



Northdown Homes project (also known as the Thicketwood subdivision) is progressing well. Here some of the model homes are under construction. The project will contain 130 homes built in two stages.

Farm investments

Farm buying seen as good joint investment

Let us consider the world markets of today in the area of consumer needs. We are faced with two commodities in which we see the Nations of the World manipulating the markets of to accommodate each other, these being oil and food. It is conceivable to say that with the rising prices of oil, which is greatly responsible for our rate of inflation, Canada is and will continue to be in a position to offset this pressure by its great warehouse of food commodities. However, this situation has enormous pressures to contend with; for example, our production of wheat this year is down between 80 and 100 million bushels and the same applies with the United States. The other Nations of the World, however, are not in a position to offset the

food production that they depend on from us. From an economic level we have in this Country an excellent opportunity to push forth our efforts in the farming industry, so that in the future we as a Nation will have a commodity that is world-wide needed. By taking measures now to encourage our people to return in the economic growth of our Nation.

Real Estate has proven to be one of the greatest hedges against inflation and in the market today we are seeing more people from our cities trying to get accommodation in our rural areas. However, because of our world's food situation becoming in such short supply, the possibility exists that the Country Buyer is achieving two purposes in his acquisition of a Farm

or County Estate. Not only is he or she buying all the joys and amenities of rural life, but insuring themselves of being in a position to either contribute or personally sustain life. The prices for farm crops this year and in the future are very strong and agriculture has got to be an economic priority for this country. Productivity in the farming industry is up about 60 percent over the last decade largely due to the tremendous gains in research and automation. As a Real Estate Broker in the Uxbridge Pickering Area, we are seeing a tremendous demand for country properties on 10 acres or more. By asking our clients their needs, we are finding that the majority of these people are making good use of the acreages they are buying in regard to agricultural needs.

Another trend that is developing in Country Properties is Group Buying. This is done by three or more people buying large tracts of land in either joint ownership or by forming a Company to hold the title. Farming is becoming a major interest in the financial world. People who were heavily involved in stocks and bonds are investing money in farms. One investor who recently purchased a 150 acre farm in which we negotiated the sale of, explained to me his reasoning and I quote, "Land is a commodity that cannot be replaced, does not lose its value,

and has measured both man's and a nation's wealth from the beginning of time, it is a vehicle to sustain life and to enjoy it."

Unsold homes are a major problem

Nearly 10 per cent of the homes built last year remain unsold. While it is true many of these are in the higher price ranges, more than 50 per cent are of the apartment and town house variety. The average price of a home in Canada has nearly doubled since 1972, putting home ownership beyond the reach of more than half the population.

While the solution would appear to be based upon an increased production of moderately priced homes, this alone will not solve the housing crisis. Canadians have in the past preferred a single family residence to do with as they please.

LISTING SELLING

AAA

ROD SHARRARD • REAL ESTATE LIMITED

4 KINGSTON RD. PICKERING VILLAGE
683-8885 839-4421



10 ACRE HOBBY FARM
Interesting 2 storey brick Century Home 6 miles north of Town of Uxbridge with 10 rooms, gleaming pine floors and cupboards, kitchen with pantry, separate dining room, barn and driving shed. All buildings in A-1 condition. Many unique features in this very attractive property, fenced, nice garden, fruit trees, on paved road. Commuting distance to Oshawa or Toronto. Asking \$114,900.00.

UXBRIDGE MINI FARM
Situated on paved road with excellent road frontage. This property features a 3 bedroom, newly sided home with double car garage and large barn. Property completely fenced and has a proven track record for roadside vegetable sales. Priced to sell at \$89,500.00.

NEW HOME BLACKWATER
Soon to be built on treed lot 76' x 220' on paved road. 1,600 sq. ft. brick bungalow with attached double garage. Call for more details.

50 PRIME ACRES
This very scenic property is situated only 6 miles N.E. of Uxbridge, having a frontage of 970 feet. Building permit available. Priced to sell quickly at only \$62,900.00.

UXBRIDGE
Situated on 48 scenic acres, 2 storey farmhouse with new addition, 3 bedrooms, large games room, fully equipped game farm. Will sell with or without business. Also have barn, dog kennels, pond site, frontage on 2 roads. Asking only \$150,000.00 with easy terms.



COUNTRY ESTATE
Situated on a paved road 5 miles south of Uxbridge features extra large double car garage to beautiful barns with box stalls, inground pool and well kept manicured grounds. Five good size bedrooms, master bedroom having ensuite, huge modern country style kitchen, main floor laundry room, huge living room 20' x 18' with open stone fireplace, large den with open stone fireplace, private dining room, broadloom, tremendous amount of cupboard space. Will suit the most discriminating buyer. Asking \$250,000.00. Shown by appl. only.

A FAMILY HOME & BARN
Here is an excellent buy on a country property. A huge brick 2 storey home on one acre lot. Features 4 good size bedrooms, large living room and separate dining room, modern kitchen and having 2 bathrooms. Excellent financing and priced at only \$79,900.00.

10 ACRE ESTATE HOME ENNISKILLEN
This luxurious architecturally designed home is only 6 years old. Situated on 10 scenic rolling acres, professionally landscaped, paved drive. Over 3,500 sq. ft. of living area, of brick and stone construction. The unique design and tasteful decor will appeal to the most discriminating buyer. Two fireplaces, wall to wall broadloom, inground cement heated pool 20' x 40' and sunbaths overlook pool and change house. Steel horse barn with box and standing stalls, water and electricity. Only 20 minutes from Oshawa. One of the nicest properties in an area of fine homes. Asking \$159,000.00. Shown by appointment only.

FOR THESE AND OTHER 10 ACRE ESTATE PROPERTIES IN THE PICKERING-WHITBY-UXBRIDGE-CLAREMONT AREA, PLEASE CALL:
PHYLLIS CLARK — RES. 294-5140
"OPEN ALL WEEKEND"
683-8885 4 KINGSTON ROAD W., PICKERING 839-4421

Clayton G. Hogg Limited

924-2200 REAL ESTATE BROKER

HARRISTON LISTINGS
249 Elora Street
Harriston, Ontario
Call 519-338-3940

- 190 Acre Dairy Farm, 175 acres workable, dairy barn 36 x 100 with 76 cow ties, stable cleaner, surge automatic pipeline milker, cooler, sinks, second barn for beef 60 x 70, implement shed, new 34 x 60, good 4 bedroom brick house. Priced at \$120,000.00.
- 295 Acres - beef barn sizes 40 x 64, 45 x 100 and 40 x 80, bunker silo 12 x 48 x 120, implement shed 28 x 40, steel granary, 4 bedroom brick house. Priced at \$170,000.00.
- 172 Acres - dairy, 120 acres workable, good barn 50 x 70 with 35 stanchions and stable cleaner, balance in loose pens, silo 14 x 40 with unloader and 18 x 60 with unloader, 5,000 bushel steel granary, implement shed 36 x 50, 4 bedroom bungalow, 12 years old, F.C.C. mortgage of \$56,000.00 at 7 1/2 percent, full price \$124,000.00.
- 92 Acres - 80 workable, 6 acre lake approximately 30 feet deep, stocked with trout, nice maple bush, barn 44 x 100 setup for loose housing, good 3 bedroom white brick house fronting on Highway 9 and concession road, 1/4 mile from Mildmay. Price \$87,500.00.
- 100 Acres - All workable, large barn 50 x 70 x 50 x 48 for mixed farming, good white brick home, 3 bedrooms, silo 12 x 40, implement shed 28 x 40, priced at \$85,000.00, half cash.
- 100 Acres - 90 workable, 15 acres fall wheat, good barn 78 x 64 setup for beef, poor house, log with aluminum siding. Priced at \$53,000.00.
- 100 Acres - all workable, implement shed 12 x 45, drilled well and pump, hydro. Priced at \$56,000.00.
- 100 Acres - beef and pigs, barn 90 x 60 and 40 x 40, liquid manure system, large silo with unloader, nearly new 9 room bungalow. Priced at \$100,000.00 with \$51,700.00 F.C.C. mortgage at 8 percent.

For these and others call Earl or Florence Goshaw at the office 338-3940 or at home 343-2783.

LISTOWEL LISTINGS
130 Inkerman Street
Listowel, Ontario
Call 519-291-4070

- NOT JUST ANOTHER DAIRY FARM**
170 Acres, 152 workable, 2 sets of buildings. Large barn, all Beatty equipped, 37 tie, balance in pens. Stable cleaner, pipeline milker, bulk cooler and hydro generator. Silo 16 x 60 with distributor and unloader. Large implement shed and 2 car garage. 25 year old 2 storey 4 bedroom modern brick home. Other set of buildings include barn for cattle and hogs and 2 bedroom home. Evening Call: Bill Stratyckuk - 291-2144.
- Listowel area, 100 acres choice land, all workable. Barn 60 x 66 and 30 x 30 suitable for general farming. Implement shed and good 2 storey 3 bedroom modern brick house. Lovely treed lane. Priced at only \$85,000.00. Evening Call Norman Coghlin 356-2367.
- 100 Acres, 85 workable, situated on a paved road 1/2 mile from a good village. Modern 2 storey, 5 bedroom, brick home. Barn 58 x 60 beef or dairy with cement stable and litter carrier. Good productive Harriston loam soil with creek and 15 acres of bush. Evenings Call: Robert Sanderson - 335-3052.
- 50 Acres 2 1/2 miles from Listowel. 2 storey brick home with dining room, 3 bedrooms, 3 piece bath and oil heating. 47 acres workable and 1 1/2 acres bush. Barn 40 x 60 setup for dairying with 22 stanchions and a stable cleaner. Attractively priced at \$50,000.00.
- 190 Acres, beef farm with 160 acres workable. Good 3 bedroom brick house with cupboards and oil furnace. Barn 68 x 70 with bunker silo, implement shed 24 x 40 also large steel granary. Evenings call: Grace Sanderson 335-3052.
- 100 Acres, 92 workable. Choice Harriston loam soil. 6 bedroom brick house with 4 piece bath and built-in cupboards. Barn 45 x 100 with 24 steel ties and balance in pens. 2 silos 12 x 40 and new feed room. This is an excellent farm but has no hydro. Priced right for quick sale. Evenings call: Norman Coghlin - 356-2367.