

Have your own 'farmette' while holding job in town

United Press International
SWEDSBORO, N.J. — George Tiliakos believes a whole lot of folks these days are so tired of the urban rat race that they'd be nothing better than to settle down on the farm and maybe raise enough food to live on.

To pay for that privilege, however, they'll need to keep those high-salaried city jobs. And Tiliakos, the president of the New Jersey land division of U.S. Home Corp., thinks he's come up with a way for them to do both.

The company is building a 10-unit experimental housing development in Gloucester County, down the New Jersey turnpike from Philadelphia. In the development, country-minded city dwellers can buy a modest two-story home and enough land to grow a little corn and maybe raise a chicken or two for \$70,000 and up.

Not enough to make money, mind you, but probably enough to feed the family.

Despite a nationwide trend toward small houses on small plots of land, U.S. Home, one of the country's largest single-family home builders, is convinced the "Five Acres and Independence" development is an idea whose time has come.

"The nation's rural areas have continued to experience a dramatic increase in population, as many Americans discard urban lifestyles and seek a simpler life in more rural areas," the company said in its 1981 annual report.

If the project, which is believed to be the first of its kind in the nation, is successful, U.S. Home wants to build a similar development north of Houston, and is looking for other suitable land in the Northeast.

"We think there is a large

market out there. There's a migration to more rural areas," Tiliakos explained. "The demographics show it. That's where growth's been. Let's face it — urban pressures are pretty tough today. There's going to be a bunch of folks out there who want to take it a little easier."

"What we're trying to show is a return to a rural kind of setting and almost self-sufficiency for a family. But some people may not even farm. Maybe they just want the rural setting."

So-called "farmettes" sprang immediately to mind when U.S. Home, a Houston-based firm, purchased about 1,300 acres of land in Woolwich and Logan Townships in 1981, but the nationwide housing recession kept the concept on the drawing boards until early last year.

Guy Odom, U.S. Home's chairman and chief executive officer, based the idea on a best-

selling book, called "Five Acres and Independence," written in 1935 by Maurice Kains, a horticulture professor at Pennsylvania State University.

Kains, one of the fathers of the Victory Garden program during World War II, contended that a family could raise enough food for itself on a very small amount of land and even have enough left over to sell.

Working with agricultural experts, U.S. Home has determined that a properly managed 18,000-square-foot tract of land could yield \$12,000 worth of produce every year.

The development's model farm, scheduled to open to the public in late May, will feature 24 different crops, apple, peach and cherry trees, a grape arbor, a greenhouse, root cellar, beehives, 50 chickens and a cow, calf and horse.

Psychic tunes in on vibes

United Press International
NASHVILLE, Tenn. — David Guardino says he makes dreams of wealth and happiness come true as the "Psychic to the Stars."

"I couldn't make Nancy Reagan divorce her husband and marry you," he says. "But if you and your girlfriend had a fight, I could be 90 percent sure of getting you back together."

"I don't bother much with readings and predictions. I specialize in making things happen."

He claims he has helped stars find true love, get big movie parts, make millions. He says he even has helped politicians get their bills passed.

But Guardino says he can't do these things for himself. Lawyers don't defend themselves in court. Brain surgeons don't operate on their brains," he says.

Guardino, 40, spends half his time in Las Vegas and the other half in Lenoir City, Tenn., where his wife, Dedra, 19, was raised.

"We met over the telephone," explained his wife. "After about 30 or 40 seconds, he said, 'Will you marry me.'"

She flew to Las Vegas for a look-see. Eleven days after that they were married.

"It has worked out very good," she said.

Guardino, a one-time social worker, says he gets his clients what they want through telekinesis — by influencing people's thoughts. More simply, he puts "whammies" on people.

"If a politician wants a bill passed, I'll put a whammy on his opponents. If a star wants a choice film role, I just zero in on the producer and that's that."

The scientific name he uses for his specialty is psychokinetic energy. He says biochemical reactions create unique electromagnetic fields around every human being.

"Psychics call those fields vibrations," he says. "I have the gift of being able to tune into those and read them."

"Let's say you and your wife got along famously the first year you were married and then things went sour. Now she's going out with someone else. I put a whammy on him, put a whammy on her, break them up and make her come back to you. I psychically regress her to feel about you the way she felt during the honeymoon."

"I claim 90 percent success. Actually it's higher."

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