

FARMS DIGEST

Equestrian & Dairy Farm Properties

Summer Vol. V Issue 1 *Litchfield County, Connecticut / Dutchess and Columbia Counties, New York*



85± Acres. Saddle Creek Farm. Pond. Stream. Fields. Fenced Paddocks. Woods. Trails. Forest. Plateaus. Catskill Views. \$2,700,000. Drew Hingson. 860.435.6789.

- ✓ Property Buying
- ✓ Strategies
- ✓ Events
- ✓ Show Cows and Horses
- ✓ Sources

Despite some concern about a leveling of interest in country homes on discreet parcels, larger estate quality tracts of land within 2¹/₂ hours of New York are becoming both more scarce and more expensive. For Klemm, times are good and getting better. Prices on land and larger estates are going up. We sold a superb horse property on 80± acres near Millbrook for \$6.25m last year, a 140± acre estate property in Salisbury, CT in April 2007 for \$6m, 205± acres in Gallatin, NY of raw land for almost \$2.5m last month, 192± acres in Ancram, NY and numerous smaller parcels of 12 to 200 acres, some with and some without structures, all in the last three months.

People are buying their piece of terra firma now in a hurry to build their dream country compound. They understand that to procrastinate will involve higher prices. There are some eye-popping opportunities in this issue!

Klemm Real Estate offers over 5,000 acres in different sized parcels from which to choose. Click on the Klemm Website, www.klemmrealestate.com (some of our listings are marketed though Klemm's Private Property Division and are not seen on our website).

Call us for a discreet dialogue as to your requirements.

#1 for Selling Country Estates, Farms & Land!

KLEMM REAL ESTATE
PREMIER BROKERS



GOSHEN, CT

Private Compound. Stone Home. Indoor & Outdoor Pools. Pool House. Caretaker's House. Barn. 680± Acres. \$25,000,000. Carolyn Klemm. 860.868.7313.



LITCHFIELD, CT

Equestrian Estate. 1800's Colonial. 36-stall Barn with Indoor Ring. Outdoor Rings. Caretaker's House. Pool. Tennis. 104± Acres. \$10,000,000. Laurel Galloway. 860.567.5060.

TACK

Horse 'N Around
Lakeville, CT

Hunt Country Supply
Stanfordville, NY

Lightning G
La Grangeville, NY

Rhinebeck Tack & Leather
Rhinebeck, NY

HAY/FEED

Agricultures Agway
Pawling, NY

Blue Seal Feeds
Chatham, NY

Crop Production
Amenia, NY

Hunt Country Supply
Stanfordville, NY

Millerton Co-op
Millerton, NY

CLOTHING

Back Country Outfitters
Kent, CT

British Sporting Arms
Millbrook, NY

Housatonic Meadow
Rte. 7, Sharon, CT

Merritt Clarke's Store
Bantam, CT

Orvis Sandanona
Millbrook, NY

Terni's
Millerton, NY

FARM EQUIPMENT

Columbia Tractor
Claverack, NY

Grunders Equipment Co.
Torrington, CT

Pine Plains Tractor & Equipment
Pine Plains, NY

Tractor Supply
Amenia, NY



ANCRAMDALE, NY

105± Acres. Hidden Meadows. Premier Parcel. Views. Meadows. Woods. Stonewalls. Pond. Stream. Trails. Desired Location. \$2,100,000. Drew Hingson. 860.435.6789.



NORTH EAST, NY

91± Acres. Notch Hill Farm. 2 Barns. Apartment. Wooded Parcel. High Pastures. Stream. Gracious Entrance. Views. \$2,200,000. Drew Hingson. 860.435.6789.

KLEMM REAL ESTATE
Excellent Horse Properties/Facilities in CT and NY.

EVENTS

JUNE 24, 2007

DUCK DAY

LIVINGSTON RIPLEY

WATERFOWL SANCTUARY

DUCK POND ROAD,

LITCHFIELD, CT

860.567.1691

AUGUST 18-19, 2007

SUMMER JUMPER WEEKEND

COOLE PARK FARM

1031 BONGALL-AMENIA ROAD,

MILLBROOK, NY

845-373-8519

AUGUST 21-26, 2007

DUTCHESS COUNTY FAIR

DUTCHESS COUNTY

FAIRGROUNDS

RT. 9, RHINEBECK, NY

845-266-5212

AUGUST 29-SEPTEMBER 3, 2007

COLUMBIA COUNTY FAIR

RT. 66, CHATHAM, NY

518-758-1811

SEPTEMBER 1-2, 2007

GOSHEN FAIR

GOSHEN FAIRGROUNDS

RT. 63, GOSHEN, CT

860.491.3655

OCTOBER 18-21, 2007

FALL CLASSIC JUMPER SHOW

COOLE PARK FARM

1031 BONGALL-AMENIA ROAD,

MILLBROOK, NY

845-373-8519



Drew Hingson and his daughter Ava with their riding instructor, Pam Wartenburg, owner of Lily Pond Farm, Pleasant Valley, NY.



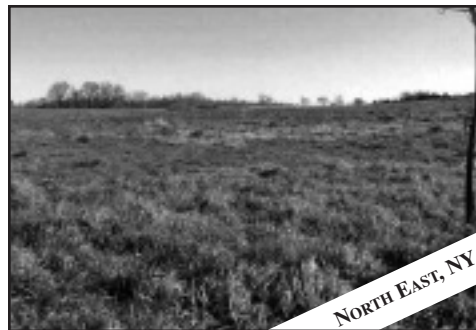
AUSTERLITZ, NY

44.4± Acres. Entrancing 50-Mile Views. Mostly Wooded Estate Parcel. Extreme Privacy. Priced to Sell! \$450,000 Drew Hingson. 860.435.6789.



STANFORD, NY

13.82± Acres. Superb Estate Lot. Varied topography. Pastures. Views of Farms and Country Homes. Privacy. \$375,000. Drew Hingson. 860.435.6789.



NORTH EAST, NY

40± Acres. Antique House. Post & Beam Barn. Meadows. Stream. Pond. Views. Near Train. \$1,475,000. Drew Hingson. 860.435.6789.



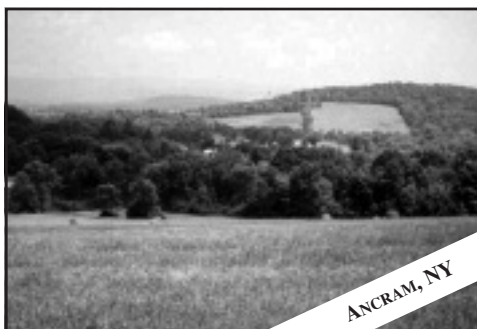
HILLSDALE, NY

35.23± Acres. Exquisite Estate Parcel. Fields. Woods. Secluded Meadow. Long Driveway. Captivating Views. \$700,000. Drew Hingson. 860.435.6789.



PAWLING, NY

16± Acres. Estate Parcel. Estate Area. 2 Ponds. 2 Horse Paddocks. 2 Sheds. Mountain Views. Country Lane. \$795,000. Drew Hingson. 860.435.6789.



ANCRAM, NY

36± Acres. Estate Parcel. Views. Mature Woods. Stonewalls. Stream. House & more land available. \$420,000. Drew Hingson. 860.435.6789.



Drew Hingson and Philip Terni, Proprietor of Terni's, Millerton, NY.

KLEMM REAL ESTATE

Exclusive Listings \$25,000,000 and less!

www.klemmrealestate.com



LITCHFIELD, CT

Litchfield Estate. Main Residence. Guesthouse. Caretaker's House. Tennis. Pool. Views. Ponds. Trails. 380± Acres. \$11,500,000. Cleve Fuessenich. 860.567.5060.



SHARON, CT

86.5± Acres. Stunning Farm. Multiple House Sites. Converted Barn. Streams. Pond. Meadows. Westerly Views. Glorious Sunsets. Minutes to Train. \$2,950,000. Roger Saucy. 860.868.7313.



AMENIA & NORTH EAST, NY

360± Acres. Abuts Conserved Land & Farmland. Fields. Barns. Long Views. Stream. Perfect for Private Estate or Equestrian Farm. \$7,900,000. Drew Hingson. 860.435.6789.



TAGHKANIC, NY

55± Acres. Extensive Meadows. Woods. Borders Taghkanic Creek. Close to Copake Lake. Potential Horse Property. \$599,000. Drew Hingson. 860.435.6789.



CORNWALL, CT

1830 Colonial. 4-5 Bedrooms with 2 Master Suites. 4-Stall Barn with Workshop. Pastures. Swimming Pond. Close to Ski Area & Litchfield Center. 9.98± Acres. \$2,500,000. Laurel Galloway. 860.567.5060.



CORNWALL, CT

Stony Batter Farm. Guesthouse. Outbuildings. Greenhouse. 2 Ponds. Brook. 100± Acres. Perfect Equestrian Property. \$4,750,000. Carolyn Klemm. Gael Hammer. 860.868.7313.

Offering Farm Parcels up to 680± Acres.

#1 for Selling Country Estates, Farms & Land!

KLEMM REAL ESTATE Inc
PREMIER BROKERS

860.868.7313 860.567.5060 203.263.4040 860.435.6789 860.364.5993
Washington Depot Litchfield Woodbury Lakeville/Salisbury Sharon

*Local People/Worldwide Connections • Associated Offices Throughout the United States • London • Paris • Far East
International Networks • Leading Estates of the World • Who's Who in Luxury Real Estate • Residence International*

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