

LANDY SAMUEL A
Form 4
June 16, 2006

FORM 4

UNITED STATES SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

OMB APPROVAL

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STATEMENT OF CHANGES IN BENEFICIAL OWNERSHIP OF SECURITIES

Filed pursuant to Section 16(a) of the Securities Exchange Act of 1934, Section 17(a) of the Public Utility Holding Company Act of 1935 or Section 30(h) of the Investment Company Act of 1940

(Print or Type Responses)

1. Name and Address of Reporting Person *
LANDY SAMUEL A

(Last) (First) (Middle)
3499 ROUTE 9 NORTH, STE 3C
(Street)

FREEDHOLD, NJ 07728

(City) (State) (Zip)

2. Issuer Name and Ticker or Trading Symbol
UMH PROPERTIES, INC. [umh]

3. Date of Earliest Transaction
(Month/Day/Year)
06/15/2006

4. If Amendment, Date Original Filed(Month/Day/Year)

5. Relationship of Reporting Person(s) to Issuer

(Check all applicable)

Director 10% Owner
 Officer (give title below) Other (specify below)
President

6. Individual or Joint/Group Filing(Check Applicable Line)
 Form filed by One Reporting Person
 Form filed by More than One Reporting Person

Table I - Non-Derivative Securities Acquired, Disposed of, or Beneficially Owned

1. Title of Security (Instr. 3)	2. Transaction Date (Month/Day/Year)	2A. Deemed Execution Date, if any (Month/Day/Year)	3. Transaction Code (Instr. 8)	4. Securities Acquired (A) or Disposed of (D) (Instr. 3, 4 and 5)	5. Amount of Securities Beneficially Owned Following Reported Transaction(s) (Instr. 3 and 4)	6. Ownership Form: Direct (D) or Indirect (I) (Instr. 4)	7. Nature of Indirect Beneficial Ownership (Instr. 4)
UMH Properties, Inc.				(A)	216,231.3885 ⁽¹⁾	D	
UMH Properties, Inc.				(A)	29,484.817 ⁽²⁾	D	
UMH Properties, Inc.				(A)	23,925.565 ⁽³⁾	I	Account is C/F Son Jeremy
UMH Properties, Inc.				(A)	6,580.674 ⁽⁴⁾	I	Account is C/F Son

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Inc.						Harry
UMH Properties, Inc.				2,846.995 ⁽⁵⁾	I	Account is C/F Son Daniel
UMH Properties, Inc.				6,220.64	D	

Reminder: Report on a separate line for each class of securities beneficially owned directly or indirectly.

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(9-02)

Table II - Derivative Securities Acquired, Disposed of, or Beneficially Owned
(e.g., puts, calls, warrants, options, convertible securities)

1. Title of Derivative Security (Instr. 3)	2. Conversion or Exercise Price of Derivative Security	3. Transaction Date (Month/Day/Year)	3A. Deemed Execution Date, if any (Month/Day/Year)	4. Transaction Code (Instr. 8)	5. Number of Derivative Securities Acquired (A) or Disposed of (D) (Instr. 3, 4, and 5)	6. Date Exercisable and Expiration Date (Month/Day/Year)	7. Title and Amount of Underlying Securities (Instr. 3 and 4)	8. Amount or Number of Shares	
				Code	V (A) (D)	Date Exercisable	Expiration Date	Title	Amount or Number of Shares
UMH Properties, Inc.	\$ 17.21					01/09/2007	01/09/2014	UMH Properties, Inc.	5,800
UMH Properties, Inc.	\$ 15.62					01/09/2007	01/09/2014	UMH Properties, Inc.	44,200
UMH Properties, Inc.	\$ 17.19					02/01/2006	02/01/2013	UMH Properties, Inc.	6,400
UMH Properties, Inc.	\$ 15.62					02/01/2006	02/01/2013	UMH Properties, Inc.	43,600
UMH Properties, Inc.	\$ 18.62					01/16/2005	01/16/2012	UMH Properties, Inc.	25,000
	\$ 16.92					08/18/2004	08/18/2011		25,000

UMH
Properties,
Inc.

UMH
Properties,
Inc.

UMH
Properties, \$ 12.95
Inc.

01/04/2003 01/04/2010 UMH
Properties, 25,000
Inc.

Reporting Owners

Reporting Owner Name / Address	Relationships			
	Director	10% Owner	Officer	Other
LANDY SAMUEL A 3499 ROUTE 9 NORTH STE 3C FREEDHOLD, NJ 07728	X		President	

Signatures

Rosemarie
Faccone 06/16/2006

__Signature of
Reporting Person Date

Explanation of Responses:

- * If the form is filed by more than one reporting person, *see* Instruction 4(b)(v).
- ** Intentional misstatements or omissions of facts constitute Federal Criminal Violations. *See* 18 U.S.C. 1001 and 15 U.S.C. 78ff(a).
- (1) Includes 12,543.7365 cumulative shares in 401-K Plan.
- (2) Includes 197.248 shares acquired through dividend reinvestment.
- (3) Includes 404.399 shares acquired through dividend reinvestment.
- (4) Includes 111.229 shares acquired through dividend reinvestment.
- (5) Includes 48.121 shares acquired through dividend reinvestment.

Note: File three copies of this Form, one of which must be manually signed. If space is insufficient, *see* Instruction 6 for procedure. Potential persons who are to respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB number.