



THE REAL ESTATERS OF MANSFIELD

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ROOM TO ROOM! Contemporary 2 story 3000+ sq ft home. Completely renovated & upgraded inside & out. Great Room w/woodstove, 5 bdrms, 2.75 baths, gorgeous kitchen & much more! Borders Corey Creek Golf Club east of Mansfield. **\$234,900.....MLS #125135**



COMMERCIAL/OFFICE/RESIDENTIAL Are all possible uses for this 2,540 sq. ft. former 2 family home. Zoned Commercial B3 located at 416 South Main St. across from Fire Hall in Mansfield, PA. 1+acre. Needs some TLC & priced accordingly. **Just \$199,000.....MLS #125177**



TIOGA COUNTY HORSE FARM On 26.29 acres just North of Wellsboro PA on Catlin Hollow Rd. 2,736 sq. ft. 2 story totally remodeled 4 bdrm., 2.75 bath home. 3 car detached garage/shop w/office. 90x120 horse barn w/ indoor arena & 16 box stalls. **\$389,900.....MLS #124544**



TROY HOME — PRICE REDUCTION! Affordable 4 bdrm., 2 bath ranch home over full bsmt. Located just north of town off Rt. 14 at 674 Havens Road. Huge living room w/fireplace. Public sewer. Nice views. 2.62 acres. Immediate possession! **Just \$99,900!.....MLS #124251 or R26479**



ROOMY WITH 3 CAR GARAGE 1,620 sq. ft. 3 bdrm., 2 bath manufactured home new in 1999. Full block foundation. Master bdrm. suite w/bath. 3 car, 3 door 28x36 heated garage attached by breezeway. 1.22 acres w/public water & sewer Knoxville area location **\$149,900.....MLS #124685**



DISTINCTIVE MANSFIELD HOME! Located at 184 St. James Street. 2 story 4 bdrm 1.5 bath home on large lot. Hardwood floors, open floor plan, private deck, paved driveway. Updated heating system & detached 2 car garage. **Just \$179,000!.....MLS #124965**



HOME & 3 CAR GARAGE Located at 32 Wellsboro Street, Tioga, PA. New in 2007. 3 bdrms., 2.5 baths. Modular home on 1+ acre w/1876 on 1st floor. Finished bsmt. w/family & rec rooms & 3 more bdrms. Back yard w/pool. Fireplace, deck, paved driveway. **\$229,900.....MLS #124910**



COVINGTON TOWNSHIP — PRICE REDUCED! Year round home or seasonal retreat located in gated Community at Intersection of Blake & East Creek Roads. 1.5 story, 1,568 sq. ft. home w/4 bdrms, & 1 bath. Fully furnished. Close to State Forest. Well, septic & electric. **Just \$129,000.....MLS #124549**



TIOGA HOME & 2 CAR GARAGE 3 bdrm., 2 bath like new manufactured home built in 2002. Roomy at 1,680 sq. ft. Large kitchen w/oak cabinets, island w/china cabinet, breakfast nook & pantry. Living room w/entertainment center. 2 car detached garage. Large deck. Energy efficient. **Just \$114,900.....MLS #124152**

LAND • LAND • LAND • LAND

AFFORDABLE HOMESITE! 1.68 acre surveyed bldg. lot in Sullivan Township between Mainesburg & Sylvania. Electric & phone onsite. Paved road frontage. Level & ready to build w/low cost inground conventional sewage site. **Just \$29,900.....MLS #124973**

CLOSE TO STATE FOREST! 7.43 acre wooded parcel in Ward Twp, Tioga County, Pa. Electric onsite. Approved sewage site. Good hunting. Ride your ATVs. Great home or camp site. Minutes to Mansfield, Covington, Troy & Canton. Priced to sell. **Just \$29,900!.....MLS #124188**

LAND, SEPTIC & GAS RIGHTS! 4.15 surveyed acres in Sullivan Township bordering Dewey Hollow Road (T-932). Previously installed sewage system for up to 3 bdrm. home included. **\$45,000 with leased Oil & Gas Rights or \$42,500 w/out!.....MLS #124420**

8 ACRES W/PUBLIC SEWER! 8 surveyed acres fronting on Rt. 328 between Jackson Summit & Millerton. Large bank barn — toss-up keep it or take it down. Public sewer across it. Gas, phone & electric avail. Easy commute Mansfield, Troy, Corning, Elmira. **Just \$49,000.....MLS #124787**

OVERLOOKING COWANESQUE LAKE 33.15 surveyed acres on Rt. 49 directly across road from South Side Recreational Facilities. Spectacular views. Utilities onsite. Septic system leach field included. **\$124,900 w/\$5,000 Seller Assist or \$119,900 w/out!...MLS #124960**

VIEWS FOR MILES! Overlooking the hills, valleys, farms & woods surrounding Roseville. 37.62 acres in Rutland Twp. with 1360 ft. of frontage. Electric onsite. Approved sewage site. Easy commute to Mansfield, Troy & Elmira. **\$126,900.....MLS #124967**

LOT, WELL & SEPTIC!!! 2.17 surveyed acres on Erway Road in Covington Twp. w/Mansfield address. Shared well. New septic system included. Mobile homes, doublewides, modulars & stick homes all acceptable. Gas, electric & phone-onsite. **Just \$35,500!.....MLS #122941**

HUGE LAWRENCEVILLE LOT!!! 1.85 acres bordering Mechanic Street. Public water & sewer available. New survey. R-2 zoning allow doublewides, modulars, stick built homes or duplexes on permanent foundations. **Just \$20,000!...MLS #124638**

CLOSE TO STATE FOREST! 19.41 wooded acres with 2000+ ft. of frontage in Cross Creek Pines, Ward Twp., Tioga County, PA. Electric onsite. Approved sewage site. Good hunting. Ride your ATVs. Minutes to Mansfield, Troy, Canton & Williamsport. **Just \$67,900...MLS #124186**

COMMERCIAL BUILDING SITE Located near the I-99 & Business Rt 15 exit south of Mansfield. 2.14 acres w/public water & sewer next door. \$40,000 of fill in place & ready to build. Behind Wendy's next to First Heritage Credit Union. **Price to sell at \$149,000.....MLS #124717**

HILLS CREEK STATE PARK & LAKE! Directly across the road from this 2.51 acre lot. Ready to build w/electric, natural gas, cable & phone. Unleased Oil & Gas Rights included. Low cost in ground sewage site. Minutes to Mansfield & Wellsboro. **Just \$35,900!.....MLS #124230**

FOR RENT • FOR RENT • FOR RENT

COVINGTON TWP COMMERCIAL RENTAL 30x50 Steel Bldg in good condition. Commercial zoning. High visibility bordering Old Rt 15 just south of Covington. Lots of parking, 12 foot overhead door to 1500 sq ft of work & storage space. **\$695 p/m + utilities + deposit!.....MLS #124941**

SULLIVAN TWP. HOME FOR RENT! On Old State Road between Mainesburg & Sylvania at Gray Valley Rd. intersection. Minutes to Mansfield or Troy. 2 story, 3 bdrm., 1 bath home. Dining room, huge living room, sun room, 2 bay garage. **Just \$975 p/m + utilities + security deposit.....MLS #123611**

FOR RENT — 3 BDRM. HOME 3 bdrm., 1.75 bath home at 20 Center Street, Tioga, PA. Totally remodeled. Kitchen w/stainless steel appliances, oak cabinets & new flooring. Walking distance to everything. **Just \$995 p/m + utilities & deposit or buy for \$139,900.....MLS #124963**

MANSFIELD AREA — AFFORDABLE RENT Efficiency units in Richmond Township off Rt. 15. Remodeled rooms which were formerly part of West Motel. Each is furnished & includes TV, microwave & refig. Utilities included! Rent by the month or year. **Just \$595 p/m!.....MLS #124635**

FOR RENT — ELKLAND COMMERCIAL PROPERTY Formerly Elkland Auto Sales. 3200 sq. ft. steel bldg. w/office & garage space. Lots of parking. Public water & sewer. 401 North Buffalo St. location. **\$1200 p/m + utilities. Immediate possession.....MLS #124660**

BLOSSBURG COMMERCIAL RENTAL Approx. 1,050 sq. ft. of street level retail or office space at 106 Carpenter Street. High visibility w/First Citizens across street, high school in back and Business District in front. **Just \$400 p/m + utilities + deposit.....MLS #124934**

FOR RENT — 3 BDRM. APARTMENT! 1,280 sq. ft. 3 bdrm., 1 bath totally remodeled apartment in Tioga, PA. Huge kitchen, new flooring, handicap access with outside ramp. Walk to downtown. Lots of parking. **\$895 p/m + utilities, +\$895 security deposit.....MLS #123143**

COMMERCIAL RENTAL — RICHMOND TWP! Near Walmart at corner of Canoe Camp Creek & West Gate Roads. Over 25,000 sq. ft. under roof. 3 large pole bldgs., well & other improvements w/concrete & dirt floors. High ceilings & doors. Zoned Commercial. Great easy access location. **Just \$3,900 p/m!.....MLS #123598**