

**Christina (Costanzo) VanDergrift**

**Broker/Owner**

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

**570-723-8484**

**[www.mvrwellsboro.com](http://www.mvrwellsboro.com)**

**Now Licensed In Both Pa & Ny**



**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.....607-425-7085**

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

## **NEW LISTING !!**



Tioga - Over 5 acres zoned commercial/industrial with a 60x40 heated pole building. Building includes office space, restrooms, and four 14x14 drive-through doors for large equipment. The yard is fully gravelled and designed to handle very heavy equipment. Two separate entrances from Route 287 or Route 328. Previously leased to major gas industry companies. Maps available to show land layout. **\$5,000/Month MLS 31723168**

## **PRICE REDUCTION !!**



Westfield - 126+ acre investment opportunity in Tioga County ready to make your dreams come true! With a mixture of open and wooded acres this property offers the opportunity for hunting, farming, ATV/UTV riding or simply the perfect retreat. With a new 40x52 machine shop complete with 16x52 enclosed lean to and a 2 bedroom apartment upstairs. **\$579,000 MLS 31720103**



Lawrenceville - Set on a quiet cul-de-sac, this fully remodeled single-story ranch offers over 2,900 square feet of thoughtfully updated living space. Featuring three bedrooms and four bathrooms-including two en suite bedrooms-this home delivers flexibility, space, and comfort. Step into a custom black walnut kitchen equipped with brand-new appliances (all included), new roof shingles, and fresh carpet throughout. **\$249,900 MLS 31722372**

OCT. 4 - DEC. 13  
**BIG BUCK CONTEST**

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

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