legs.

What would you call an Irish outdoor space? Paddy'O.

What is a leprechaun's favorite fantasy film? "Green lantern."

Why are Irish leprechaun's not a big fan of morning runs? They would rather jig than jog.

Heard about the leprechaun who got the secretary job? They say he was great at shorthand.

Why did the leprechaun cross the road? Because it turned green.

Heard about the Irish leprechaun who won the race and got the gold medal? They say he took a shortcut.

What if you get if you celebrate Christmas and St. Patrick's Day together? You get St. O' Claus.

They say shamrocks are rare, but where would you easily find one? In the dictionary.

What would you get if you cross an Irish jig with McDonald's? A shamrock shake.

Why did the leprechaun go outside? To sit on his paddy-o

What type of bow cannot be tied? A rainbow

What's a leprechaun's favorite cereal? Lucky Charms

Why did St. Patrick drive all the snakes out of Ireland? It was too far to walk

What's the best position for leprechauns to play on a baseball team? Shortstop

What do you call a leprechaun with a sore throat? A streprechaun

What instrument does a showoff play on St. Patrick's Day? Brag-pipes

When is an Irish Potato not an Irish Potato? When it's a French fry

Knock, knock. Who's there? Erin. Erin who? Erin as fast as I could, but I couldn't catch the leprechaun.

Wellsboro, PA



37 Moonwalk Ln



12.21



MLS #: 31715993 List Price: \$46,000

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!

Austin, PA

163 Maple Lane



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

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.

1.22



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

MORE
INFO

4.22



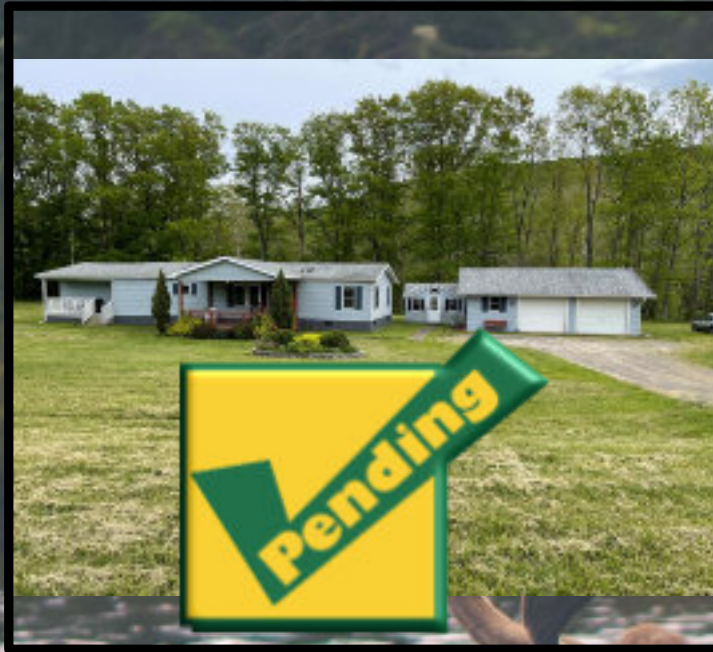
MLS #: 31713275 List Price: \$465,000

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



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

5.22

Port Allegany, PA



430 Arnold Ave.



Cute Cape Cod situated on .2 acres, new deck off the back, off street parking, many improvements, new windows throughout. Could be turned into a 3 bedroom. A Must see call today for your showing.

MLS #: 31716140 List Price: \$130,000

2.23



**FIND A
NEW
HOME
THIS
SPRING**



**LET'S FIND YOU A
DREAM KITCHEN**



Elkland, PA



215 Taft Ave



7.22



MLS #: List Price: \$62,000

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

6.21



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

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.

Austin, PA



74 Crandall Run Rd



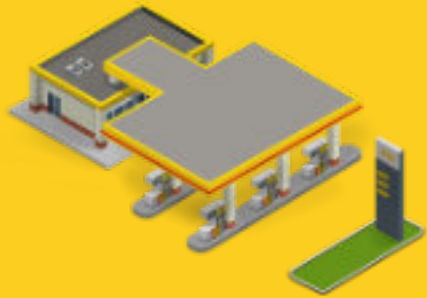
8.21



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

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.

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

What Are The Benefits Of Owning A Home?

Sanjay Kumar

When it comes to real estate, elements such as location, economics, upkeep, and environmental issues can all have an impact on the total value. Remember that nothing is ever static, thus everything might change.

It is difficult to choose between purchasing and renting. It necessitates extensive financial and emotional planning. Some individuals take pleasure in their home ownership, whilst others prefer to live in leased housing to avoid long-term financial obligations. Buying property was difficult in previous decades, therefore individuals opted to rent.

The most essential question is now: what is the correct decision? Should you buy or rent a home? This choice is influenced by several things. Here are some factors to consider based on your financial objectives.

Make your dream house a reality.

When you own your own house, you have unlimited creative freedom - you may rebuild the bathroom in a jungle theme or paint the walls in vivid colors without worrying about losing your bond. Home upgrades may boost the value of a property, so if you sell, you will receive every dollar that your home has gained in value.

Location selection

Depending on your area, the number of rental property alternatives can be limited. If this is the case in your region, your options for where to reside are generally restricted. Buying and owning a home allows you greater freedom to choose where you wish to live. Home location is one of the essential aspects for many purchasers.

Creating equity

The difference between what you can sell the house for and what you owe is your equity. As you pay down your mortgage, your equity rises. Over time, more of your monthly payments will be applied to the loan balance rather than the interest, resulting in more equity.

Bringing up a family

A rental property is most likely not the ideal choice for growing a family with children. You may have to move from one rental property to another for a variety of reasons that may disrupt your family, children's schooling, and others. Owning a property will help you in the long run. Your family will not have to relocate from one rental house to another. Your children can make their neighbors lifelong pals.

Simple financing alternatives

With the availability of simple financing alternatives, owning your dream house has never been easier. You don't have to wait until your 40s or 50s to save for your dream home. You may purchase it in your twenties and be the happy owner of a paid-off house by the age of 50, if not sooner. You must pick a house loan lender wisely who can provide you with flexibility in managing your home loan payments by adapting your home loan EMI to your current and future earning patterns.

Conclusion

Purchasing a home may be an excellent investment. You might be able to accumulate equity. However, like with any investment, the performance of your investment is determined by a variety of circumstances. When it comes to real estate, elements such as location, economics, upkeep, and environmental issues can all have an impact on the total value. Remember that nothing is ever static, thus everything might change.



5 HELPFUL TIPS FOR A SAFE DIY HOME RENOVATION

April Talens

Your home renovation plan must include safety measures in case anything goes haywire. Here, we sum up basic and helpful tips for your DIY project.

Do-It-Yourself projects (DIYs) may appear simple, but have you considered the potential safety hazards? In this piece, we will share some helpful tips to guide you through a safe DIY. Read on!

NEVER FORGO PROTECTIVE EQUIPMENT



Even if you're skimping on materials, do not leave safety equipment off your list. Most of the basic safety gear you will need in your renovation are relatively inexpensive and readily available.

HERE ARE SOME OF THE SAFETY EQUIPMENT YOU MIGHT NEED:

- **HARD HATS.** Hard helmets in construction and industrial sites are typically used to protect one's head from accidents caused by falling debris, tools, or accumulated rubble. The suspension bands that line the shell of the helmet and the head lessen the impact of head injuries.
- **RESPIRATOR/DUST MASKS.** Most building materials like plywood, glues, and resins contain formaldehyde, a type of Volatile Organic Compound (VOC). If specific properties of VOCs are inhaled or even exposed to humans, they can irritate the eyes, nose, and throat; and even damage the lungs, kidneys, and nervous system. You can avoid this with a proper respirator or mask.
- **PROTECTIVE EYEWEAR.** Wear protective eyewear so you can shield yourself against vapours, dust, hazards, and heat.
- **EAR PLUGS OR MUFFS.** Some complex tools may produce loud noises that can temporarily or permanently affect your hearing. For this reason, you might want to wear earplugs or ear muffs to lessen the impact of your tools' noise.
- **Gloves.** Don't underestimate the power of protective gloves. You can avoid cuts, abrasions, and other related injuries using an appropriate one. When choosing among the various types of gloves available, consider the project's nature and the materials you will be dealing with. You can refer to their Material Safety Data Sheet (MSDS) to know which glove type best suits your project.
 - For basic or minor construction - cotton/fabric gloves
 - For handling liquids and chemicals - coated fabric, synthetic, chemical/liquid-resistant gloves
 - For welding and heat-related construction - leather or kevlar gloves

- **COVERALLS.** Covering yourself up with workwear that is flame and liquid-resistant can protect you from perilous elements. The good thing is, cover-alls such as this are readily available.

MAINTAIN A CLEAN WORKSPACE

Cleaning your work area is a precaution against potential risks. You may have unconsciously dropped a nail or two, which you can address by clearing the area of foreign materials every once in a while.

HANDLE YOUR TOOLS RESPONSIBLY

Aside from cleaning, one thing to remember is never to leave your power tools unattended or plugged in. If you have children, keep your tools in a box and out of their reach. Simple precautions such as this can save your or your children's lives.

KNOW WHICH WORK REQUIRES HELP

You might consider hiring assistance if your DIY project involves plumbing or electrical work. Some of these projects may require specialised tools; thus, the handler must understand how to operate them. Incorrect tool handling might cause your renovation to go haywire or endanger you and your family.

Additionally, never demolish a wall without ensuring it is not load-bearing or has no power cables or circuits behind it. Contact a building design expert to be sure.

SCHEDULE AN INSPECTION

The majority of houses that were built in the 1980s had asbestos and lead-based materials. When an asbestos-containing roof is damaged, the fibres are released into the air and can be harmful if inhaled. Meanwhile, lead-based paint residues are toxic. Scraping or peeling off your wall without assessing this risk might contaminate your food or water. These can put you and your children at risk. If your home was constructed during these times, you could use a meeting with a building inspector.

BETTER SAFE THAN SORRY

While planning your home renovation, include safety measures and ideas. If it will risk your lives, it pays to double-check. You'll never know how much a simple safety precaution can save.

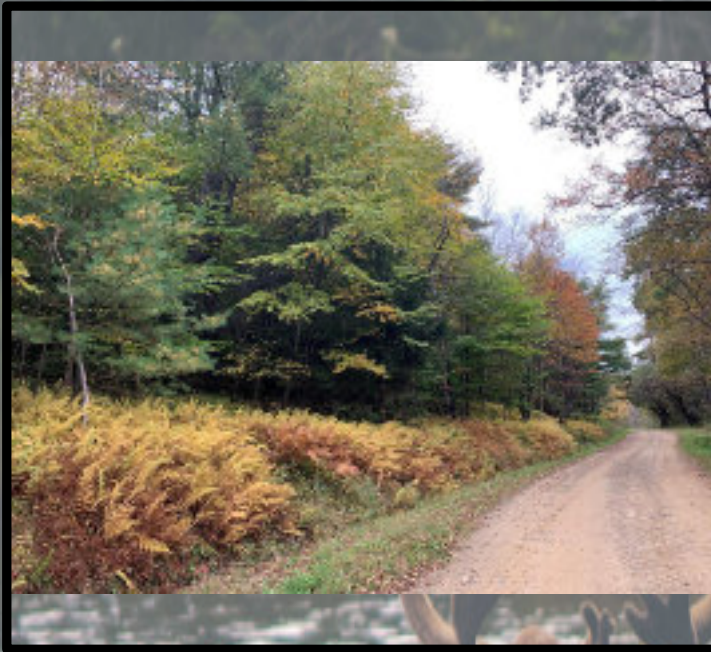
Coudersport, PA



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



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 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



Coudersport, PA



00 Back Rd Lot # 11



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 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



Emporium, PA



4575 Rich Valley Road



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

Port Allegany, PA



12 W. Mill Street



3.23



Completely remodeled 3 bedroom home, new roof, new siding, plumbing, electrical and heating. Beautifully done with 1.45 acres just outside of town, large walk in closets, sit on your 12 x 14 back deck, enjoy your coffee, entertain in the large back yard. 16 x 6 Covered Front Porch. Many possibilities call today.

MLS #: 31716168 List Price: \$159,900

New Listing

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

This sunny farm sits on 45+ acres of land w/ a large home and a heated attached 3 car garage. There is a spring fed pond, huge gambrel roof barn, small greenhouse, outside dog kennel, smaller barn w/chicken coop, 2 additional 1 car garages, & numerous other outbuildings. This property also offers tons of storage, tillable land, pasture, & a pond for fishing & swimming. 18+ acres of mature woodland in pines & other varieties offers plenty of room to hunt. The home itself has 3-4 bedrooms and 2 full baths on the first floor and a 2nd floor bedroom and walk-in closet. Large kitchen has updated SS appliances and part of the home on the 1st floor can easily be used as in-law quarters w/ a full bath located right off a bedroom. With a newer efficient hot water boiler and a automatic standby generator, there'll be no worries on those cold winter nights. Located on Rt 44, this is a great place for a business and only 35 minutes away from big box stores.

Smethport, PA



556 Coleville Rd



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.

7.22

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

2.23



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!**

Smethport, PA



428 West Branch Rd



7.22



MLS #: 31716060 List Price: \$130,000

Come take a look at this 34.07 acre wooded parcel parcel bordering Elk State Forest with a beautiful trout stream running right through it. Situated on an approved ATV/ Snowmobile Rd. you'll have plenty of access to ride for miles plus the road dead ends at the State lands so traffic is minimal. This unique property is great for hunting and fishing and is conveniently located between Emporium & Smethport . Near the bridge there once was a small mobile home located just off West Branch rd. There is actually public sewer running along West Branch rd. to that location, a pump tank would have to be installed if you decided to build. This property has frontage on 2 roads and an old ATV trail takes you to a hunting shack situated on the hillside. Sellers owns OGM's that may transfer with acceptable offer. Separate 1.97 acre parcel bordering this property with well, sewage pump tank, natural gas & electric already there for an additional 40,000 , ready to be built on.

Austin, PA



0 Bailey Run Rd



7.22



MLS# :31716058 List Price: \$25,500

Own a little piece of Potter County in the country, bring your camper or build a camp. Perfect little piece of property in a quiet location. Call today for your showing.



Why Use a Howard Hanna Professional?

The number one reason to use an agent from Howard Hanna Professionals is found in our name - *PROFESSIONAL* ! By choosing a Professional agent, you'll receive Professional service and advice, from start to finish.

Whether you are on the selling side or purchasing side, whether it's your first time owning a home, or you are an investor that routinely buys and sells real estate, PROFESSIONALISM is key to a smooth transaction.

Keeping abreast of the changing market conditions in the locality is a priority for your agent, who is trained to negotiate the best terms for you to accomplish your goals.

Howard Hanna's nationwide branding is well-known, and their name recognition is second to none! In addition, each agent has a plethora of tools and applications to assist with marketing your property, bringing in qualified buyers and finding the right home for you.

Here is a snapshot of programs that keeps us in front of the competition:



Howard Hanna 100% Money Back Guarantee -

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*.

Buyside Home Evaluations – Ask a Howard Hanna Professional for a home evaluation and find out how we attract buyers for your property BEFORE it is even on the market!

Advanced Marketing - Howard Hanna has digital and print marketing programs in place to get your property out to buyers ASAP. Featured properties appear in our proprietary, high-

quality print magazine and our company online e-zine. We have numerous ways to showcase our clients' investments and know which ones to use to get the job done.

Hanna Mobile App, Real Scout, Homefinder – Interactive programs for our buyer clients make it simple to find just the right home to purchase. Easy to set up and easy to use! Ask your agent how to access them today to start getting the most current information on what's available for sale.

Top Notch Continuing Education – From Webinars to Real Estate Courses, Howard Hanna believes in ongoing education for their agents and brokers, which equates to expert advice on real estate topics. Our clients make informed decisions.

These are only a few of the many reasons Howard Hanna is a leader in Real Estate Services. Don't you owe it to yourself to contract with a PROFESSIONAL?



Certain conditions apply.*

Coudersport, PA



519 East Second Street

COMMERCIAL
PROPERTY

MORE
INFO

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

LAND

0 A Frame Road

MORE
INFO

7.22



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.



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

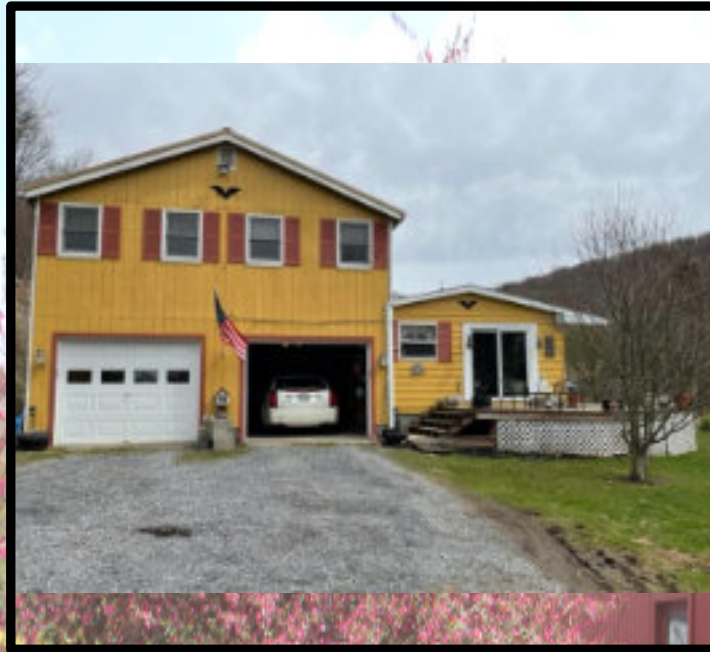
Coudersport, PA



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 #: 31714212 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

Howard Hanna Stands Behind Homes We Sell

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

Certain conditions apply.*

Buy With Confidence

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

Certain conditions apply.*

Selling Your Home With Our 100% Money Back Guarantee

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

Certain conditions apply.*



Need a bigger home office?

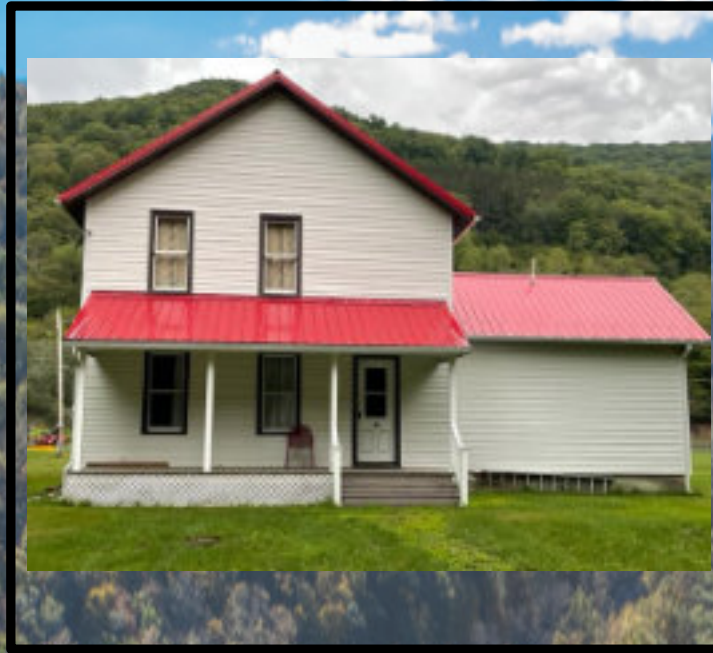
I CAN HELP YOU FIND ONE!



Austin, PA



33 Miller Lane



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

8.22

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

Coudersport, PA



82 Woodland Heights Drive



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

8.22

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

2.23



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

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)



9.22



MLS #: 31714353 List Price: \$158,000

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.

Should You Move to Accommodate Your Expanding Business?

Harper Dewett, hdewett@firsthomelove.com,
[First Home Love – Advice for first-time homeowners](#)



If your business has taken off and you need additional space for inventory, client visits, or even just a dedicated, distraction-free working area for yourself, it might be time to upgrade. Making a move while running a business can be overwhelming, so it's important to get organized and make sure you're prepared with a list of tasks, as well as resources that can help along the way. Here are some ideas from [firsthomelove.com](#) on how to make a successful transition from a small residence to a bigger abode.

Consider Your Current and Future Needs

Before making decisions about buying a new home, take time to evaluate what you need. Do you [need more room for storage or inventory](#)? Do you need more space for meetings or client visits? Or do you simply want extra space so that you can expand your business without feeling cramped in your current living situation? Perhaps more importantly, how much room will you need in the next two to three years? The last thing you want to do is [tackle the expense and effort of moving](#) into a bigger home only to outgrow it. When you have some answers to these questions, start researching homes in the areas you're interested in.

Check Out Housing Prices and Trends

When shopping around for a bigger home, it is important to research real estate prices and [market trends in the area](#) where you are looking. This will ensure that you get the best price possible when you make an offer on a property. Not only that, it's a good idea to survey available homes around the country and learn more about average sale prices in different cities. Take note of how long they stay on the market, as well. Finally, researching local zoning laws and regulations will help ensure that there are no surprises down the



line if there are [restrictions on running businesses](#) from residential properties in certain areas.

Protect Your Personal Assets With an LLC

Once you've found the perfect place for your growing business, it's important to register your company as an LLC. Doing so provides protection against personal liability should you find yourself in a legal pickle. This will also separate personal assets from those of the business and provide additional tax benefits, as well. Formation steps vary from state to state, but you can hire an attorney to help with the process or [work with a formation service](#), which is less expensive.



Give Yourself Peace of Mind With a Home Warranty

Finally, investing in a home warranty can give you peace of mind that your new home won't end up costing you an arm and a leg in repairs. A good home warranty should [cover all major systems](#), such as plumbing and electrical work, as well as appliances like refrigerators, washers, and dryers if they come with the property purchased. Having this extra protection can be invaluable when something goes wrong unexpectedly.

[Buying a bigger home is a big deal](#), and while the process can be stressful, it's also a sign that you're doing something right. Focus on the positives as you tackle the tasks that come with moving, selling your current home, and keeping your business on track through it all. By utilizing resources like a formation service to file your LLC, doing research on home prices, and protecting your home with a solid warranty, you can do it all with as little time and money as possible.

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)



9.22



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

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!



Coudersport, PA



777 North Main Street

2.23



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

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.

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:\$129,900

USEFUL LINKS



[20 Best Air-Purifying Plants to Infuse Greenery Into the Home](#)

[7 Kitchen Renovation Trends to Watch](#)

[7 Designer Touches That Add Old-School Charm To A New Build](#)

[All in the Family: Multi-Generational Home Buying](#)

[Kitchens without backsplashes – 6 beautiful alternatives to the conventional backsplash](#)

[Home Renovations That Will Pay You Back](#)

[5 things home inspectors wish you knew before buying a home](#)

[Use a Slow Winter to Prep for Spring Sales](#)



Wondering how much home you can afford?



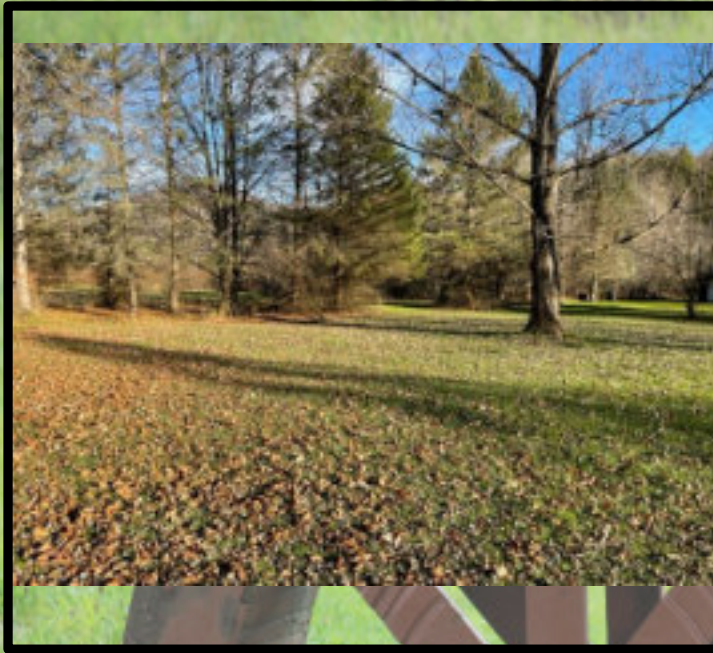
Austin, PA



43 Pleasant Drive



11.22



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



Sabinsville, PA



441 Butler Road



11.22



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

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



Galeton, PA

LAND

1516 Germania Rd - Club Hill Rd



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

11.22

Ulysses, PA

COMMERCIAL PROPERTY

218 North Street



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 #: 31715790 List Price: \$535,000

11.22

MORE INFO

Coudersport, PA



247 Rt 6



11.22



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: \$475,000

Shinglehouse, PA



711 Bells Run



12.22



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: \$65,000

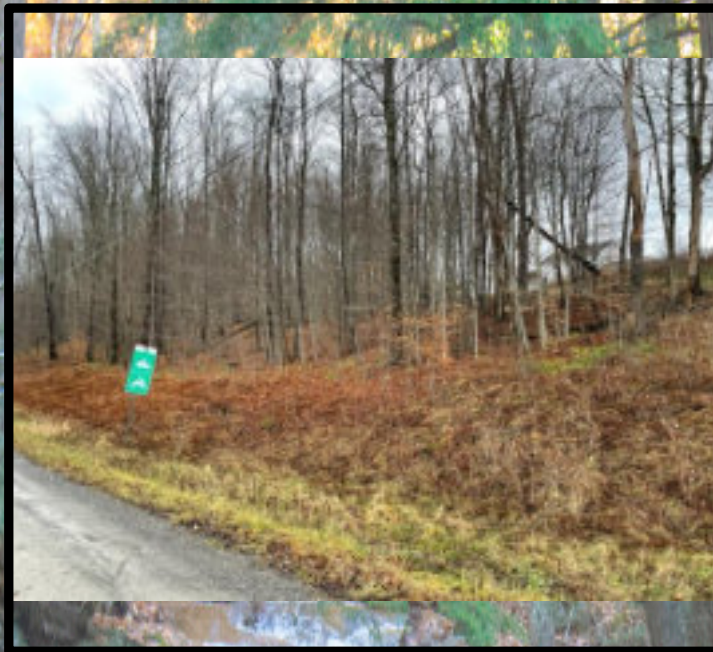
Coudersport, PA



00 Cherry Tree Lane



11.22



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

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



Galeton, PA



3 Poplar Avenue



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

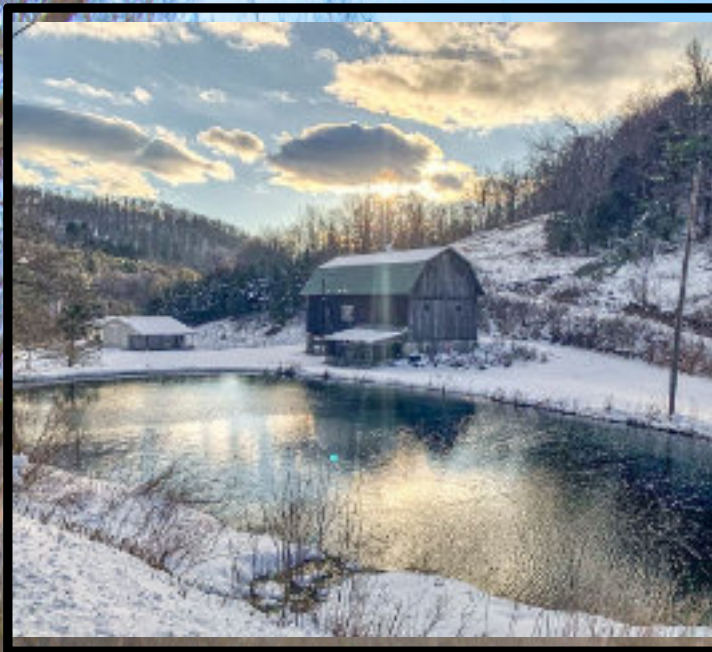
Coudersport, PA



509 North Hollow Rd



3.23



MLS #: 31716164 List Price: \$460,000

Looking for a nice farmette on 24 acres with wooded acreage, barn, workshop with a small stream and ponds? Come check out this 3 bedroom, 2 bath home located just outside Coudersport plus only 2 miles from the snowmobile club. Inside of the home has been thoroughly updated and well taken care of. Home has radiant heat on the first floor with hot water baseboard on the 2nd to keep you toasty and warm, the propane fired boiler is brand new. Conveniently located on a blacktop road with a concrete driveway this property has lots to offer, from the 2 story farmhouse to the heated 2 car garage / workshop, large bank barn and numerous other outbuildings you'll have plenty of room to store all your toys. The large pond is spring fed and holds trout well, the smaller pond is fed from an artesian well near the house. Take a hike up in the woods on one of the trails and enjoy your own slice of tranquility with plenty of room to hunt & ride ATV's. Hi speed fiber right to the house.

Austin, PA



0 Bark Shanty Road



3.23



MLS #: 31716145 List Price: \$499,000

Seclusion, Space & Superb Craftsmanship are combined resulting in this gem residing on 40+ Ac in the Heart of Potter County. Cook up a storm in the kitchen with plenty of cabinet & counter space. Take your pick for relaxing – the living room with a vaulted ceiling & fireplace, the screened in porch or the deck! Having guests over? Tuck them in their own space since the basement is finished with a bedroom, $\frac{3}{4}$ bath and walkout doors. Other draws include radiant heat, detached garage & the quiet sound of nature. Work from home? No need to worry about slow or spotty internet you have Tri-Co, fiber optic connection. Don't delay – set up your showing today!

Port Allegany

LAND

0 Rt 6



1.23



Visual purpose only

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

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



Coudersport, PA



21 Mina Road



1.23



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

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.

Westfield, PA

LAND

228 Eagle View Lane

New Listing

MORE INFO

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

LAND

00 Route 872

New Listing

MORE INFO

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



1.23

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



1.23



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.



Smethport, PA

LAND

338 West Branch Rd

New Listing

MORE INFO

2.23



MLS #: 31716062 List Price: \$40,000

Nice, level 1.97 acre lot conveniently located on paved ATV/Snowmobile approved dead end rd. This lot previously had a mobile home that the sellers had removed, all utilities including electric, natural gas, well, septic tank with grinder that pumps to public sewer at the road are already there, ready for your home or camp. This lot is right down the road from thousands of acres of State Forest lands yet only 10 minutes from Smethport. Currently there is a travel trailer located on the property that the sellers will be removing before settlement. The County taxes currently reflect the mobile home still there so they are in the process of reevaluating them since it's been removed, the public sewer cost is around \$55.00 per month. Note that the property bordering this parcel is also listed for sale consisting of 34.07 acres bordering the Elk State Forest with a trout stream running through it. Maybe purchase it all, build your cabin/home and never have to travel again to hunt & fish.



Ulysses, PA

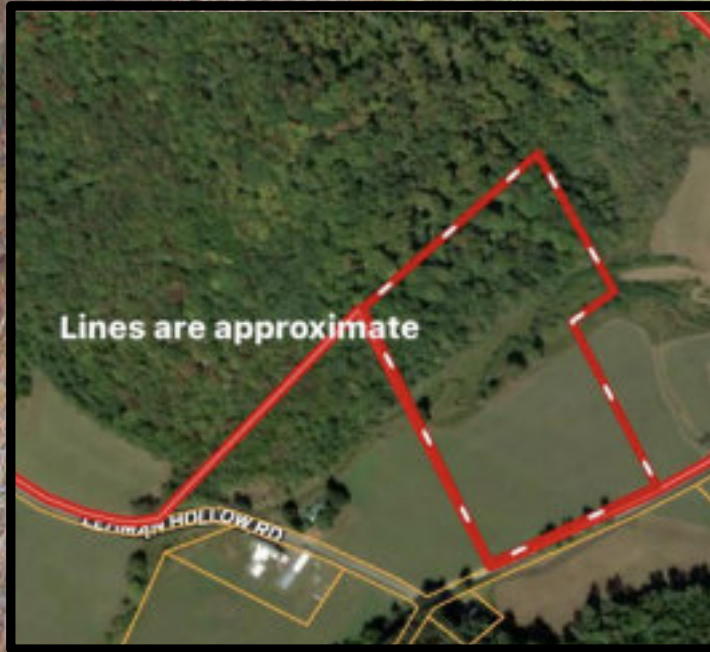
LAND

0 Forks Road

New Listing

MORE INFO

1.23



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

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 running 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



Emporium, PA



4571 Rich Valley Road

New Listing

MORE INFO

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

Coudersport, PA



288 Tennessee Road



2.23



MLS #: 31716128 List Price: \$290,000

Beautifully remodeled Farm house in the Country. Beautiful hardwood floors throughout the upstairs. Mud room in the back leading into a brand-new kitchen with butcher block countertop with a farm sink installed. All new full bathroom on the first floor and a spacious dining room off the large kitchen. An enclosed area for washer and dryer on the first floor. Beautiful flooring throughout the entire first floor with Ceramic tile in the bathroom. Cozy living room off the dining room. It is a must see to appreciate.

Galeton, PA



00 Tyoga Rd



3.23



MLS #: 31716158 List Price: \$76,000

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



Shinglehouse, PA

LAND

00 Dug Rd

New Listing

MORE INFO

3.23



Looking for a secluded yet accessible piece of acreage that borders the Oswayo Creek? Come take a look at this partially cleared parcel with a mix of fields, pines, woods and marshland that offer great hunting and fishing on a well know trout stream in Potter County. There's already been a perc test done with an elevated sand mound system approved as well as a privy on a tank if that's your desire. Perfect place to build a cabin that is still within 40 minutes of the big box stores.

MLS #: 31716195 List Price: \$95,000



Coudersport, PA



182 N Hollow Heights

New Listing

MORE INFO

3.23



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

MLS #: 31716184 List Price: \$310,000



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