

Equestrian & Dairy Farm Properties
FARMS DIGEST

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

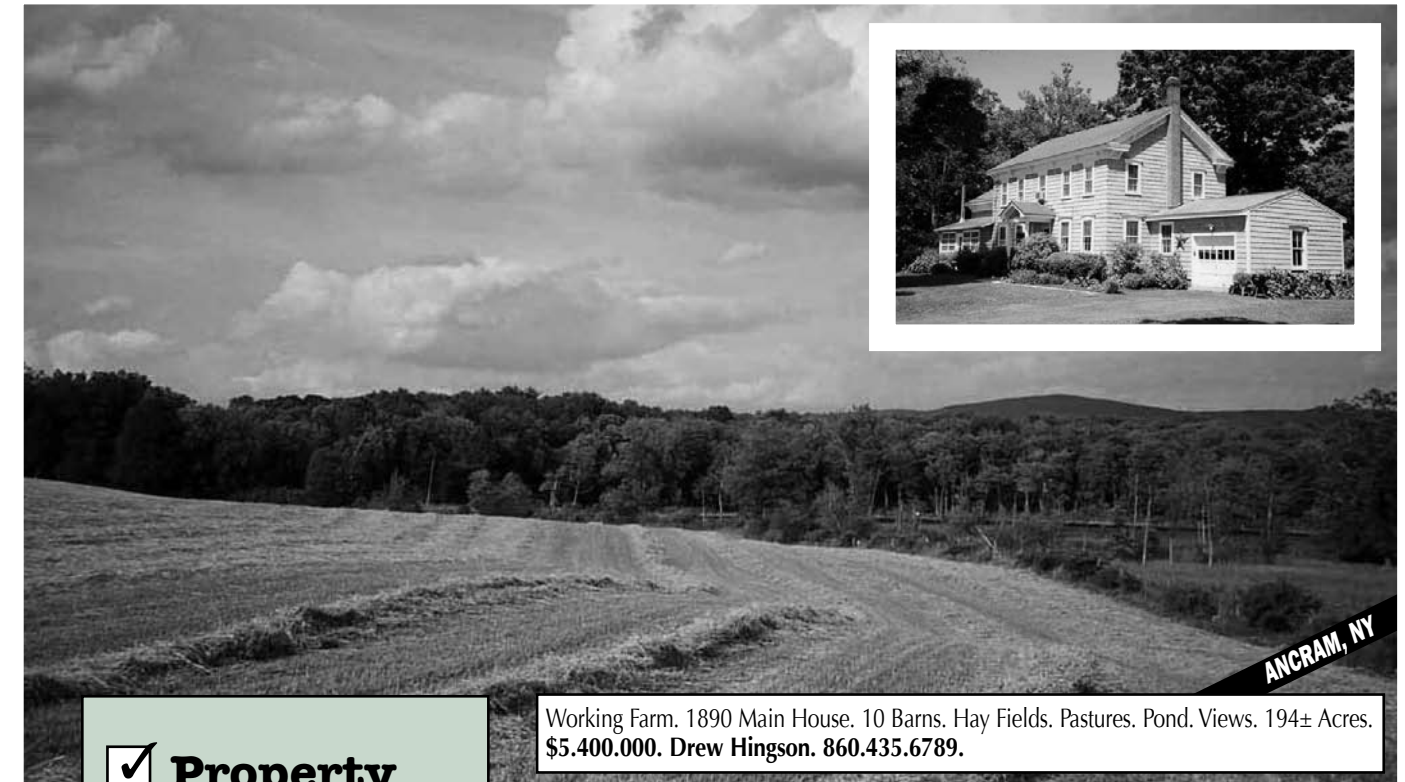
(860) 868.7313 Washington Depot (860) 567.5060 Litchfield (203) 263.4040 Woodbury (860) 435.6789 Lakeville/Salisbury (860) 364.5993 Sharon

If your property is currently listed for sale with another Real Estate Broker, this is not intended as a solicitation. Any buyer/lessee must satisfy himself by inspections or otherwise as to correctness of any information given, written or verbal. No information may be relied upon as fact, and is given entirely without responsibility of Klemm Real Estate, Inc., its associates or seller/lessor. Offering subject to error, omissions, changes or withdrawal without notice. 5/09

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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 (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

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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

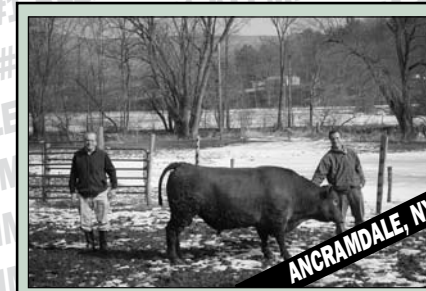
SEPTEMBER 18 - OCTOBER 4, 2009
 Eastern States Exposition
 Eastern States Expo Center
 1305 Memorial Avenue
 West Springfield, MA
 413-737-2443

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



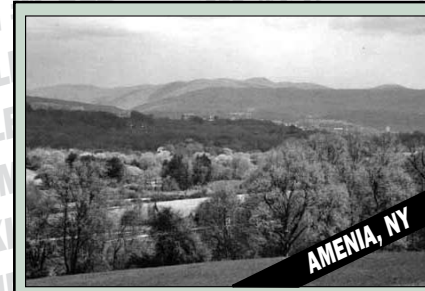
74± Acres. Sharon Station Farm. Mountain Views. Pond. Protected Land.
\$1.800.000. Drew Hingson. 860.435.6789.

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



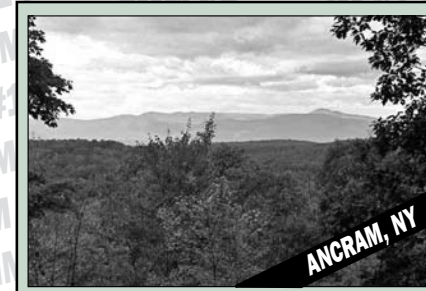
105± Acres. Hidden Meadows. Views. Meadows. Stone walls. Pond. Stream. Trails.
\$1.650.000. Drew Hingson. 860.435.6789.

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. Stone walls. 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

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

www.klemmrealestate.com

KLEMM REAL ESTATE Inc
 Exclusive Listings \$25,000,000 and less!

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