

# sales snapshot

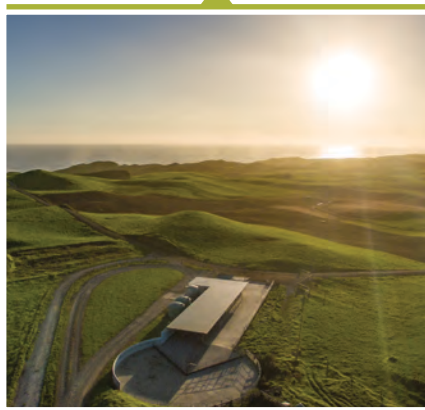
## FARM AND HORTICULTURE



There's been steady enquiry and good sales results – both in price and volume – across all the rural property sectors throughout New Zealand in the past six months. Here's a selection of recent farm sales concluded by the Bayleys' rural team.

### DAIRY

**Redhill Road, Dargaville:** 148.42ha dairy unit with a three-year average production of 126,090kgMS, sold for \$3,256,000. Infrastructure included a near new 40ASHB, limestone races, well-fenced paddocks and good water supply. Two dwellings – 3bdrm homestead and a second 3bdrm home. *(Catherine Stewart, Bayleys Dargaville)*



**Tinopai Road, Tinopai:** Mainly easy to rolling 150.7ha dairy farm held in seven titles and milking 235 cows on an effective milking platform of 150ha, sold for \$1,500,000. *(Catherine Stewart, Bayleys Dargaville)*

**Ellett Road, Karaka, Auckland:** 82ha coastal farm in two titles, with 4bdrm farmhouse, 3bdrm cottage, cowshed with milking facilities, hay barn and implement shed, sold for \$12,500,000. *(Stefni Baigent, Bayleys Counties)*

**State Highway 25, Whitianga:** 82ha dairy unit milking 265 cows through the 26ASHB producing 100,400kgMS last season for Fonterra, sold for \$3,200,000. PPP-inline

feed system, a range of well-located support buildings and two, 3bdrm homes. *(Karl Davis, Lee Carter, Bayleys Waikato)*

**State Highway 25, Pipiroa:** 60ha flat and fertile land in 14 separate titles sold for \$2,762,000. 24ASHB dairy producing 52,101kgMS last season from 144 cows. *(Karl Davis, Lee Carter, Bayleys Waikato)*

**Hauraki Road, Turua:** 218.20ha dairy unit with all flat contour supplying OCD with 600 cows milked in the 2015/16 season and production of 248,000kgMS, sold for \$9,970,000. Numerous support buildings including a 35ASHB and four dwellings. *(Mike Fraser-Jones, Bayleys Waikato)*

**Wharepoa Road, Turua:** 86.49ha dairy unit with all flat contour supplying OCD with production of 91,991kgMS in 2015/16 season from 250 cows, sold for \$3,987,322. Well-located, modern 24ASHB, a 300-cow circular yard and good infrastructure including a 4bdrm home. *(Mike Fraser-Jones, Bayleys Waikato)*

**Schumacker Road, Maramarua:** 74ha dairy unit, sold for \$1,850,000. Predominantly flat to undulating with some steeper sidings and plots of mature trees. Milking 110 cows via 14ASHB with three-year average of 24,619kgMS to Fonterra. Support infrastructure includes 2,000-bail capacity barn, implement shed and calf shed. *(Karl Davis, Lee Carter, Bayleys Waikato)*

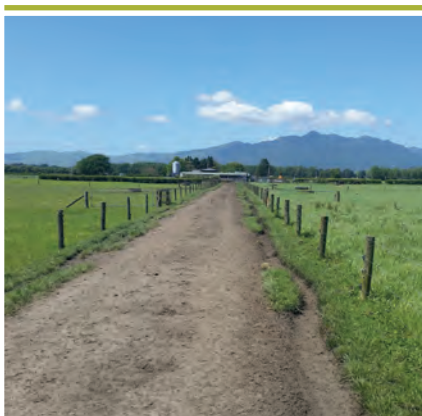
**Orchard West Road, Ngatea:** Well-established 71ha dairy unit with 16ASHB dairy supplying Fonterra with three-year average of 65,107kgMS from 200 cows, sold for \$3,200,000. Water via council supply with Williams' effluent system irrigating 14ha. Main 3bdrm home and a 2bdrm dwelling. *(Karl Davis, Lee Carter, Bayleys Waikato)*



**Robinson Road, Paeroa:** 42.93ha dairy unit on Hauraki county water scheme, sold for \$2,050,000. All flat contour, with infrastructure including an 11ASHB milking around 100 cows with a three-year production average of 37,252kgMS, and a 4bdrm home. *(Mike Fraser-Jones, Bayleys Waikato)*

**Te Aroha Gordon Road, Te Aroha:** Tidy 45ha dairy unit currently milking 125 cows through a 15ASHB with in-shed meal feeding system producing 64,000kgMS, sold for \$2,300,000. Support buildings include a large six-bay gable calf-rearing shed, three-bay implement shed, hay barn, cattle yards, plus 4bdrm home. *(Mike Fraser-Jones, Bayleys Waikato)*

**Steele Road, Te Aroha:** 26.78ha dairy unit farmed with a neighbouring 37ha lease block milking 200 cows and producing 108,000kgMS on a split-calving regime, sold for \$1,900,000. 20ASHB has in-shed meal feeders, and support buildings include a covered 30 tonne PKE/fertiliser bin, two wood chip stand-off pads and a 3bdrm home. *(Mike Fraser-Jones, Bayleys Waikato)*



**No 1 Road, Waitoa:** 63.20ha flat dairy unit in two titles, sold for \$4,100,000. Average three-year production of 86,246kgMS from 255 cows, based on an additional 24ha utilised but not included in the sale. Support buildings include modern 20ASHB, large implement shed, hay barn, old dairy, lockable workshop and two homes. *(Mike Fraser-Jones, Bayleys Waikato)*

**Tramline Road, Morrinsville:** 285ha dairy operation with all flat contour, sold for \$6,500,000. Supplying OCD, milking around 600-650 cows through a 50ASHB, with an average production of approximately 195,000kgMS. Support buildings include a three-bay half-round hay barn, three-bay implement/calf rearing shed and two dwellings. *(Mike Fraser-Jones, Bayleys Waikato)*



**Tauhei Road, Morrinsville:** Well-set up 89.61ha dairy unit with 24ASHB, large herd shelter plus two good dwellings, sold for \$4,000,000. Mix of flat, gentle rolling and a small portion of hill and property is raced to all 70 paddocks. Currently 270 cows are milked with a three-year production average of 98,614kgMS. *(Mike Fraser-Jones, Bayleys Waikato)*

**Manuel Road, Morrinsville:** 88.87ha dairy unit with flat to gentle rolling contour, currently milking 230 cows through a 20ASHB with an average production of 71,153kgMS, sold for \$2,550,000. Good array of support

buildings including a 3bdrm home. *(Mike Fraser-Jones, Bayleys Waikato)*

**Casey Road, Whatawhata:** 142.55ha dairy unit with around 70ha of flats and the balance gentle rolling to some medium hill, sold for \$5,300,000. Production of 131,935kgMS for the 2015/2016 season from 400 cows, based on an additional 54ha block not included in the sale. Modern 36ASHB with good support buildings, including two homes. *(Mike Fraser-Jones, Bayleys Waikato)*

**Old Te Aroha Road, Matamata:** 180ha predominantly gentle rolling contour dairy unit, sold for \$8,000,000. 40ASHB milking around 450 cows. Multiple support buildings for calf-rearing and storage along with a 5bdrm main home with pool, 3bdrm guest house, plus 3bdrm workers' cottage. *(Sam Troughton, Bayleys Matamata; Mike Fraser-Jones, Bayleys Waikato)*



**Tower Road, Matamata:** 200-cow dairy unit with 24ASHB on 77ha flat land, sold for \$5,920,000. Dwellings comprise 4bdrm homestead and 3bdrm cottage. *(Sam Troughton, Bayleys Matamata)*

**Galaxy Road, Omanawa, Western Bay of Plenty:** 369ha with 220ha effective and the remaining in covenanted bush sold for \$4,200,000. *(Derek Enright, Bayleys Rotorua)*



**Ronga Road, Rai Valley, Marlborough:** 161ha dairy unit producing 150,294kgMS last season from 380 cows, sold for

\$4,450,000. 100ha k-line irrigation, 44-bail rotary shed, DeLaval plant and in-shed feed system. Infrastructure includes three dwellings, sheds and outbuildings. *(Andy Poswillo, Bayleys Marlborough)*

**Methven Highway, Methven, Canterbury:** 215ha dairy platform supporting 700 cows sold for \$11,877,189. High-specification 54-bail rotary shed, irrigation water and quality soils, along with a 4bdrm two-storey homestead, manager's home and staff cottage. *(Pete Hayward, Bayleys Canterbury)*



**Main South Road, Dunsandel, Canterbury:** 184ha fully-irrigated property with excellent soils, two good wells and strong yields from grass and green feed crops, sold for \$7,800,000. Infrastructure includes cattle yards, hayshed, silos, three implement sheds and a recently refurbished homestead. *(Ben Turner, Mike Adamson, Bayleys Canterbury)*

## GRAZING

**Kaiikanui Road, Oakura Coast:** 194ha flat to rolling grazing land with road frontage on three sides and minimal fencing, sold for \$800,000. Multiple building sites with wide-ranging sea views. *(Lin Norris, Alex Smits, Bayleys Whangarei)*

**Webb Road, Oakura Coast:** 75ha ex-grazing block in run down condition with bush and reverted Manuka close to Helena and Teal Bays, sold for \$750,000. *(Lin Norris, Alex Smits, Bayleys Whangarei)*

**Bridle Track Road, Opuawhanga:** 48ha overlooking the Whananaki coastline with limited grazing and seven paddocks, sold for \$395,000. *(Alex Smits, Lin Norris, Bayleys Whangarei)*

**Ngunguru Ford Road, Glenbervie:** 52ha farmlet with well-located 3bdrm home with sleepout, sold for \$950,000. *(Alex Smits, Lin Norris, Bayleys Whangarei)*

**Ngunguru Ford Road, Glenbervie:** 15.7ha of rolling land with multiple elevated house sites to choose from and power to the property, sold for \$425,000. *(Stewart Ruddell, Bayleys Whangarei)*





**Austin Road, Maunu:** 8.28ha flat, volcanic grazing land in 10 paddocks bordered by stone walls and hedging, sold for \$1,345,000. Previously grazing 20 cattle, the property has loadout, cattle and sheep yards, implement shed, refrigeration room, disused dairy, hot-house and 3bdrm bungalow. (Stewart Ruddell, Wendy Ruddell, Bayleys Whangarei)

**Omana Road, Tangiteroria:** 92ha mostly steep hill country in two titles with a renovated 1910 bungalow on the flat home block, sold for \$540,000. (Alex Smits, Lin Norris, Bayleys Whangarei)

**Hayward Road, Maungakaramaea:** Over 1.9ha of grazing land with 4bdrm home, three-bay garage, good fencing, water troughs for stock, three water tanks, dog and chook runs, sold for \$645,000. (Gary Sellars, Bayleys Whangarei)

#### Scottys Camp Road, Dargaville

**Surrounds:** 34ha tidy grazing/support unit with a large barn and cattle yards, sold for \$475,000. (Lin Norris, Alex Smits, Bayleys Whangarei; Catherine Stewart, Bayleys Dargaville)

#### Ounuwhao Road, Dargaville

**Surrounds:** 62.3ha flat to medium hill country with scattered pockets of mature native bush, sold for \$430,000. Subdivided into nine paddocks with mostly renewed/repainted fencing, six new culverts and good tracking servicing most of the land. Private, sheltered potential building sites with exceptional views. (Catherine Stewart, Bayleys Dargaville)

**Mahuta Road, Dargaville:** 36.6ha fertile easy rolling country which has been utilised as a dairy support block for young stock and heifers, and proven for growing maize and silage, sold for \$654,000. Infrastructure included large tidy dwelling with sheds and cattle yards. (Catherine Stewart, Bayleys Dargaville)

**Pouto Road, Dargaville:** 6.46ha flat, well-maintained, tile-drained land with new flood gate installed, sold for \$235,000. The land is split into two paddocks, with a shelter belt on the southern boundary and cattle yards near the roadside. (Leah O'Driscoll, Bayleys Dargaville)

**Mititai Road, Waiotira:** 148.4ha in five titles, subdivided into 13 main paddocks with around 40ha of silage or hay country, and the balance hill country, sold for \$705,000. (Catherine Stewart, Bayleys Dargaville)

**Nova Scotia Drive, Waipu:** 50ha with road frontage on three sides and split into four titles, sold for \$2,200,000. Centrally-raced and divided into 13 paddocks. Infrastructure includes a three-bay lockable implement shed with power, plus stockyards. (Fin Higgins, Toni Beer, Bayleys Bream Bay)



**Summer Road, Matakoho:** 227ha harbour-front beef grazing unit in three titles, sold for \$2,250,000. Infrastructure includes woolshed, large set of cattle yards, hay shed and 1bdrm cottage at the water's edge. (John Barnett, Bayleys Warkworth)

**Oparakau Road, Matakoho:** 41.7ha clean, flat to easy contour land situated just off the main State Highway, sold for \$610,000. Good fencing, dam water, two hay barns, stables, disused cowshed and storage shed. (Catherine Stewart, Bayleys Dargaville)

#### Kaipara Coast Highway, Wellsford:

25ha grazing farm subdivided into 11 paddocks, with a set of cattle yards, an implement shed and a 1bdrm sleepout, sold for \$823,770. (John Barnett, Bayleys Warkworth)



**Great South Road, Ramarama, Auckland:** 15.06ha flat land with extensive road frontage along Great South Road and the motorway, sold for \$4,050,000 + GST. Support buildings include three implement sheds, hay barn, disused cowshed, dehorning bail, yards, loading race plus 3bdrm home. (Peter Kelly, Bayleys Waikato; Rebecca McEntee, Bayleys Counties)

**Runciman Road, Pukekohe East, Auckland:** 28.98ha land-bank opportunity in high growth area, sold for \$3,200,000 + GST. 4bdrm home with pool, extensive shedding and workshop. (Rebecca McEntee, Bayleys Counties; Peter Kelly, Bayleys Waikato)

**Te Toro Road, Pollock, Auckland:** 60ha undulating pastoral land with modernised 3bdrm home, three-bay garaging, six-bay shedding, new water system, and fully-equipped disused cowshed, sold for \$3,093,500 + GST. (Peter Kelly, Bayleys Waikato; Rebecca McEntee, Bayleys Counties)



**Pendergrast Road, Mangatawhiri, Franklin:** 18ha with good water supply, large horsebox and tack room plus two-bay shedding, hay barn and 378m<sup>2</sup>, 4bdrm home, sold for \$2,378,000. (Lea-Ann Higgie, Rebecca McEntee, Bayleys Counties)

**Back Miranda Road, Miranda:** 14.85ha in two titles plus shares in a third title,



sold for \$461,000. Land has easy contour and an elevated building site with sea views. Improvements include a disused cowshed, set of yards and 3bdrm home. *(Karl Davis, Lee Carter, Bayleys Waikato)*

**Kopuku Road, Maramarua:** 22.49ha (subject to survey) currently run as part of a dairy unit with a large powered barn, and 3bdrm dwelling, sold for \$700,000. *(Karl Davis, Lee Carter, Bayleys Waikato)*

**North Road, Mangatarata:** 96ha multi-purpose grazing property in three titles with mix of rolling to medium contour with some steeper sidlings, sold for \$1,388,000. Improvements include five hay barns, two sets of stock yards and drench race. *(Karl Davis, Lee Carter, Bayleys Waikato)*



**Island Block Road, Meremere:** 41ha easy rolling contoured land with loading race at the front of the property, established electric fence circuit, utility barn and elevated building site, sold for \$1,200,000. *(Karl Davis, Lee Carter, Bayleys Waikato)*

**Otuiti Road, Pukekawa:** 259ha carrying around 240 dairy grazers and 200 mixed aged beef cattle, sold for \$4,500,000. 437m<sup>2</sup> home with 20-metre lap pool. *(Mike Fraser-Jones, Bayleys Waikato)*



**Cozens Road, Waerenga:** 19ha flat to rolling land for grazing or cropping sold for \$812,000. Property has mature

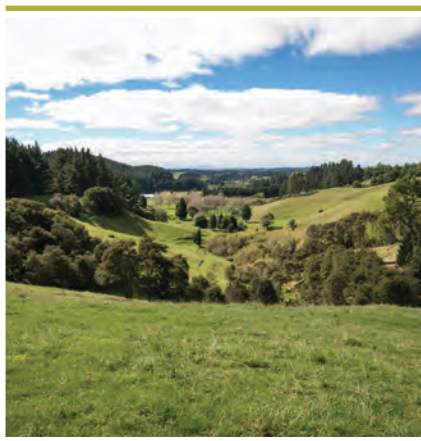
plantings, disused cowshed and four-bay utility shed. *(Karl Davis, Lee Carter, Bayleys Waikato)*

**Okaeria Road, Waerenga:** 23.55ha (subject to survey) with grazing or cropping options, sold for \$767,000. *(Karl Davis, Lee Carter, Bayleys Waikato)*

**Plantation Road, Te Kauwhata:** 26.11ha easy to rolling contour well-raced and fenced, compliant 39ASHB dairy shed, workshop with three-phase power and a five-bay calf rearing barn, sold for \$925,000. *(Karl Davis, Lee Carter, Bayleys Waikato)*



**Ruakiwi Road, Waingaro:** 160ha well-fenced with a central laneway and bordering the Raglan Harbour, sold for \$2,655,000. Improvements include three implement sheds, three-stand woolshed, large set of stockyards, cattle crush and 5bdrm homestead. *(Peter Kelly, Bayleys Waikato)*



**Old Mountain Road, Te Pahu:** 17ha grazing block with 3bdrm home on an elevated site, double garage, three-bay shed with lean-to and adjacent stock yards, sold for \$875,000. *(Stuart Gudsell, Sharon Evans, Bayleys Waikato)*

**Grey Road, Te Pahu:** 19ha grazing unit at the foothills of Mount Pirongia, sold for \$570,000. Reliable water system, good fences and tracks, hay barn, plus phone and power connections at the gate. *(Stuart Gudsell, Sharon Evans, Bayleys Waikato)*

**Kawhia Road, Oparau:** Two titles totalling 55.2ha sold together for \$820,000. 53ha title contains the grazing land, 3bdrm home, and majority of farm improvements, while the second title is 2.2ha. *(Stuart Gudsell, Sharon Evans, Bayleys Waikato)*



**Baker Road, Katikati:** 7.66ha good quality pasture with a mix of flat to sloping land, sold for \$1,050.00 + GST. Property has a 357m<sup>2</sup>, 4bdrm home plus support buildings including a half-round hay barn and range of storage sheds. *(Karen Payton, Bayleys Tauranga)*

**Puketapu Road, Taupo:** 230ha with an effective grazing area of 190ha, and 30ha of moderate to steeper land, sold for \$3,225,000. Improvements include 3bdrm home, three hay barns, stockyards, central laneway, eight-wire post and batten fencing, and reticulated water supply. *(Mark Dawe, Bayleys Waikato; Stan Sickler, Bayleys Taupo)*

**Koranga Valley Road, Matawai, Gisborne:** 1,438ha "Journeys End Station" carrying 9200 stock units and subdivided into 66 paddocks, sold for \$7,039,000. 5bdrm homestead, 3bdrm home, plus 3bdrm apartment incorporated into the five-stand woolshed covered yard complex, along with two hunting and fishing lodges. *(James Macpherson, Simon Bousfield, James Bolton-Riley, Bayleys Gisborne)*







**Jobson Road, Manutuke, Gisborne:**

294.35ha farm including 11.2ha of mature pine and 12ha of fertile flats, sold for \$2,200,000. Excellent shelter and water, and currently wintering circa-2,100 stock units. Improvements include four-stand woolshed, sheep and cattle yards, additional satellite yards, good fencing, subdivision and lanes. (*Simon Bousfield, James Bolton-Riley, Bayleys Gisborne*)

**State Highway 38, Frasertown, Wairoa, Hawke's Bay:**

"Mahanga Station", 716ha of mostly very clean hill country including 20ha of flats around the banks of the Waiau River, sold for \$3,250,000. Improvements include three homes, five-stand woolshed and 1,500 nightpen covered yard, combination hay barn, truck shed and workshop. (*James Macpherson, Simon Bousfield, Bayleys Gisborne*)



**State Highway 38, Tuai, Hawke's Bay:**

"Parkhurst", 544ha property with good contour sold for \$1,800,000. Around 15ha alluvial flats, 200ha of regenerating native bush, including Manuka, Kanuka etc for beekeeping opportunities, and good natural water supply. Improvements include four-stand woolshed, and elevated 4bdrm homestead. (*Simon Bousfield, Bayleys Gisborne; Tony Rasmussen, Bayleys Havelock North*)

**Zohs Road, Mangaweka:** "Taukopu" offers 828ha of medium-steep hill country

and sold for \$3,350,000. Consistently winters 4,000 ewes, 1,400 hoggets, 155 cows, 50 heifers and up to 125 steers. Improvements include 4bdrm villa, three-bay implement shed, four-stand woolshed with large covered yards. (*Pete Stratton, Bayleys Taihape*)

**Swamp Road, Waipukurau:** Well-located 57.42ha of grazing land with excellent soils and a character home, sold for \$1,680,000. (*Sam Twigg, Andy Hunter, Bayleys Waipukurau*)



**Tutaenui Road, Marton:** 21.1ha flat, fertile block with 1900s', 250m<sup>2</sup> 4bdrm homestead in established grounds plus small woolshed and implement shed, sold for \$1,020,000. (*Andrew Bonnor Bayleys Feilding*)

**Wharepapa Station, Western Lake, Featherston:** 538ha comprising 200ha of well-developed terrace and river flats and the balance gently rolling hill country, sold for \$4,600,000. Water via bore from the Wharekauhau River. Improvements include four-stand woolshed, covered yards plus two, 5bdrm staff dwellings. (*Lindsay Watts, Rob Deal, Bayleys Wairarapa*)



**Kaiuma Bay Road, Kaiuma Bay, Marlborough Sounds:** 125ha fully-fenced into 35 paddocks with fertile pastures and reliable 1,800mm-plus rainfall sold for \$2,775,000. Improvements include

4bdrm homestead with an additional 2bdrm cottage, and support buildings including workshop, hay/implement sheds, woolshed, covered yards, deer shed and cattle yards. (*Andy Poswillo, Bayleys Marlborough*)



**Maungatapu Road, Pelorus Bridge:** 16ha with quality improvements including a recently upgraded 3bdrm home, excellent storage sheds, outbuildings and cattle yards, along with 10 deer-fenced paddocks of fertile pasture sold for \$870,000. (*Andy Poswillo, Bayleys Marlborough*)

**Inland Road, Waiau, Canterbury:**

Fully-diversified 156ha property currently grazing sheep and dairy cows, sold for \$4,088,000. Productive soils, reasonable annual rainfall and around 68 percent irrigated by centre pivot and Ocmis gun. Infrastructure includes new cattle yards, woolshed, silos, hay sheds, implement sheds, hangar, and 4bdrm homestead. (*Ben Turner, Mike Adamson, Bayleys Canterbury*)



**Weka Pass Road, Waikari, Canterbury:**

583ha with good balance of contour and aspect and naturally-fertile, high-producing soils, sold for \$6,810,000. Good shelter, fencing and lane systems; reliable stock water supplies and robust farm infrastructure including woolshed, helicopter hangar, aircraft hangar and airstrip, and large, modernised 5bdrm home with tennis court and swimming pool. (*Ben Turner, Mike Adamson, Bayleys Canterbury*)



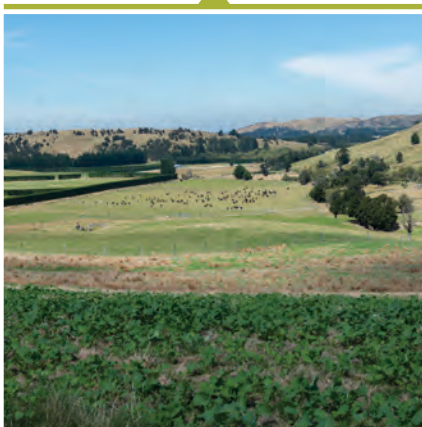


**Weka Pass Road, Waikari, Canterbury:**

464ha mix of aspect and contour from undulating flats and downs to medium hill country, sold for \$2,700,000. (Mark Clyne, Dean Pugh, Bayleys Canterbury) Photo Weka Pass, Waikari

**Perhams Road, View Hill, North Canterbury:**

145ha predominantly flat to gentle rolling land with some steeper contours, currently grazing beef cows, calves and dairy heifers sold for \$2,420,000. Well-fenced with a recently-installed stock water system, two dwellings, two sets of cattle yards, hay shed plus large covered deer yards. (Mike Preston, Bayleys Canterbury)



**Lees Valley, Oxford:** 3,684ha with minimal infrastructure and a mix of contour and aspect, including 350ha flats, a large area of native bush and clean tussock hill, sold for \$4,550,000. (Mark Clyne, Dean Pugh, Bayleys Canterbury)

**Bangor Road, Darfield, Canterbury:**

60ha bare land grazing property, fully deer-fenced with good lanes and plantings of mature oaks, redwoods and cedars sold for \$2,000,000. Includes substantial deer yards with a large selling arena complex. (Ben Turner, Mike Adamson, Bayleys Canterbury)

**Tramway Road, Darfield:** 60ha in two separate parcels with versatile Templeton silt loam soils and long road frontage, sold for \$1,800,000. (Mark Clyne, Dean Pugh, Bayleys Canterbury)

**Pole Road, Methven, Canterbury:**

60ha well-located dairy support grazing block with several large sheds and 3bdrm home, sold for \$3,309,163. (Pete Hayward, Bayleys Canterbury)

**Mill Road, Westerfield, Mid-**

**Canterbury:** 94.5ha land with quality silt loams in two titles, sold for \$4,066,000. Proven arable land for small seed production and some lamb finishing. Well-supported by quality infrastructure, including sheep yards, woolshed, tractor and combine shed, storage and vehicle sheds, plus 3bdrm home. (Mike Preston, Bayleys Canterbury)



95.05ha sold for \$4,350,000 and 136.76ha sold for \$6,256,000. Quality soils and irrigation, plus good support buildings including covered sheep yards plus a large set of cattle yards. (Mike Preston, Bayleys Canterbury)

**Hinds Lismore Road, Mid-Canterbury:**

65ha quality grazing land suitable for arable production and subdivided into six paddocks, sold for \$2,795,000. (Mike Preston, Bayleys Canterbury)

**Wanaka Luggate Highway, Wanaka:**

20ha highly-fertile land with contour ranging from flat to slightly rolling and terraced, subdivided into three paddocks, sold for \$1,600,000 + GST. 9ha of recently-established lucerne with the balance in pasture and there's an elevated building platform with panoramic mountain views. (Trevor Mackay, Bayleys Wanaka)

**Tima Burn Road, Central Otago:**

Lakeside 1,527ha of developed downs and run country with future production upside, sold for \$2,800,000. (Hayden McCallum, Bayleys Southland)

## FINISHING

**Ruapekapeka Road, Kawakawa:**

240ha well-located drystock unit with unfinished 3bdrm home and two sets of cattle yards, sold for \$1,350,000. (Alex Smits, Lin Norris, Bayleys Whangarei)

**Page Road, Ruawai:** 205ha property subdivided into 10 paddocks plus three holding paddocks, with good easy rolling contour, sold for \$1,600,000. Currently carrying 1,594 stock units with a mix of sheep and cattle. Property includes a renovated 3bdrm home. (Catherine Stewart, Bayleys Dargaville)



**Costello Road, Patumahoe, Auckland:**

43ha rolling fertile pasture currently used for a dry stock operation, sold for \$2,430,000. Infrastructure includes secure fencing, loading race and yards with extensive utility shedding and a 1950s' 3bdrm home. (Mark Fourie, Bayleys Counties)

**Barrys Bay Valley Road, Barrys Bay,**

**Banks Peninsula:** 398ha peninsula farm, well-balanced in both contour and altitude, sold for \$4,275,000. Excellent water supplies and naturally fertile volcanic soils. 220ha deer fenced, full range of farm buildings, and 5bdrm homestead and pool set in established gardens. (Ben Turner, Evan Marshall, Bayleys Canterbury)

**Winery Road, French Farm, Banks**

**Peninsula, Canterbury:** 222ha hill country grazing property with original 5bdrm homestead, along with modernised woolshed with covered yards, sold for \$2,120,000. (Ben Turner, Evan Marshall, Bayleys Canterbury)

**Terrace Road, Bankside, Canterbury:**

Well-farmed 265.4ha, sold for \$11,050,000. Irrigation from groundwater bores and the Central Plains Water scheme, applied via two pivot irrigators and two rotomators. Property has two homes and numerous farm sheds. (Mike Preston, Bayleys Canterbury)

**Arundel Rakaia Gorge Road, Mayfield,**

**Canterbury:** 42.98ha with main road frontage currently used as a grazing block sold for \$1,610,000. Property has deer fencing, private stockwater to all paddocks, deer shed and cattle yards. (Mike Preston, Bayleys Canterbury)

**Rakaia Highway, Mid-Canterbury:**

Around 231.81ha sold in two lots –



**Porangahau Road, Waipukurau:**

“Wallingford Station”, comprising 845.14ha of mixed-contour land sold for \$6,900,000. (Sam Twigg, Andy Hunter, Bayleys Waipukurau)

**Aorangi Road, Waipukurau:** 206.45ha with deer fencing and character homestead, sold for \$3,028,000. Property has extensive shelter belts, 12ha of pines, two reticulated water systems, metal pit and good array of farm buildings including a woolshed, deer shed, implement shed and two hay barns. The character 4bdrm homestead has a swimming pool and tennis court. (Andy Hunter, Sam Twigg, Bayleys Waipukurau)



**Druce Road, Woodville:** 753ha sheep and beef station with 7,787 total stock units, sold for \$5,625,000. Infrastructure includes four-stand wool shed with 900/night pen capacity, concrete-floor cattle yards with crush, multiple support buildings, stable complex, 3bdrm bungalow and self-contained workers' quarters. (Lindsay Watts, Rob Deal, Bayleys Wairarapa)

**Corner Wharekopae and Eade Roads, Patutahi, Gisborne:** Flat, 14ha in two titles with no existing access to water, two-stand wool shed and a 3bdrm, sold for \$1,470,000. (Simon Bousfield, Bayleys Gisborne)

**Pehiri Road, Rere, Gisborne:** 834ha summer safe “Kupenga Station”, sold for \$6,100,000. Plenty of flat and easy contour and more than 6km of river frontage. Property winters 8,000 stock units with lambing percentages consistently over 140 percent. Full range of improvements including 5bdrm homestead, 3bdrm cottage, restored shearers quarters, five-stand woolshed and range of yards. (James Macpherson, Simon Bousfield, Bayleys Gisborne)

**Te Hau Road, Whatatutu, Gisborne:** 1,199ha “Waitahoata Station” with around 100ha of fertile river flats and productive land, sold for \$7,525,000. Well-tracked with robust reticulated water system. 5bdrm homestead in established grounds, two 3bdrm farm houses, five-stand

Woolaway woolshed, and range of yards. (James Macpherson, Simon Bousfield, Bayleys Gisborne)



**State Highway 38, Frasertown, Wairoa, Hawke's Bay:** 37.13ha of fertile, mainly flat land bounding the Waiau River sold for \$820,000. Well-subdivided into 11 paddocks, partly tile drained, two sets of cattle yards, good fencing, quality water system, and strong fertiliser history. (Simon Bousfield, James Bolton-Riley, Bayleys Gisborne)

**Brownlie Road, Frasertown, Wairoa, Hawke's Bay:** 438ha “Waengamare Station” with more than 40ha of versatile flats, sold for \$2,500,000. Improvements include 3bdrm character bungalow, six-stand woolshed, four-bay implement shed, hayshed, airstrip, fertiliser bin and other farm buildings. (James Macpherson, Simon Bousfield, Bayleys Gisborne)



**Hatuma Road, Waipukurau:** 45.29ha farmlet in two titles, with a mix of flat to easy hill contour, sold for \$1,460,000. Infrastructure includes a two-bay garage, three-bay fully-lockable implement shed, two hay barns, a new set of cattle yards, satellite sheep yards and a 2bdrm character home. (Andy Hunter, Sam Twigg, Bayleys Waipukurau)

**Hinerua Road, Waipukurau:** 255.55ha of predominantly flat to very easy hill country, with reliable rainfall and free draining soils, sold for \$2,923,000.

Infrastructure comprises a four-stand woolshed and covered yard complex, laneways, a mix of post-and-batten/electric fencing and a Lockwood home. (Sam Twigg, Andy Hunter, Bayleys Waipukurau)

**Omatane North Road, Taihape:** 55.8ha of fertile, free-draining river terrace flats, suitable for cereal and fodder cropping, intensive livestock farming, or horticulture, sold for \$920,000. (Pete Stratton, Bayleys Taihape)

**Mt Herbert Road, Waipukurau:** 142ha finishing farm with easy contour, good infrastructure, town water supply and a choice of house building sites, sold for \$1,450,000. (Tim Wynne-Lewis, Andy Hunter, Bayleys Havelock North)



**State Highway 2, Tutira:** Well-maintained and upgraded 790ha “Melrose Station” with 400ha of flat and easy tractor country, sold for \$9,000,000. Improvements include a refurbished 4bdrm manager's home, fully-refurbished 3bdrm cottage, five-stand and four-stand woolsheds, large cattle yards, numerous implement sheds and hay barns. (Tony Rasmussen, Duncan McKinnon, Bayleys Havelock North)

**Win Valley Road, Dovedale, Nelson:** 69.98ha with excellent grass suitable for fattening, cattle yards, calf shed and 3bdrm dwelling, sold for \$1,500,000. (Lydia Heyward, Bayleys Nelson)

**Pareora River Road, Maungati, South Canterbury:** 216ha sheep and beef block sold for \$3,600,000. 4bdrm quality home, excellent range of farm buildings and a walnut plantation. (Kurt Snook, Noel May, Bayleys Canterbury)

**Pourerere Road, Tamumu, Waipawa:** 384ha sheep and beef breeding and finishing property with 110ha of high quality flat land and turn-of-the-century, two-storey 6bdrm home, sold for \$3,100,000. (Glyn Rees-Jones, Napier)

**Crownthorpe Settlement Road, Hastings:** 413.75ha breeding and finishing unit subdivided into 40 paddocks, sold for \$4,275,000. Property is carrying 4,000 stock units, and has around 25ha of hay



country running through gentle easy rolling to medium hills. (*Glyn Rees-Jones, Bayleys Napier*)

**Dog Kennel Road, Ikawai, South Canterbury:** 446ha beef, sheep and finishing unit sold for \$4,800,000. Farm has 5bdrm colonial homestead, 2bdrm second dwelling and a good range of farm buildings. (*Noel May, Kurt Snook, Bayleys Canterbury*)

**Downs Road, West Eyreton, Canterbury:** 153ha bare land block with top quality soils, excellent shape and production levels, good shelter and fencing, sold for \$4,075,000. (*Ben Turner, Mike Adamson, Bayleys Canterbury*)

**Leeston Dunsandel Road, Killinchy, Canterbury:** 216ha fully-irrigated farm in four titles, sold in two blocks at a total price of \$9,235,000. Farm has quality soils, good water, a high standard of infrastructure, two good yards, excellent shape and two dwellings. (*Ben Turner, Evan Marshall, Bayleys Canterbury*)



**Goughs Crossing Road, Ashburton Forks, Mid-Canterbury:** 173.3ha beef finishing and dairy support farm tapping into the Barrhill Chertsey irrigation scheme, sold for \$5,765,000. Architecturally-designed 261m<sup>2</sup> homestead and robust infrastructure including cattle yards and shedding. (*Mike Preston, Bayleys Canterbury*)

**Wards Road, Charing Cross, Canterbury:** 102ha bare land block in CPW Stage Two irrigation scheme and handy to Darfield, sold for \$2,850,000. Has been leased for dairy grazing in the past. (*Ben Turner, Mike Adamson, Bayleys Canterbury*)

**Reynolds Road, Methven, Canterbury:** 144ha irrigated farm with top arable soils, excellent infrastructure, 4bdrm home plus cottage, sold for \$8,250,000. (*Pete Hayward, Bayleys Canterbury*)

**Corbetts Road, Ashburton, Canterbury:** 148ha farm, excellent location, soils and good irrigation infrastructure, plus 4bdrm home, sold for \$7,900,000. (*Jon McAuliffe, Bayleys Canterbury*)

## HORTICULTURE

**Kerikeri Road, Kerikeri:** 4.22ha persimmon orchard on two titles, predominately planted in Fuyu variety, sold for \$1,440,000. Fully-irrigated via Kerikeri Irrigation Scheme and includes a large shed, workshop with solar panels, 4bdrm home and separate 2bdrm unit. (*Vinni Buhla, Bayleys Whangarei; Steve McNally, Bayleys Kerikeri*)



**Morrinsville-Walton Road, Morrinsville:** 27.35ha including 7.24 canopy hectares of Zespri green kiwifruit, sold for \$2,750,000. Property includes 16ha grazing land, large area of native bush and a grove of oak and hazelnut trees. Good support buildings and a 3bdrm home. (*Mike Fraser-Jones, Bayleys Waikato*)

**State Highway 25, Whenuakite:** Consistently-performing 5.48 property with 2.98 canopy hectares of Hayward kiwifruit, sold for \$810,000. (*Belinda Sammons, Glenn Tanner, Bayleys Whitianga*)



**Plummers Point Road, Plummers Point, Bay of Plenty:** 1.1ha canopy hectares established Hayward Green orchard plus 0.35 canopy hectares newly-planted, sold for \$1,480,000. Infrastructure includes four-bay shed, two-bay lock up, plus load-out and 4bdrm home. (*Jeremy Pryor, Bayleys Tauranga*)

**Pyes Pa Road, Pyes Pa, Bay of Plenty:** 0.8 of G3 Gold kiwifruit and 2.45 canopy

hectares of Hayward green kiwifruit on 4.42ha flat north-facing land, sold for \$1,690,000. Includes a 280m<sup>2</sup> shed complex on 4,000m<sup>2</sup> bare land. (*Jeremy Pryor, Bayleys Tauranga*)

**Main Road and Newstead Lane, Makaraka, Gisborne:** 18ha citrus and persimmon orchard with tile-drained land, favourable water right, three large implement sheds and 5bdrm home, sold for \$2,050,000. (*Simon Bousfield, Bayleys Gisborne*)

**Waingake Road, Manutuke, Gisborne:** 5.78ha property with 4ha lemon and mandarin orchard, sold for \$731,000. Improvements include two-bay shed, large machinery shed, three-bay implement shed, 4bdrm home. An additional hectare of bare land adjoins the house block. (*Simon Bousfield, James Bolton-Riley, Bayleys Gisborne*)



**Evenden Road, Hastings:** 7.29ha apple orchard with excellent shedding, sold for \$1,948,000. Property includes 3bdrm home set in park-like grounds with swimming pool and tennis court. (*Kris August, Tim Wynne-Lewis, Bayleys Havelock North*)

**Irongate Road, Longlands, Hastings:** 11.7ha with top quality loams and a consented 100mm bore for irrigation, sold for \$1,725,000. Property has a range of shedding, 5bdrm home and swimming pool. (*Glyn Rees-Jones, Bayleys Napier*)

**Cnr Brookfield and Gilligan Roads, Hastings:** 5.4ha cutover kiwifruit block (with removed canopy) and excellent structures in place, sold for \$720,000. (*Tony Rasmussen, Bayleys Havelock North*)

**Brookvale Road, Havelock North:** 6.66ha with two dwellings set in parklike surrounds with mature trees, extensive shedding, and a lease apple orchard, sold for \$1,810,000. (*Kris August, Tim Wynne-Lewis, Bayleys Havelock North*)

**Thompson Road, Havelock North:** 2.68ha orchard property with two modern dwellings and excellent shedding, sold for \$1,150,000. (*Kris August, Tim Wynne-Lewis, Bayleys Havelock North*)



**Te Aute Road, Havelock North:** 8.9ha bare premium horticultural land, sold for \$975,000. *(Tony Rasmussen, Bayleys Havelock North)*

## VITICULTURE

**Clover Road, Tasman, Nelson:** 25.17ha established Sauvignon Blanc and Pinot Gris vineyard with 5bdrm home, swimming pool, sheds and sleep-out, sold for \$3,475,000. *(Lydia Heyward, Bayleys Nelson)*



**Pembers Road, Tuamarina, Marlborough:** 51ha in three titles located on Marlborough's fertile Wairau Plain, sold for \$11,395,000. 43ha vineyard planted in 2007 has a six-year production average of 823 tonnes. Automated irrigation, five frost fans, strong water consent and sold without a supply agreement in place. *(Andy Poswillo, Kurt Lindsay, Bayleys Marlborough)*



**Thomas Road, Tuamarina, Marlborough:** 9ha bare land block in proven grape growing area renowned for consistent yields, sold for \$1,100,000. Flat contour, productive soils, and 198 cubic metre per day water right. *(Andy Poswillo, Bayleys Marlborough)*

**Rapaura Road, Rapaura, Marlborough:** 1.1ha property with 4,000m<sup>2</sup> of established Sauvignon Blanc, 4bdrm home and multiple implement sheds/garaging, sold

for \$870,000 + GST. *(Kurt Lindsay, John Hoare, Bayleys Marlborough)*

**Watsons Road, Grovetown, Marlborough:** 8ha property fully-planted in Sauvignon Blanc with a consistent yield history and supply contract with an internationally-recognised wine company, sold for \$2,410,000. Improvements include 4bdrm home plus office with a separate 1bdrm unit. *(Andy Poswillo, Bayleys Marlborough)*

**Ben Morven Road, Fairhall, Marlborough:** 4.01ha property with 3.3ha Sauvignon Blanc vineyard, modern 265m<sup>2</sup> home plus in-ground swimming pool and three-bay implement shed, sold for \$1,650,000 + GST. *(John Hoare, Tony Yardley, Andy Poswillo, Bayleys Marlborough)*

**Barewood Road, Seddon, Marlborough:** 78.04ha property with 15.1ha Sauvignon Blanc and bare land suitable for viticulture development, sold for \$3,850,000 + GST. *(Kurt Lindsay, John Hoare, Bayleys Marlborough)*



**Flemings Road, Seddon, Marlborough:** 10.02ha property with 7.8ha Sauvignon Blanc, 3bdrm home and four-bay implement shed, sold for \$1,500,000 + GST. *(Kurt Lindsay, John Hoare, Bayleys Marlborough)*

**Kaka Road, Ward, Marlborough:** 87ha (subject to survey) property with an established 18ha award-winning vineyard, along with 37 ha of contiguous flat, productive land and large storage dam, sold for \$3,400,000. *(Andy Poswillo, Bayleys Marlborough)*

**Lavenham Road, Patutahi, Gisborne:** 3.18ha high-yielding Sauvignon Blanc vineyard under contract with management arrangement in place, sold for \$585,000. Property has 4bdrm home. *(Simon Bousfield, Bayleys Gisborne)*

**State Highway 50, Fernhill, Hastings:** 10.9ha Crossroads Winery home block with Mission Style winery and cellar door, sold for \$2,100,000. *(Glyn Rees-Jones, Bayleys Napier)*

**Dartmoor Road, Puketapu, Hastings:** 33.1ha bounding the Tutaekuri River in the Dartmoor Valley held in two titles and planted in Sauvignon Blanc, sold for \$3,400,000 for redevelopment to apples. *(Glyn Rees-Jones, Bayleys Napier; Mike Peterson, Bayleys Auckland)*

**Ngatarawa Road, Bridge Pa, Hastings:** 6.18ha land and buildings, sold for \$715,000. 3.8ha planted in Chardonnay with the balance unplanted, and a 104m<sup>2</sup> self-contained cellar door. *(Glyn Rees-Jones, Bayleys Napier)*

## OTHER

**Awakino Point East Road, Dargaville:** 24.6ha in two titles of prime, flat kumara country suitable for maize cropping, grazing, or dairy support, sold for \$520,000. *(Catherine Stewart, Leah O'Driscoll, Bayleys Dargaville)*

**Wenzlick Road, Puhoi:** 79ha radiata pine forestry block planted in 1994 and 1995, with good access tracks, sold for \$2,000,000. *(John Barnett, Bayleys Warkworth)*

**Hukanui Road, Ruatoria, Gisborne:** 386ha of recreational native bush country with streams, held across two titles, with potential for honey, hunting, and grazing, sold for \$820,000. Improvements include a 4bdrm home and various sheds. *(Simon Bousfield, Bayleys Gisborne)*

**Corner Te Hau and Mangatu Roads, Whatatutu, Gisborne:** 29.63ha of fertile mainly flat land in three titles suitable for cropping, sold for \$620,000. Improvements include cattle yards located at both the top and bottom flats. *(Simon Bousfield, Simon Kirkpatrick, Bayleys Gisborne)*

**Sherry River Road, Tapawera, Nelson:** 112.81ha secluded wilderness and hunting block with views, bike and walking tracks, sold for \$360,000 + GST. *(Lydia Heyward, Bayleys Nelson)*

**Taylor Pass Road, Taylor Pass, Marlborough:** Two adjoining titles totalling 57ha in regenerating native bush and commercial forestry, along with a 24ha home block with 330m<sup>2</sup> home, sold for \$950,000 + GST. *(Kurt Lindsay, John Hoare, Bayleys Marlborough)*

