



THE REAL ESTATERS OF MANSFIELD

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www.therealestaterofmansfield.net



BLOSSBURG APT. / COMMERCIAL BLDG. 2 story bldg at 248 Main St. 6 Apartments on 2nd floor. 3 Apts. & 2 Commercial Units on 1st floor. Upgrades include rubber roof, electric B.B. Heat, windows & Exterior Paint. Should Gross approx. \$55,000 w/great Net income. Owned by Realtors. **Just \$299,500.....MLS#131361**



MANSFIELD HOME - PRICE REDUCED! Great home located at 96 St. James Street. Upgrades include new siding, roof, windows, heating, kitchen with S.S. Appliances, flooring, bathrooms & deck. 2 baths & up to 4 bdms. Appraised at \$200,000. **Was \$194,900, now Just \$189,900.....MLS#132000**



MANSFIELD HOME - PRICE REDUCED! Located at 89 Saint James Street. 2 story 4 bdrm., 1.5 bath wood frame home over partial bsmt. Detached garage. Public Water & Sewer. Walking distance to University & downtown Business District. **Was \$89,000! Now just \$84,900.....MLS#132786**



SPECTACULAR HOME ON 19+ ACRES! With stocked Pond located at 293 North Bullock Road, Mansfield, PA. Gorgeous A-Frame with glass wall facing pond & view on 3 levels. 4 bdms. & 3 baths & 3 family rooms. Paved driveway. Detached 3 bay, 3 door garage/shop & Bank Barn. Nice mix of fields & woods. Easy commute to Mansfield & Wellsboro **\$369,900.....MLS#132591**



48 UNIT SELF STORAGE UNITS! Existing Business on 1 acre bordering Rt. 414 2 miles West of Rt. 15 Intersection at Liberty Exit. 30'x100' & 40'x100' bldgs w/ room for 3rd. Full most of time. Chain Link Fence, security camera's & new lighting. **Just \$149,000!.....MLS #130841**



RANCH HOME IN SULLIVAN TWP. 1992 Astro Doublewide on 2.43 acres. 1836 sq. ft. w/4 bdms. & 2 baths. Gas Heat. Working fireplace, vinyl siding. Nice views. Well & septic. State Forest just minutes away! Easy commute to Mansfield & Troy. Price reduced! **Just \$94,900 w/\$5000 Seller Assist or \$89,900 w/out.....MLS#132152**



RECENT DAIRY FARM & HOME On 19.84 acres of Pasture & Fields located at 686 Spencer Road in Richmond Twp., Mansfield PA. 2 story, 3 bdrm., 1 bath remodeled home. 10,750 sq. ft. Barn currently set up w/dairy parlor, free, tie, & box stalls subject to other potential modification for Horses, Beef or other Ag uses. **Just \$269,900.....MLS#131396**



HOME + 8+ ACRES - PRICE REDUCED! Located at 15324 Rt. 6 in Richmond Twp. just West of Mansfield, PA. 3 bdrm., 1 bath 1,100 sq. ft. Mobile Home on Piers in excellent condition inside & out. Vinyl siding & shingle roof. Appliances incl. 8+ acres w/views. **Just \$99,999!.....MLS #127160**

LAND • LAND • LAND • LAND • LAND

HILLS CREEK LAKE & STATE PARK 2 Acre homesite within walking distance of Hills Creek State Park & Lake. Approved Sewage Site for low cost Inground System. Mostly wooded w/utilities onsite. Easy commute to Mansfield or Wellsboro in Tioga County. **Just \$29,900!.....MLS#132294**

OPEN & WOODED LAND - PUBLIC SEWER ONSITE! In Jackson Twp. w/1,016 ft. of frontage on Rt. 328. 8.05 Surveyed acres. Bank Barn in poor condition. Small stream rear of property. Electric, phone & Gas avail.onsite! Public sewer onsite subject to paying \$2,400 Tap in Fee. Easy commute to Elmira, Corning, Mansfield & Troy. **Was \$39,900, now just \$38,900!.....MLS#130838**

BUILDABLE FARM LAND! On Old State Road in Sullivan Twp. 25.19 Acres. Mostly fields & Pasture w/a few acres of woods. Approved Sewage Site for Sand Mound System. Low Taxes in Clean & Green. 723' of Paved Road Frontage. Utilities along Rd. Easy Commute to Mansfield & Troy. **Asking \$94,900.....MLS# 132994**

37.62 ACRES IN RUTLAND TWP. Views for miles from this surveyed 37.62 acre parcel overlooking Roseville. 1,360' of frontage on 2 roads. Electric onsite. Approved sewage site. Would qualify for "Organic" Farming. Easy commute Mansfield, Troy, & Elmira. **Was \$107,800. Now just \$100,000!.....MLS#129436**

OPEN & WOODED ACREAGE! 26.51 newly Surveyed acres in Rutland Twp. bordering Bailey Creek Rd. Approved Sewage Site for Sand Mound Septic System. Tri-County Electric avail. Easy commute to Mansfield & Elmira. **Asking \$79,500!.....MLS# 132067**

LAND IN SULLIVAN TOWNSHIP 31.16 Surveyed acres on Bailey Road just off Rt. 6 near Bradford County Line. Nice mix of open & wooded land. Nice Views. Utilities avail. Approved Sewage Site. Low Taxes in Clean & Green. Seller retaining Gas Rights. Easy commute to Mansfield & Troy. **Asking \$99,900.....MLS#132536**

AFFORDABLE LOT! 0.32 acre Lot bordering Rt. 549 in Roseville Boro near Rutland Twp. line. Existing well. Previous onsite sewer (components unknown) may or may not be usable. Natural Gas, Electric & Phone all available. **Just \$10,000MLS# 131765**

LAND FOR HOME/CAMP & RECREATION 55.86 Surveyed Acres in Ward Twp. near Mansfield & Troy. Mostly wooded with ATV & Snowmobile trails thruout. New well & septic included. Food Plots onsite. Great hunting. Pond included. Close to State Forest. Electric onsite. Easy Commute to Mansfield & Troy. **Now just \$179,000.....MLS# 132323**

I-99 COMMERCE PARK LOT Spade ready easy access 1.15 acre Lot in Mansfield, PA at Exit Intersection w/Rt. 6. Public water, sewer, electric, phone, cable & internet all avail. Many Lots to choose from. Lot 25 is at end of Dorsett Hgts. Rd. past "Perkins". **Just \$89,000.....MLS#128405**

37 ACRES BORDERING STATE FOREST! 37 wooded acres bordering State Forest on 2 sides. Delmar Township location with Right of Way access off Canada Run Rd. Extension. Fronts stream. Low Clean & Green Taxes of \$57 p/ly. Low Cost Inground Sewage Probes. Close to Rt. 6, Pine Creek & PA Grand Canyon. **Just \$99,500.....MLS#132690**

OPEN & WOODED LAND W/STREAM On South Elk Run Road near Cherry Flats. Mostly wooded w/some grown over fields. Small stream thru property. 54.96 Surveyed acres w/900+ ft. of frontage. Low cost inground sewage site. Good hunting. Easy Wellsboro, Mansfield commute. **\$164,850.....MLS#127319**

RICHMOND TOWNSHIP COMMERCIAL LAND Just West of Mansfield Boro fronting on Rt. 6. Zoned Commercial it can be used for Business &/or Residential purposes. 5 acres with existing driveway onto property. Onsite Well & Public Sewer. **Price reduction! Was \$124,900, now just \$109,000!.....MLS# 131775**

LAND FOR HOME OR BUSINESS! 4.54 surveyed acres in Covington Township fronting on Rt. 660 & T743 Stars Rd. Zoned Commercial. Build Home & / or Business or both. Approved sewage site. Gas, Elec. & phone avail. Newly installed driveway included! **Just \$39,500.....MLS# 131721**

COMMERCIAL LAND - PRICE REDUCED! With public water & sewer at 1660 South Main Street, Mansfield, PA. Close to I-99 Exit located off Old Rt. 15 located behind Arby's & Wendy's & next to First Heritage. Heavy daily traffic flow. All utilities avail. 2.14 acres ready to build on! **Was \$89,900, Now just \$79,900!.....MLS#132617**