

Equestrian & Dairy Farm Properties  
**FARMS DIGEST**

[www.klemmrealestate.com](http://www.klemmrealestate.com)



**AUSTERLITZ, NY**

Country Retreat. 5 Bedroom Main House. 3 Bedroom Cottage. Pool. Pond. Waterfall. Meadow. Trails. Views. 195± Acres. **\$2,400,000. Drew Hingson. 860.435.6789.**



**NEW PRESTON**

96.42± Acres. Major Estate Parcel. Spectacular Western Views. High, Open Meadows. Woods. Privacy. Close to New Preston Village. Must See! **\$4,500,000. Peter Klemm. 860.868.7313.**



**ANCRAM, NY**

36± Acres. Estate Parcel. Views. Mature Woods. Stonewalls. Groomed Trails. Fields. Stream. House & more land available. **\$380,000. Drew Hingson. 860.435.6789.**



**ANCRAMDALE, NY**

Drew Hingson & Roy Sloane, owner of 330± acre Punch Brook Farm with some of his prize Highlander Cattle.



**NORTH EAST, NY**

North East, NY. 221± Acres. Estate Parcel. Private & Bucolic Setting. Fields. Woods. Trails. 2 Streams. Catskill Views. **\$5,000,000. Drew Hingson. 860.435.6789.**



**HILLSDALE, NY**

Hillsdale, NY. 127± Acres. Exquisite Estate Property. 3 Separate Tax Parcels. Fields. Woods. Pond. Views. Country Lane. Privacy. **\$2,600,000. Drew Hingson. 860.435.6789.**



**WARREN**

Exquisite Lake Waramaug Views. 1930's Country House. Tennis. Pool. Caretaker's House. Barn. Riding Rings. 35± Acres. **\$7,350,000. Carolyn Klemm. 860.868.7313.**



**ANCRAMDALE, NY**

34.5± Acres. Choice Estate Parcel. 16,000sf of Barns. Fields. Bucolic Views. Abuts Thoroughbred Breeding Farm. **\$645,000. Drew Hingson. 860.435.6789.**

**#1 For Selling Country Estates, Farms & Land!**

**KLEMM REAL ESTATE Inc**  
 PREMIER BROKERS

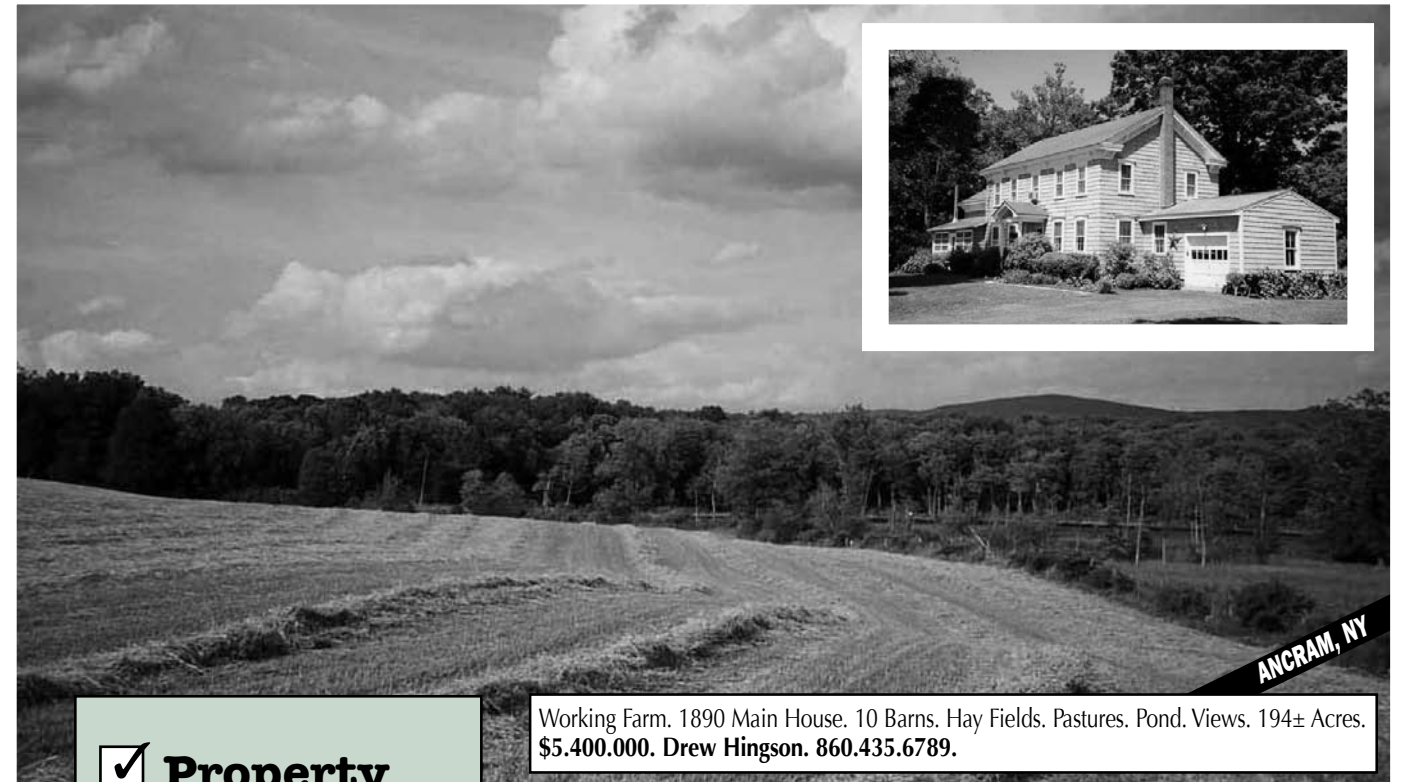
(860) 868.7313 Washington Depot  
 (860) 567.5060 Litchfield  
 (203) 263.4040 Woodbury  
 (860) 435.6789 Lakeville/Salisbury  
 (860) 364.5993 Sharon

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**FARMS DIGEST**

Summer Vol. VII Issue 1

Litchfield County, Connecticut | Dutchess and Columbia Counties, New York



**ANCRAM, NY**

Working Farm. 1890 Main House. 10 Barns. Hay Fields. Pastures. Pond. Views. 194± Acres. **\$5,400,000. Drew Hingson. 860.435.6789.**

**Property Buying**

**Strategies**

**Events**

**Show Cows and Horses**

**Sources**

In this period of economic challenge, successful negotiation and closing of larger land parcels requires sustained effort. Klemm is pleased with our year-to-date sales.

Klemm sold a 100+ acre parcel in the Smithfield Valley of North East, NY for over \$2 million. We also closed on 113± acres in Millbrook, NY. Late fall we sold 57± acres in Roxbury, CT. Renewed interest, particularly from investors (which sense that land prices can turn sharply upward ahead of houses on smaller lots), has brought a flurry of activity.

Klemm has over \$7+ million of land in contract and we are finalizing transactions well in excess of that. It is a surprisingly good time to buy or sell. Klemm Real Estate offers over 5,000 acres in different sized parcels from which to choose.

Click [www.klemmrealestate.com](http://www.klemmrealestate.com) (some listings are marketed through Klemm's Private Property Division and are not seen our website). Call us 860.435.6789 or 860.868.7313 for a discreet dialogue as to your requirements to either buy or sell.

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**FARMS DIGEST**



The Rye House. 10,000sf Historic Mansion. Breathtaking Views. Pool. Pool House. 210± Acres.  
**\$8.495.000. Peter Klemm. 860.868.7313.**

**LITCHFIELD**



Private Compound. Indoor & Outdoor Pools. Pool House. Caretaker's House. Barn. 680± Acres.  
**\$25.000.000. Carolyn Klemm. 860.868.7313.**

**GOSHEN**



Lake Waramaug Estate. Guesthouse. Barns. Meadows. Boathouse. Water Frontage. 21.79± Acres.  
**Price Upon Request. Peter Klemm. 860.868.7313.**

**NEW PRESTON**



Antique Converted Barn. 4-car Barn/Garage. Pastures. Trails. Views. Orchard. Pond. 160± Acres.  
**\$4.500.000. Drew Hingson. 860.435.6789.**

**ANCRAMDALE, NY**

**TACK**

**Horse Leap**  
 Amenia, NY

**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

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

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**EVENTS**

**MAY 8 - 9, 2009**  
 28th Annual Hudson Valley All Arabian Horse Show  
 Eastern States Expo Center  
 1305 Memorial Avenue  
 West Springfield, MA  
 413-592-4856

**JULY 25 - 26, 2009**  
 16th Annual Fitch's Corner Horse Trials  
 632 N. Mabbettville Road  
 Millbrook, NY  
 845-677-5479

**AUGUST 6 - 9, 2009**  
 Millbrook Horse Trials  
 Coole Park Farm  
 1031 Bangall-Amenia Road  
 Millbrook, NY  
 845-373-8519

**AUGUST 17, 2009**  
 Litchfield Hills Historical Auto Club Show  
 Goshen Fairgrounds  
 Rt. 63  
 Goshen, CT  
 860-491-3655

**AUGUST 25 - 30, 2009**  
 Dutchess County Fair  
 Dutchess County Fairgrounds  
 Rt. 9  
 Rhinebeck, NY  
 845-266-5212

**AUGUST 27 - SEPTEMBER 1, 2009**  
 Columbia County Fair  
 Columbia County Fairgrounds  
 Rt. 66  
 Chatham, NY  
 518-758-1811

**SEPTEMBER 5 - 7, 2009**  
 Goshen Fair  
 Goshen Fairgrounds  
 Rt. 63  
 Goshen, CT  
 860-491-3655

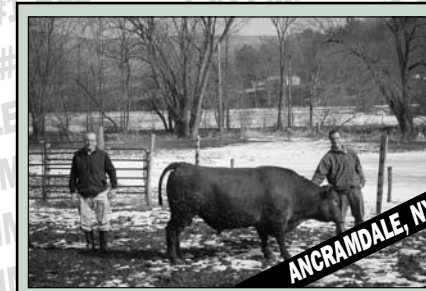
**SEPTEMBER 18 - OCTOBER 4, 2009**  
 Eastern States Exposition  
 Eastern States Expo Center  
 1305 Memorial Avenue  
 West Springfield, MA  
 413-737-2443

**OCTOBER 17 - 18, 2009**  
 New York State Sheep & Wool Festival  
 Dutchess County Fairgrounds  
 Rt. 9  
 Rhinebeck, NY  
 845-266-5212



74± Acres. Sharon Station Farm. Mountain Views. Pond. Protected Land.  
**\$1.800.000. Drew Hingson. 860.435.6789.**

**AMENIA, NY**



Drew Hingson & Jeremy Peele, to whom he sold 220± Acre Herondale Organic Farm, with prize bull "Tommo."

**ANCRAMDALE, NY**



47± Acres. Astonishing Mountain Views. Ideal for Horses, Crops or Private Estate.  
**\$1.525.000. Drew Hingson. 860.435.6789.**

**AMENIA, NY**



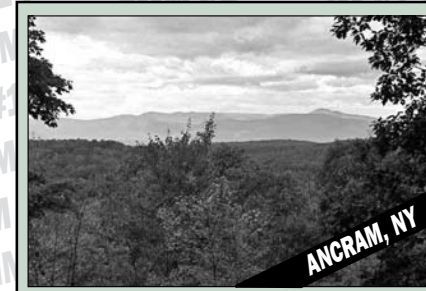
105± Acres. Hidden Meadows. Views. Meadows. Stonewalls. Pond. Stream. Trails.  
**\$1.650.000. Drew Hingson. 860.435.6789.**

**ANCRAMDALE, NY**



Farmhouse. Outbuildings. Roeliff Jansen Kill Frontage. Fields. Trails. Views. 117± Acres.  
**\$1.175.000. Drew Hingson. 860.435.6789.**

**MILAN, NY**



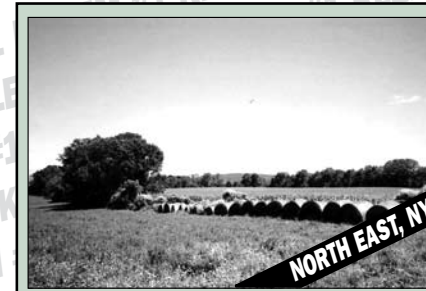
61± Acres. Variegated Topography. Catskill Views. High Knolls. Stonewalls. Trails.  
**\$995.000. Drew Hingson. 860.435.6789.**

**ANCRAM, NY**



Drew Hingson's 8 year old daughter, Ava, riding "Just Joey" at Lily Pond Stables.

**PLEASANT VALLEY, NY**



66± Acres. Antique House. Estate Parcel. Views. Stream. Meadows. Near Train.  
**\$1.980.000. Drew Hingson. 860.435.6789.**

**NORTH EAST, NY**

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

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