



THE REAL ESTATERS OF MANSFIELD

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HOME ON 4+ ACRES! Less than 1 mile from Hills Creek State Park & lake. 2 story over full bsmt. w/integral garage. 4 bdrm., 2.5 bath home w/2 family rooms. Just under 1,900 sq. ft. Oil, gas & mineral rights included. **Just \$142,500!**MLS #127468



AFFORDABLE HOME 2 story, 3 bdrm. home at 2664 Hills Creek Lake Road close to state park & lake. Nicely maintained. Onsite water. Community sewage system. Middlebury Twp. & Wellsboro Schools. **Priced to sell at just \$85,000**MLS #127472



AFFORDABLE TIOGA HOME!!! 3 bdrm., 1 bath, 2 story home at 7 Oak Street in Tioga. Big family room, upgraded kitchen, replacement windows & big bath. Detached garage. Nicely landscaped. Close to park & pool. **Just \$65,000**MLS #126377



BEAUTIFUL HORSE/HOBBY FARM! Located at 222 Seymour Hill Rd. in Sullivan Twp. 15.37 acres (lots of it fenced) 10,500 sq. ft. indoor riding arena & outside training pen. 19 stall barn. 2 story, 4 bdrm. home. Minutes to Mansfield & Troy. **Just \$299,900**MLS #127311



AFFORDABLE COUNTRY HOME 1.5 story frame home over partial bsmt. located at 864 Bear Creek Road in Jackson Twp. 3 bdrms. up (\$2,500 credit toward drywall & carpet upgrades in 2). 1 bath down. Detached carport. Gas rights incl. Easy commute to Mansfield, Troy, Elmira, Corning. **Just \$79,900**MLS #127174



BIG HOME — LOW PRICE! 2,368 sq. ft. 2 story home in Covington. Remodeled w/great floor plan. 3 big bdrms. & bath up. Kitchen, dining, living & sun rooms down w/half bath. Den could be 4th bdrm. **\$99,500 w/\$5,000 Assist to Buyer or \$94,500 w/out!** (Currently Tenant occupied)MLS #125140



RESTORED VICTORIAN Completely upgraded w/new kitchen, bathrooms, plumbing, furnace, windows, roof, sheetrock & paint inside & out. New detached 2 story, 2 car garage. Refinished wood floors. New landscaping. Blossburg. Motivated sellers moving. **Just \$189,000**MLS #127250



MAGNIFICENT MANSFIELD HOME 19 acres w/spectacular views of Mansfield from this ranch over full finished w/bsmt. (4,284 sq. ft.). Huge deck. Up to 5 bdrms., 2.75 baths, central air & vac, fireplace & wet bar, 2 car garage, detached steel barn & 5 ac. "common use" pond. **Was \$419,900. Now \$399,900!**MLS #126552



COMMERCIAL OPPORTUNITY — RICHMOND TOWNSHIP Former dairy complex located at 381 Canoe Camp Creek Road near WalMart south of Mansfield. 4.96 acres zoned commercial. 30,500 sq. ft. under roof in 3 large pole barns. Great for construction or gas company. (Huge yard/parking area!) **Just \$289,900**MLS #127538

LAND • LAND • LAND • LAND • LAND

VIEWS FOR MILES!!! From this 10+ acre tract of land fronting on Trowbridge Station Road in Jackson Twp., between Millerton & Jackson Summit. Public Sewer & Utilities all available. Minutes to Elmira & Corning. **Just \$49,900**MLS #127438

SULLIVAN TOWNSHIP LAND 23.44 surveyed acres located between Mansfield & Troy, PA. 1,400 feet of frontage on Ollock Road & Old State Road. Great views. Substantial tillable land. Approved sewage site. Electric onsite. **Just \$89,900**MLS #127495

GEM LAKE BLDG. LOT 5+ acres with well, electric & approved sewage site. Faces 12+ acre Association owned lake for fishing, swimming & recreation. State Forest less than 2 miles. Minutes to Troy & Mansfield. **Just \$44,900**MLS #126687

50 ACRES W/WELL & SEPTIC 50 wooded acres with 4 wheeler & hunting trails throughout. Ward Twp., Tioga County location close to PA State Forest. Cleared home or camp site w/drilled well & septic system for up to 3 bdrms. Electric onsite. **Just \$149,900!**MLS #127496

LAND WITH SEPTIC 10.56 surveyed acres in Richmond Township minutes from Mansfield. Sits on both sides of Kelly Towns Road, T-571 on Pickle Hill. Includes sewage system for 3 bdrm. home. Mix of fields & woods. **Asking \$79,900**MLS #124946

20+ ACRES — FIELDS, WOODS, STREAM 470' of frontage on Hills Creek Road. Fields along road. Easy access bldg. sites between it & stream. Woods in back for hunting. Approved low cost inground sewage site. Utilities avail. Easy commute to Wellsboro, Mansfield & Hills Creek State Park & Lake. **\$79,900.** MLS #125487

LAWRENCEVILLE BORO HOMESITE! 1.85 surveyed acres fronting on Mechanic Street. Huge lot borders the dike & Tioga River in the back. Public water, sewer, electric, gas, phone & cable all available. Zoned R-2. **Priced to sell — Just \$16,900!**MLS# 126465

7.6 ACRES WITH POND! Gorgeous parcel of land for your new home or weekend retreat. Less than 1 mile from Hills Creek State Park & Lake. Utilities onsite or avail. Seller completing sewage site test. 1.2 acre pond. Oil & gas incl. **\$89,900**MLS #127461

FIELDS, WOODS, VIEWS, STREAM! 43.38 surveyed acres in Rutland Township near Roseville, PA. Great setting. Mix of fields, woods & water in farm country provides great hunting. Electric onsite. Nice views. Approved sewage site. **Just \$94,900**MLS #126024

HILLS CREEK ESTATES 2.64 acre lot w/long frontage on both Knoll Top Court & Kelly Roads. Approved sewage site. Nice views. Gently sloping & ready to build w/electric, phone, cable & gas all available. **Asking \$43,900**MLS #126696

83+ ACRES & 9+ ACRE POND 83.16 surveyed acres in Sullivan Township between Mansfield & Troy. 9+ acre stocked pond. Approved sewage site. Utilities avail. Long frontage on Rt. 6 & Aumick Road. Mostly wooded. Easy commute to Mansfield, Troy & Elmira. **Asking \$269,900**MLS #126501

COMMERCIAL BUILDING LOT 2+ acres in Richmond Twp. bordering First Heritage Bank behind Wendys on Business Rt. 15. \$40,000 of fill on site takes it out of flood zone. Ready to build w/utilities & public sewer avail. High visibility & traffic flow at I-99 exit. Reduced! **Just \$109,900!**MLS #126567

FOR RENT

FOR RENT — SULLIVAN TWP. HOME! 2 bdrm. ranch over full bsmt. located at 363 Dewey Hollow Road. Great spot between Mansfield & Troy at the base of Armenia Mtn. Furnished & ready to occupy. No pets. 1 yr. lease required. **\$600 p/m + \$600 deposit + utilities**MLS #127426

MIDDLEBURY CENTER — FOR RENT 4 bdrm., 1 bath 2 story side of duplex w/shared parking at 136A Joe West Road. Partially furnished. Also includes stove, refrig., washer & dryer. Immediate possession avail! **Just \$895 p/m + utilities & security deposit**MLS #127014

FOR RENT — MANSFIELD 2 bdrm., 2 bath doublewide ranch w/deck located at 485 Mann Creek Road less than 2 miles from Mansfield. Stove, refrig., washer & dryer incl. w/some other furnishings. **\$850 p/m + \$850 deposit + utilities**MLS #127329

FOR RENT — RICHMOND TOWNSHIP The former "Fiamingo's" moving & storage facility on Rt. 6 near Corey Creek Golf Club. 8,400 sq. ft. warehouse w/loading dock. Large improved "yard" area. Includes downstairs for office space in onsite home. **Just \$2,000 p/m**MLS #127353