

# Howard Hanna

**11564 Route 6  
Wellsboro, PA 16901  
570.723.1600**

**HOURS:**  
Weekdays 8:30-7  
Saturdays 9-3  
Sundays 11-2

Licensed in PA & NY

**Realty Pioneers** [www.wellsboro.howardhanna.com](http://www.wellsboro.howardhanna.com)

## THIS WEEK'S FEATURED PROPERTY



### Bittersweet Lane, Austin

Amazing mountain home on 116 acres. Private and secluded with a pond, beautiful views, 4 bedrooms, 3 baths, large eat-in kitchen and MORE! This is a MUST see!

REF#11251G.....\$425,000

## NEWLY LISTED



### Bush Rd., Almond NY

Perfect acreage for your DREAM home or cabin! Beautiful views! QDM Deer Management plan in place. 130-160 Class Buck taken yearly. Borders State Land. REF#11299B...\$59,900



### County Rt. 32., Almond NY

Perfect acreage for your DREAM home or cabin! Fruit Trees Galore! Electric available. Breathtaking views! Small pond. Timber value. Additional acreage available. REF#11305B...\$139,000



### County Rt. 30, Almond NY

131 acres of prime hunting! Perfect for your home or camp! Property has a small stream and a pond. Electric on property. Agricultural Lease income potential. REF#11302B...\$179,000



### County Rt. 32., Almond NY

Perfect acreage for your DREAM home or cabin! Fruit Trees Galore! Electric available. Breathtaking views! Small pond. Timber value. Additional acreage available. REF#11298B...\$199,900



### County Rt. 32., Almond NY

153 acres of prime hunting! Borders State Game Lands. Has a small cabin used as a tree blind/stand and there are numerous other tree stands in place around property. REF#11296B...\$199,900



### County Rt. 32, Almond NY

275 acres of prime hunting! Perfect location for your dream home or cabin! Minutes from Hornell! Electric available. Property has 2 ponds, a stream, and timber value. REF#11301B...\$499,900



### Pumpkin Hill Rd., Mansfield

This 3 unit apartment complex includes a rented mobile home lot also. 2 large apartments and 1 efficiency apartment. Common area for laundry, gardening area and parking. REF#11157...\$89,900



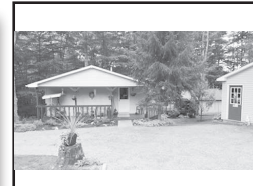
### Park Ave., Coudersport

Fully remodeled 3 bedroom, 1 bath home, close to library, school, and park. Hardwood floors, great kitchen, new electric, plumbing, roof, and more! REF#11093...\$74,000



### Burleson Ave., Roulette

Beautiful farmette with 2 bedrooms, 1 bath and in immaculate condition. 7.6 acres of level land, a barn w/pit & upstairs for storage. Home has MANY upgrades! Call today! REF#11303C...\$159,333



### N. Baker Hollow Rd., Coudersport

3 bedroom, Ranch style, home with wrap around deck, 1.5 car garage and an additional 1 bedroom, 1 bath cabin. Both sit on 3.1 secluded acres, yet close to town. REF#11304B...\$159,900

## COMMERCIAL • LAND • RESIDENTIAL



**East Ave., Wellsboro**  
This commercial building is lovely! Back office is currently leased by an accountant. Upstairs has a kitchenette, full bath and 3 bedrooms. Downstairs, a conference room and more! REF#11065...\$398,900



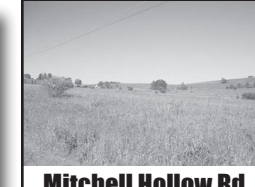
### Rt. 6, Gaines

Well established campground on 37+ acres in a beautiful setting. 110 sites, 2 shower houses, 2 mobile homes, 3 pavilions, dumping station, 2 ponds, 3 bedroom home and more! REF#10991...\$529,900



### Forrest Glen Lane, Covington

Great building lot close to state lands. A great place to build your get a way or home in the country! Call Howard Hanna today for more info! REF#11180...\$28,00



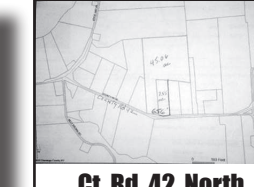
### Mitchell Hollow Rd., Coudersport

Beautiful lot of just a little over 8 acres. Had a previous perc test. Not far to Route 6 and Coudersport. Great area for a new home and the price is right! REF#11205...\$29,900



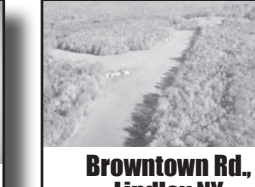
### St. Hwy. 8, New Berlin NY

New Berlin, Chenango County, NY. Hunting/recreational property nestled in the Appalachian mountains. Mostly wooded 53+ acre tract of land! Great location! REF#11131...\$105,000



### Ct. Rd. 42, North Pharsalia, NY

Amazing views from this 52.61 acre parcel with 656' of road frontage. Perfect place for your dream home. Perkins Pond State Forest plus many others! REF#11132...\$105,000



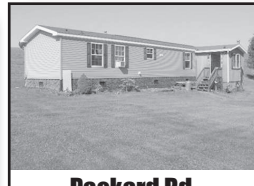
### Browtown Rd., Lindley NY

Designated FAA as PA17/Canaan Field Air Strip. Easy access to PA RT 15 / I-99 North & South Corridor. Private 2,000 foot plus landing strip on 28+ acres, is every pilots dream. REF#11059...\$139,900



### Route 249, Wellsboro

This 2 unit apartment building is just waiting to make you money. Everything is neat as a pin and in good condition. Come make your offer day! REF#11103...\$59,900



### Packard Rd., Covington

This 2010 single wide on a 2 acre rented lot (\$200 a month) has a large living room, new hardwood flooring, and new carpeting. Wood stove will keep you cozy warm this winter! REF#11255F...\$56,000



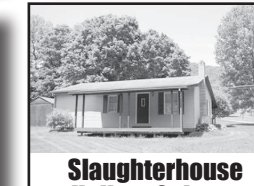
### Oak St., Galeton

Very nice home on a quiet, out of the way, street with nice yard. Cozy home has 3 bedrooms, kitchen/dining area, living room with stone hearth and more. Call today! REF#11209...\$59,900



### Academy St., Genesee

Well cared for home was appraised for more than the asking price! 3 bedrooms, large living room with cathedral ceilings, level back yard AND an attached garage. REF#11081...\$65,000



### Slaughterhouse Hollow, Galeton

Nice for a home or camp. Quiet setting on 1+/- acres - about 5 minutes to State Lands and Lyman Lake. If you're looking for a smaller home or a get away cabin don't miss this! REF#11231...\$88,900



### White St., Blossburg

This 2BR ranch sits on a large lot on edge of town, has a partially wooded backyard, garden with rich soil and nearby trails for walks, runs or biking. New patio, sidewalk and porch. REF#10943...\$89,000



### Rt. 49, Westfield

3 bedroom, 1.5 bath home with a yard full of fruit trees, berry bushes, grape vines and garden spots! Eat in kitchen, den with fireplace, garage and workshop! Great! REF#11135...\$95,000



### Germania St., Galeton

This 2 story, 3 bedroom, 1.75 bath home sits on Berger Lake. Watch the 4th of July fireworks over the lake. Screened back porch, stone patio, oversized 1.5 car garage. REF#11211...\$98,000



### N. Academy St., Mansfield

Motivated sellers! Nice home with 4 bedrooms and a great backyard. Could be an investment property close to the college or a family home. Needs a little TLC! REF#11156...\$112,000



### Hamilton Rd., Ulysses

Charming cabin in the woods with 4 bedrooms, 1 bath and is warm & inviting inside. Wood and coal heat, beautiful ceramic tile and wood laminate floors. Wildlife too! REF#11257G...\$122,900



### Oak St., Coudersport

Beautiful Victorian 4 bedroom, 1.5 bath home with beautiful oak woodwork, new windows, hardwood floors, picturesque fireplace, enclosed sun room and more! REF#11202...\$139,000



### Adam Dr., Blossburg

This lovely in town rancher is conveniently located to the I-99 corridor. 3 bedroom, 2 bath, beautifully done, oak hardwood flooring and solid oak doors and more! REF#11225...\$169,900



### Fry Rd., Sabinsville

Picturesque Mountain views, Privacy and Spacious Main Ranch Home - Plus and additional income Producing Hunting/Rental/Guest Home. Call for details! REF#10966...\$193,500



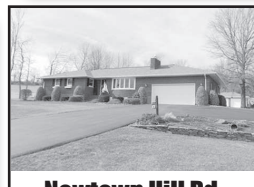
### Barney Hill Rd., Elkland

Come take a look at this beautiful Log sided home with 3 bedrooms, garage that fits 4 cars, 2 story barn, chicken coop, green house, small fish pond, and so much more! REF#11062...\$210,000



### Austinville Rd., Troy

Secluded, 4 bedrooms, 2.5 baths, 20+ acres of great hunting, hiking or trail-riding. 2-car attached garage and a large storage shed/garage cozy fireplace and a hot tub. REF#11223...\$249,900



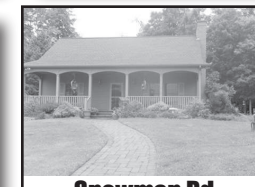
### Newtown Hill Rd., Mansfield

Gorgeous 5 BR home in a great location! A must see! Eat in kitchen, formal dining room, family room, bar, 2 garages, 1 with black & white tile floors! REF#11137...\$289,000



### Yamaha Lane, Galeton

Stone and Cedar Lodge with a panoramic view on a beautiful open and wooded 8+ acre lot. Spacious rooms, towering stone fireplaces, 3 bedrooms, 2 baths, and more! REF#10948...\$298,000



### Snowman Rd., Coudersport

Custom built home on 23+ acres with 4 bedrooms, 3 baths and an amazing view of the surrounding hills. OGMs are included and home is secluded. This home is a must see. REF#11226...\$345,000



### Hillside Dr., Mansfield

Custom built home with spectacular views, vaulted ceiling in formal entry, formal dining room and foyer with Mahogany hardwood floors. 4 large bedrooms and MUCH MORE! REF#11259A...\$359,900



### Leetonia Rd., Gaines

Looking for a GREAT get-away, rare find and total seclusion? This 2 story home has 75+ acres completely surrounded by over 41,000 acres of State Land! Call for info! REF#11136...\$599,000



### Pine St., Galeton

This is a beautiful 4 bedroom home with a lovely kitchen/dining room. First floor bedroom just added for convenience. Great front porch and deck off kitchen! REF#11193...\$85,000

## Howard Hanna Realty Pioneers is running a *photo contest!*

**\$125 first prize \$75 second prize \$50 third prize plus honorable mention prizes.**

*Winners will be featured in the "SPRING" edition of our real estate magazine!*

We are looking for photos that reflect the lifestyle in and around the Northern Tier of PA. and the Southern Tier of NY. **SHOW WHAT OUR COMMUNITIES ARE ALL ABOUT!**

If you would like to enter your photos, please send them to [thomassaveri@gmail.com](mailto:thomassaveri@gmail.com) with your contact information NO LATER THAN 11/11/15!

Staff at Howard Hanna Realty Pioneers will be judging and all decisions are final. WINNERS WILL BE SELECTED BY 11/24/15 SO SEND US YOUR BEST TODAY! Contest ends 11/11/15!

\*By submitting any photo you are agreeing to allow Howard Hanna Realty Pioneers to use the photos for any and all marketing they may do.

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