

**Christina (Costanzo) VanDergrift-----Broker/Owner**

**Victoria Murphy - Assoc. Broker ..... 570-439-0821**

**Amy Root - Assoc. Broker ..... 570-772-6996**

**Phyllis Wheeler.....570-439-3663**

**Shelley D'Haene .....607-857-8528**

**Kristi Gee.....607-425-7085**

**Austin Dunham.....570-439-3071**

**Maegan McConnell....570-787-3165**



570 723 8484

**477 Tioga Street • Wellsboro, Pa. 16901**

**www.mvrwellsboro.com**

**570-723-8484**

**Now Licensed In Both Pa & Ny**

## **NEW LISTING !!**



**Wellsboro** - Discover your own private retreat with this 71-acre parcel of rolling hills tucked away in the heart of Northern Pennsylvania. This property offers the perfect setting for building your dream home, a hunting lodge, or simply enjoying the outdoors. The land is mostly wooded, providing excellent wildlife habitat and natural beauty, while open spaces offer potential for building sites, food plots, or recreational use.

**\$469,900    MLS 31723172**

## **PRICE REDUCTION !!**



**Athens** - Always dreamed of being your own Boss, owning your own Restaurant/Bar/Hotel? Look no further - after 25 years of providing service and entertainment the current owner is ready to pass the torch on to carry out the legacy that was started here. This well-known business is waiting for you to bring your business sense and style to revive this hot-spot venue. Includes a hotel liquor license!

**\$529,000    MLS 31719974**

## **PRICE REDUCTION !!**



**Westfield** - Motivated Seller! Don't miss out on this four bedroom home with so much charm! Bring this homes vision back to life! Located on a nice 0.30 acre lot in Westfield Boro, this large house has a nice floor plan that features a first floor full bathroom with laundry, sizable rooms, and a den area with the potential to be a first floor bedroom. Schedule your showing today!

**\$99,900    MLS 31722671**

OCT. 4 - DEC. 13

## **BIG BUCK CONTEST**

**Bring your Buck & Valid Hunting License during Business Hours to receive one entry per point!**

**GRAND PRIZE OF A \$500 MOUNT CREDIT WITH THE TAXIDERMIST OF YOUR CHOICE!**