

UMH PROPERTIES, INC.  
Form 8-K  
January 20, 2017

**UNITED STATES**

**SECURITIES AND EXCHANGE COMMISSION**

**Washington, D.C. 20549**

**FORM 8-K**

**CURRENT REPORT**

**Pursuant to Section 13 or 15(d) of The Securities Exchange Act of 1934**

**Date of Report (Date of earliest event reported): January 20, 2017**

**UMH Properties, Inc.**

(Exact name of registrant as specified in its charter)

<b>Maryland</b>	<b>001-12690</b>	<b>22-1890929</b>
(State or other jurisdiction of incorporation)	(Commission File Number)	(IRS Employer Identification No.)

**Juniper Business Plaza, 3499 Route 9 North, Suite 3-C, Freehold, NJ**      **07728**  
(Address of principal executive offices)      (Zip Code)

**Registrant's telephone number, including area code:    (732) 577-9997**

**Not Applicable**

(Former name or former address, if changed since last report.)

Check the appropriate box below if the Form 8-K filing is intended to simultaneously satisfy the filing obligation of the registrant under any of the following provisions (see General Instruction A.2. below):

- Written communications pursuant to Rule 425 under the Securities Act (17 CFR 230.425)
- Soliciting material pursuant to Rule 14a-12 under the Exchange Act (17 CFR 240.14a-12)
- Pre-commencement communications pursuant to Rule 14d-2(b) under the Exchange Act (17 CFR 240.14d-2(b))
- Pre-commencement communications pursuant to Rule 13e-4(c) under the Exchange Act (17 CFR 240.13e-4(c))

**Item 7.01 Regulation FD Disclosure.**

On January 20, 2017 the Company issued a press release announcing the acquisition of two manufactured home communities located in Indiana, situated on approximately 155 acres, for a purchase price of \$24,437,000. In connection with this acquisition, UMH also announced the completion of the financing of two manufactured home communities.

**Item 9.01 Financial Statements and Exhibits.**

(d) Exhibits.

99 Press Release dated January 20, 2017.

**SIGNATURE**

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned hereunto duly authorized.

**UMH Properties, Inc.**

Date: January 20, 2017    By:    */s/ Anna T. Chew*  
Name:    Anna T. Chew  
Title:    Vice President and Chief Financial  
          Officer

