

Free Press Real Estate MARKET PLACE

86. REAL ESTATE

ACTON - private - 1 1/2 year old, 3 bedroom raised bungalow, situated on a corner lot size 64' x 114' irregular. Asking \$58,500. or best offer. Call 853-3317.

**Put want ads
TO WORK FOR YOU**

86amg31-578

A. E. LEPAGE

(ONTARIO) LTD. REALTOR



NO STAIRS TO CLIMB

at bedtime and very little maintenance makes this home an excellent opportunity for retiring family. Also features a roomy kitchen, spacious entrance hall, tasteful decor and a privacy fenced lot.

NOSTALGIA LOVERS DREAM HOUSE

An abundance of wildlife inhabits the 6 1/2 acre natural setting surrounding this turn of the century school house developed into a residence to be proud of. Features 1 acre of lawn and gardens, double garage and original fixtures.

LOOKING FOR LAND?

Look no further - here's an opportunity that you shouldn't let go. 23 Acres and asking only \$20,000., but the vendor will consider any reasonable offer made. Better call today.

IF YOU'VE THOUGHT OF BUILDING

Look at this one first. It has everything... dream kitchen, copious garage, large bedrooms, private den, guest room and much more. Save yourself the building headaches - inspect this beautiful home before it's sold!

ACTON

Purchase or rent, furnished or unfurnished, 3 bedroom town-house.

TOWN & COUNTRY HOMES & BUSINESSES
Serving - Halton - Peel - Caledon - Georgetown - Brampton

Call BARRY or REX COCK

451-1980 or 877-4267

ACTON HOMES

JUST LISTED SPOTLESS 3 bedroom brick bungalow with attached garage, eat in kitchen, new 3 pc. bathroom, finished recreation room with bar, paved drive, and set on an attractively landscaped lot with mature trees. Only \$47,900.

CLOSE TO SCHOOLS Set on a super lot on a quiet one way street in one of Acton's nicest residential areas, it's an older 2 story brick home with lots of character, and features 3 bedrooms, formal dining room, huge living room with fireplace, garage, and more. Asking \$57,700

PARK AREA This classic 2 story red brick older home is in immaculate condition throughout and offers 3 bedrooms, modern 4 pc. bathroom, 2 pc. washroom, formal dining room, extra large modern kitchen, sparkling hardwood floors, and it's set on a large lot on a peaceful tree lined street with the rear yard overlooking the park. Asking \$59,900

CONSIDER THIS An immaculate home set on an attractive bush lot and loaded with many outstanding features, including central air conditioning, a large family room with fireplace and patio doors leading to a deck and pool, 3 bedrooms, 2 baths, games room, fridge and stove, living room, dining area, eat-in kitchen, and more. Must be seen to be appreciated. Asking \$64,900

LAKEVIEW HEIGHTS Located in a prime residential area on a large private lot that offers you the peace and quiet usually associated with country living, this lovely 4 bedroom brick split level also includes a large living and dining area, eat-in kitchen, 2 baths, rec room, garage and pool. Asking \$64,900.

JUST MOVE IN Everything's finished in this better than new 2 year old Tudor styled bungalow featuring 3 bedrooms, en suite bath, 2 pc. washroom, family room with stone fireplace, quality broadloom, spacious dining area, paved drive, double garage, and it's professionally decorated and landscaped. Priced at \$63,900.

COUNTRY HOMES

CUSTOM BUILT country rancher set on one acre overlooking picturesque countryside, minutes from Acton. Solid brick with all aluminum trim, double garage, 3 bedrooms, dining room with walkout, 2 fireplaces, broadloom, large workshop and recreation area. Asking \$76,500.

ON ONE ACRE This cozy country rancher south of Acton features 3 bedrooms, Hollywood kitchen, dining area with walkout, 2 fireplaces, rec room, and double garage with breezeway. Priced at \$73,900.

COUNTRY RANCHER plus a 3 stall barn and 2 paddocks so you can have horses for the kids, this modern brick home is set on over half an acre and includes 3 bedrooms, large living and dining room, full basement and attached garage. Asking \$65,900.

HOBBY FARM Set on 20 acres with a spring pond and small barn, this spacious 4 bedroom 2 story brick home features a separate dining room, 2 fireplaces, 2 1/2 baths, rec room and double garage. Ideal home for a large family. Vendor will hold large first mortgage. Priced at \$115,000.

LUXURY LIVING Set on 10 acres, this 2,500 sq. ft. custom built home will satisfy the needs of the most discerning buyer. A few of its outstanding features include 4 bedrooms, 3 bathrooms, 2 fireplaces, plus built in stone barbecue, 2 balconies, 3 walkouts, built-in appliances and an inground pool. Illness forces sale, asking \$131,900.

G. ALEC

JOHNSON
LTD.
REALTOR

2 Mill Street East, Acton
853-2086



60 MOORE PARK, GEORGETOWN

An ideal family home - 2 story - 4 bedrooms - attached garage. Finished rec room has bar and gas fireplace. Paved double drive, metal storage shed. Close to schools, shopping, churches, arena, \$69,900.00.

IN GEORGETOWN'S PARK DISTRICT

Older home on 94 foot wide lot. Set among mature trees in ideal downtown location. High ceilings throughout this home make it ideal for the antique collector with the imagination to restore it. \$69,000.00.

WE HAVE SEVERAL FARMS FOR SALE IN THE AREA - PLEASE CALL FOR DETAILS.

\$58,900.00 on Ravine Lot

4 bedroom, 2 story with main floor laundry. Completely finished and carpeted basement with sliding walkout to patio. Double car garage and paved drive. Choice of carpeting throughout. Early possession. Model home at 2 Storey Drive, Acton open Saturday and Sunday 1-5

3/4 ACRE AND NEW EXECUTIVE HOME \$97,000.00.

2-story home with 2000 square feet of living space. Main floor has: laundry, 3 piece bath, family room with walkout to patio, and fireplace, separate dining room, spacious kitchen, living room with fantastic view from hilltop location. Upper floor has 4 bedrooms - master with ensuite. A large finished rec room in basement, fruit cellar, double garage with cedar doors and carpeting choice throughout make this home ideal for the executive who wants to be within easy access of Highway 401 but just a little out of town. Conditional offers or Trade considered.

We have several townhouses which carry like rent, a low down payment considered to qualified purchasers.

For more information on these and other homes we have in the area call:

ALTED CONSTRUCTION LIMITED

103 Main Street North

Acton, (519) 853-0190

Evenings and weekends Joyce DeCosta (416) 877-8167

ACTON PROPERTIES



TOWNHOUSE - Well kept, excellent possession, good mortgage, featuring finished basement, rec room with bar, utility room, plenty of storage. Try an offer. Call Murray Smith, at 877-5261 or after hours at 853-0315.



TOWNHOUSE - Well kept, end unit. Excellent mortgage, low down payment, June possession. Open to offers. Asking \$36,500. Call Murray Smith at 877-5261 or after hours at 853-0315.

877-5261

JOHNSON
CARNEY
REAL ESTATE MORTGAGES

COUNTRY ATMOSPHERE

Two miles out of Acton, 3 bedroom aluminum siding bungalow on 77 x 132 lot with beautiful mature trees. Call soon! Asking only \$40,900. for quick sale.

Call: Carol or Ron Robinson

853-0923 or 824-2170

JOHNSON CARNEY

LIMITED

REALTOR

Using Figures

Lewis says Halton farmers unable to afford land cost

Ontario NDP leader Stephen Lewis stated this week that the cost of Halton farm land is so prohibitive no new farming venture could be started without large losses. "High land prices are one of the major factors discouraging new farmers; it is the major barrier that causes existing farmers to hesitate to expand their farming operations," Lewis said in a CBC TV address and to an NDP nomination meeting in Cambridge.

"While the land prices increase, the crop prices, which provide the farmer's income, remain the same," Lewis said.

In Halton Region the 1975 average price of farm land was \$3,860 per acre. Cost of production of corn in Halton was \$6.39 per bushel but the

current selling price of corn is only \$2.41 per bushel. Lewis notes not many prospective farmers would consider starting up an operation in Halton at that yield and not many existing farmers would consider expansion, even if they owned the land outright.

Lewis said Halton is one area where Ministers of the Crown assure there are vast acreages in reserve but potential costs scare would-be and present farmers off.

"The important thing to remember, of course, is that higher land costs eventually work their way back from the farmer to the consumer. If a farmer has to pay a fortune for his land, he needs a higher price for his foodstuffs. In the end, it is the consumers or the taxpayers who will pay the price for speculation in farm

land. "The other thing to remember," says Lewis, "is that as Ontario costs of production rise, our farmers find it increasingly difficult to compete with foreign suppliers." He cites the disappearance of the sugar beet industry in Ontario as a good illustration of what can happen. "We stood by and watched it collapse some years ago and then were helpless victims a few years later when the price of imported sugar skyrocketed."

The NDP leader also contends that the report prepared for the Urban Development Institute confirms the NDP's figures showing how rapidly farm production in Ontario. He said UDI figures substantiated the fact that more than 28 acres of farm land was going out of production in Ontario every hour between 1951 and 1971, despite rebuffations by Premier Davis and his ministers.

"It is utter nonsense to suggest the NDP thought all the land was being paved over. We always understood there were many reasons for the loss," Lewis said maintaining urban development has an effect far beyond the amount of land it gobbles up for housing. Urban development consumes vast amounts of valuable farm land for intended airports, dams, expressways, hydro and utility corridors, gravel pits and landfill sites.

"Even more important, the relatively unplanned nature of urban sprawl puts pressure on the price of land far from the heart of the city and destroys the fundamental economic structure of the agricultural industry."

Lewis scoffs at both the UDI and the Ontario Government which continues to "promote the fiction" the vast bulk of that land remains available for renewed agricultural production should it be needed at a future date.

"This is simply not true," he says. "The high price of land which is driving farmers off the land will deter its return to production at any

future date. Speculators and developers create an artificial price for farm land that makes it too expensive to farm, Lewis charges.

In Halton Lewis used these figures to illustrate his case: Carrying costs on the region's average \$3,860 per acre would be \$386 per acre.

Cost of producing corn would be \$6.39 per bushel. Current selling price is \$2.41 per bushel.

Cost of production for barley in Halton - \$11.09 per bushel. Current selling price per bushel is \$1.99.

Cost of producing winter wheat per bushel in Halton \$10.99, while the current selling price per bushel is \$3.41. Lewis said the calculations

for 1975 average farm land sale prices are taken from the Ministry of Revenue's report (unpublished) entitled Assessment and Taxation of Farms Properties and Managed Forests Land. Figures from the Ontario Ministry of Agriculture and Food are used for 1976 yields and 1976 cost of production crop budget projections. The NDP leader says the Government has the ability and the responsibility to control pressures on farm land through provincial Land Use Plan. He sees it as incorporating tough guidelines or development that will take the heat off agricultural land prices, and take the expectation of large future land profits out of the price of food.

Ballinafad

New board

By Winifred Smith

The annual meeting of the community centre was held on Sunday afternoon. In spite of the blocked roads and severe cold weather there was a fairly good attendance.

The new board for 1977 will be: chairman, John Loughnan; secretary, Linda Larson; treasurer, Diane Colton; co-treasurer, Jean Ball; entertainment, Morley Shortill; public relations, Marilyn Linstead; maintenance, Ernie Thompson; caretaker, Russell Snider.

There will be a meeting of the elected officers shortly to plan the activities for the year.

The first meeting of the 4-11 homemaking club will be on Thursday night of this week. This club is to be sewing, "Clothes for Leisure". Girls 12 and over are welcome to join. Meeting to be at Linda O'Connor's.

Birthday Mrs. Helga Schwarz entertained members of the men's choir and their wives on Sunday after church. It was in honor of her husband, Paul's

birthday. Coffee and the traditional German style coffee cake along with the birthday cake, were served. There were 24 present including Rev. and Mrs. Stiles. A happy time of fellowship was enjoyed. Paul was surprised with a gift of a beautiful pen holder.

One item omitted from the annual meeting of the church news last week was a slight change of time for the service. Instead of 11:30 service will commence at 11:45 a.m.

Mr. Lloyd Marshall was released from hospital on Saturday and is convalescing at his home.

This cold weather is playing havoc in more ways than one. Many residents have complained of frozen water pipes. School children have had an extra day or two home. Snow ploughs are on the road continually, but high winds make it almost impossible to keep all the back roads clear.

January has slipped away without our usual thaw. Let us hope February has some warmer weather.

Brethour

REALTY SERVICES (1976) LIMITED REALTOR

If you're satisfied with our service Tell others. If not... tell us!



WOODWARD AVE.

The home could have a dual purpose. First it offers a large living room with a fireplace, spacious kitchen, four bedrooms and 2 bathrooms or you could have separate one and two bedroom apartments, with separate entrances.



\$57,900.00

This three bedroom, two story with an attached garage has a main floor family room and is tastefully decorated throughout. Comes with a large 10' x 10' mortgage available.



\$97,500.00

Two story, red brick farm house located 5 miles north of Mohawk. This home has four bedrooms, living room and a separate dining room. The 60' x 50' bank barn has good ceiling height for horses. Also includes an 18' x 37' heated workshop. All this and 10 acres with a pond and two streams.



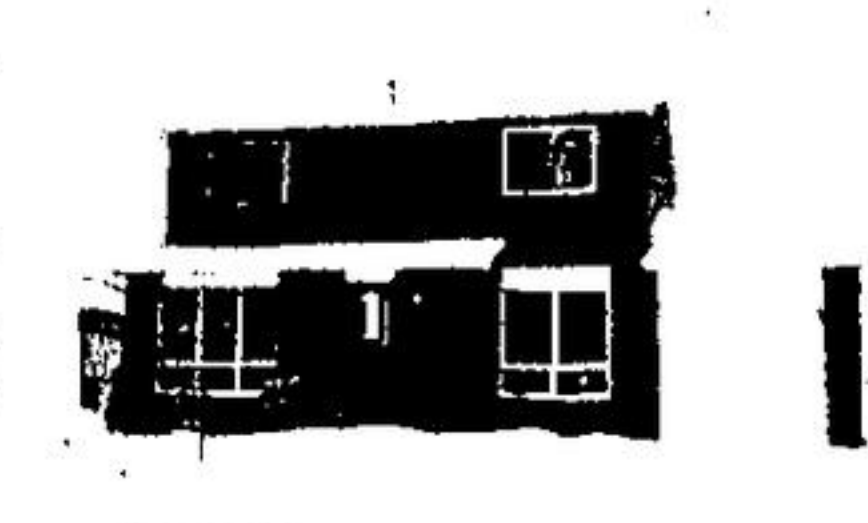
\$67,500.00

Spacious four bedroom side split with an attached garage, main floor family room and broadloomed throughout.



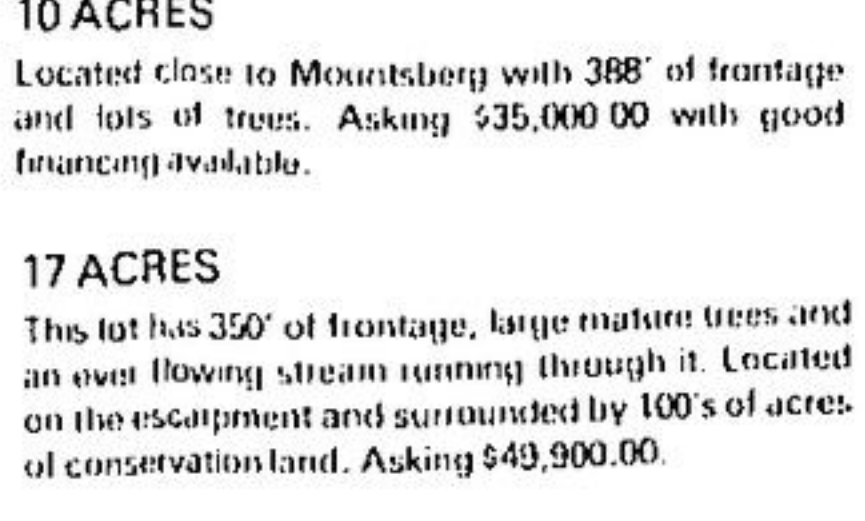
\$69,900.00

Georgetown's Moore Park area. Four bedroom side split with 2 baths. Plus an 18' x 36' inground pool with equipment. Located within sight of the school.



\$57,900.00

This is your opportunity to move up to four bedrooms with a main floor family room for the price of a three bedroom.



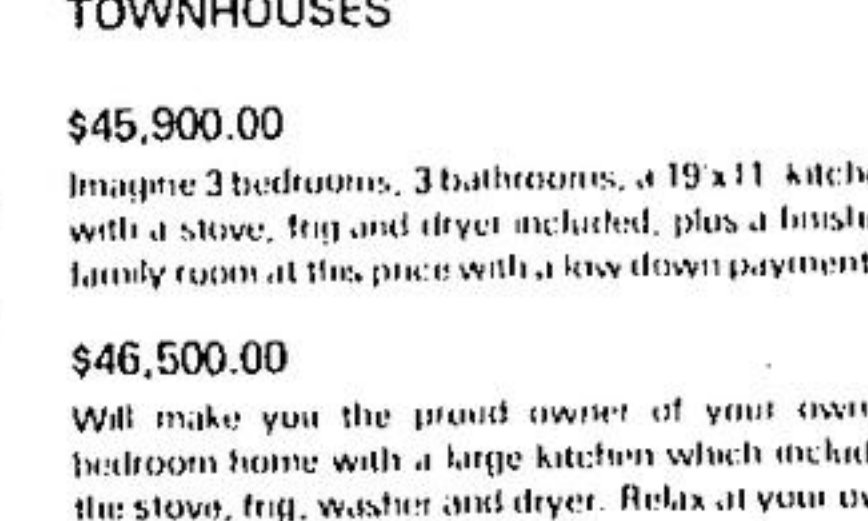
\$59,900.00

This one year old, 3 bedroom bungalow is located on two acres in the country. At a price like this you can't go wrong.



\$45,900.00

Imagine 3 bedrooms, 3 bathrooms, a 19' x 11' kitchen with a stove, frig and dryer included, plus a finished family room at this price with a low down payment.



\$46,500.00

Will make you the proud owner of your own 3 bedroom home with a large kitchen which includes the stove, frig, washer and dryer. Relax at your own bar in the finished living room.

BRETHOUR REALTY SERVICES (1976) LTD. REALTOR



MILTON - 878-4121

107 Martin Street, Milton TORONTO - 270-9991

