

## FARM SALES

SNAPSHOT  
SHOT

The Real Estate Institute of New Zealand (REINZ) noted that there had been a noticeable lift in recorded farm sales in Northland, Auckland, Canterbury and Southland in the first half of this year, and signalled that interest rate reductions and encouraging farm payout trends should bolster activity in coming months. Here's a selection of recent farm sales concluded by the nationwide Bayleys rural team.

## DAIRY

**Baylys Coast Road, Dargaville:**

300ha flat to rolling well-raced dairy unit fenced into 80 paddocks with excellent production figures, modern infrastructure and three homes, sold for \$6,000,000. Property has 40ASHB shed with vet race, a 330-cow covered feed pad with flood wash system, 5-bay calf-rearing shed and workshop, and two concrete feed bunkers. Around 40ha is planted in 4 to 6-year-old pine trees. (Tracy Dalzell, Bayleys Whangarei)



**Waiau Pa Road, Waiau Pa:** 65.88ha of gently sloping land with a 4bdm farmhouse and dairy farm set up, run on the farm for the past 70 years. Sold for \$4,600,000. (Ian Buchanan, Shane Snijder, Bayleys Pukekohe)

**Top Road, Patetonga:** 113ha dairy unit, with flat contour and good scale, and a modern 36ASHB producing 179,000kgMS last season from 385 cows, sold for \$5,870,000. (Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)

**Rye Road, Orini:** Well-located 70ha dairy unit with 22ASHB, a good array of support buildings plus a comfortable home, sold for \$4,200,000. (Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)

**Starkey Road, Morrinsville:** 73ha dairy farm with a 3-year reliable average of 52,000kgMS through a 14ASHB, sold for \$2,350,000. Farm has a mix of flat, rolling, and hill country land, with a modern home, and good infrastructure. (Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)

**Rakau Road, Reporoa:** 82ha dairy support block, currently carrying 135 rising 2-year and 140 rising 1-year heifers, sold for \$2,610,000. Property is well-subdivided and raced, and support buildings include a 3-bay haybarn and yards with all-weather access. (Stan Sickler, Bayleys Taupo)

**Tram Road, Oruanui:** 564ha dairy unit, roughly 50/50 freehold and leasehold, with an effective platform of 420ha along with dairy support/drystock areas, and native bush blocks, sold for \$6,670,000. 850 cows milked in the 2023/24 season, with a production target of 290,000kgMS. Property is raced, has good infrastructure and five dwellings. (Stan Sickler, Bayleys Taupo)

**Puketitiri Road, Patoka:** 351ha dairy unit producing 256,642kgMS 2021/2022 sold for \$5,600,000. Infrastructure includes 60-bail rotary, ancillary sheds and workshop, 61 grazing paddocks, two dwellings and additional staff accommodation. (Tony Rasmussen, Bayleys Havelock North)

**Mid Kahui Road, Opunake:** 80.59ha dairy unit with 20ASHB shed, numerous outbuildings, ample grazing

ground for supplement making and a 3bdm home, sold for \$2,800,000. (John Blundell, Bayleys New Plymouth)



**Takaka Valley Highway, Takaka:** Conservatively-farmed 189.61ha dairy farm held in four titles, with productive flat terraced areas and rolling hills, sold for \$4,200,000. Farm has a 40ASHB shed, multiple implement sheds, calf-rearing facilities, 4bdm homestead, and two additional separate 3bdm dwellings. (Sharyn Miller, Bayleys Nelson Tasman)

**Hundred Line Road East, South Hillend:** Well-located 80.81ha dairy farm, currently milking off 65ha and producing 85,000kg MS from 202 cows under a system two, low-cost grass-based operation for the 2023/2024 season, sold for \$3,600,000. Range of tidy improvements include 30ASHB shed, calf sheds, ancillary buildings and a 4bdm home. (Hayden McCallum, Pip Ryan, Country & Co, Invercargill)

**Tanner Road, Browns, Southland:** 167.46ha dairy farm producing 220,000kg MS 2023/2024 season, with new consents and Fonterra supply, sold for \$6,700,000. Property has 36ASHB shed and calving pad, and two good houses. (Matthew Harrington, Shay Moseby, Country & Co, Invercargill)

**Dunsdale Road, Dunsdale:** 234.38ha dairy farm with good scale and rolling contour producing 265,000kgMS 2023/2024 season, sold for \$4,915,020. 54-bail rotary shed and three good houses including large 5brm homestead. (Matthew Harrington, Paula Laughton, Country & Co, Invercargill)



**Longford Road, Invercargill:** 257.43ha dairy farm on the edge of the town boundary, producing circa-200,000kgMS, sold for \$4,890,000. Improvements include 50ASHB shed, two homes and range of support buildings. (Hayden McCallum, Matt Harrington, Country & Co, Invercargill)

## GRAZING

**State Highway 12, Kaikohe:** 79ha pristine volcanic land with dams, good races, sound fertiliser history, and a meticulously renovated 4bdm home, sold for \$1,775,000. (Craig De Goldi, Bayleys Bay of Islands)



**Ngahau Bay Road, Helena Bay:** 73.23ha property with grazing land, small areas of bush, wetland area, barn and airstrip, with two separate access points to Mimiwhangata Bay, sold for \$2,200,000. (Lin Norris, Bayleys Whangarei)

**Webb Road, Helena Bay:** Two components of a much larger long-held family farm: 322.71ha reverted to manuka and scrub with steep contour and wide-ranging sea views, sold for \$1,900,000; 157.70ha with some steep contour and the balance grazing and native bush/scrub, sold for \$1,425,000. (Lin Norris, Bayleys Whangarei)



**Webb Road and Ngahau Bay Road, Helena Bay:** 101.57ha with areas of grazing, native bush and wetlands, a 3-bay barn and a derelict 2bdm cottage, sold for \$1,410,000. (Lin Norris, Bayleys Whangarei)

**State Highway 1, Otaika:** 30.83ha grazing block with sea views and cattle yards, sold for \$1,030,000. (Mike Williams, Bayleys Whangarei; Catherine Stewart, Bayleys Bream Bay)

**Kirikopuni Valley Road, Tangiteroria:** 77.09ha in 44 paddocks with extensive infrastructure including cowshed,

calf-rearing sheds, cattle yards, 3-bay implement shed, workshop, hay barn and stables with two homes, sold for \$1,300,000. (Todd Skudder, Bayleys Dargaville)

**Mititai Road, Dargaville:** 49.84ha flat to gentle rolling contour land fenced into 26 paddocks, with a house ripe for restoration and a 3-bay implement shed, sold for \$1,085,000. (Todd Skudder, Bayleys Dargaville)

**Beach Road, Dargaville:** 32.23ha grazing block with 3-bay kumara shed together and workshop, tidy 7-bay calf-rearing shed, and a 3bdm house, sold for \$920,000. (Mike Williams, Bayleys Whangarei; Catherine Stewart, Bayleys Bream Bay)



**Waihue Road, Dargaville:** 35.75ha block fenced into seven paddocks, with an original 2bdm cottage, currently leased to a local dairy farmer and having potential for lifestyle development, sold for \$900,000. (Todd Skudder, Bayleys Dargaville)

**Redhill Road, Te Kopuru:** 20.66ha grazing block with sea views, disused cowshed and 2-bay haybarn, sold for \$645,000. (Mike Williams, Bayleys Whangarei; Catherine Stewart, Bayleys Bream Bay)





**Waitoki Road, Waitoki:** 6.98ha prime easy contoured land with a barn, sold for \$1,558,000. *(Travis Morgan, Bayleys Hibiscus Coast)*

**East Coast Road, Kaiaua:** 44ha mixed contour versatile land with disused dairy shed, yards and loading race, plus 4bdrm home with sleepout, sold for \$2,030,000. *(Karl Davis, Lee Carter, Bayleys Waikato)*

**State Highway 25, Pipiroa:** 48.49ha grazing land subdivided into 45 paddocks, with a 3bdrm home, functional outbuildings and dual road frontages, sold for \$1,650,000. *(Karl Davis, Lee Carter, Bayleys Waikato)*



**Bull Road, Paparaoa:** 372.7ha with a good mix of easy to gentle rolling contour and infrastructure including cattle yards, 4-stand woolshed, covered sheep yards and an array of shedding, sold for \$3,800,000. *(Catherine Stewart, Bayleys Bream Bay)*

**Tinopai Road, Tinopai:** 69.33ha with spring-fed creek and a disused 10ASHB shed, sold for \$1,010,000. *(Mike Williams, Bayleys Whangarei; Catherine Stewart, Bayleys Bream Bay)*

**Lawrence Road, Mangawhai:** 32ha flat to gentle rolling contour land, subdivided into 23 paddocks connected by a tree-lined central raceway, with improvements including a 3bdrm homestead, and large workshop with three-phase power, sold for \$2,300,000. *(John Barnett, Bayleys Warkworth; Christine Thomas, Bayleys Mangawhai)*

**Oldfield Road, Wellsford:** 249ha flat to medium hill property known as Te Toka, subdivided into 25 paddocks with other improvements including an airstrip, large 4-bay implement shed, 3-stand woolshed, set of well-equipped cattle yards, and a rustic cottage, sold for \$2,760,000. *(John Barnett, Bayleys Warkworth)*



**Kaihere Road, Ngatea:** 13.96ha flexible land suitable for support block, cropping or larger lifestyle, with large hay barn, yards and loading race, sold for \$490,000. *(Karl Davis, Lee Carter, Bayleys Waikato)*



**Paeroa Kopu Road, Matatoki:** 37.79ha rolling to steep contour land, ideal for grazing, sold for \$565,000. *(Glenn Tanner, Bayleys Thames; Karl Davis, Bayleys Waikato)*

**State Highway 26, Hikutaia:** 50.57ha with a mix of flat to rolling land and hill country, with modern shedding and 3bdrm home, sold for \$1,695,000. *(Karl Davis, Sam Aislabie, Bayleys Waikato)*

**Pekapeka Road, Netherton:** Flat 57ha, with a 4bdrm dwelling, sold for \$1,250,000. *(Karl Davis, Lee Carter, Bayleys Waikato)*

**Top Road, Patetonga:** 137ha with diverse contour including rolling hills and cropping land, fenced into 40 paddocks with water sourced via creek, an array of infrastructure and 4bdrm home, sold for \$2,929,000. *(Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)*

**Okaeria Road and 52 Kopuku Road, Waerenga:** Gently rolling 23.56ha suitable for grazing, cropping or larger-scale lifestyle block, sold for \$850,000. *(Karl Davis, Lee Carter, Bayleys Waikato)*



**Tahuna Road, Ohinewai:** 107.38ha with predominantly flat terrain, currently utilized for grazing bulls and cultivating watermelons, sold for \$2,600,000. Formerly a dairy unit, improvements included a disused 30ASHB cowshed, a range of farm buildings in poor repair and an old 3bdrm cottage, *(Sam Troughton, Mike Fraser-Jones, Bayleys Matamata)*

**Orini Road, Orini:** Flat, fertile 23ha used for dairy support and cropping, with an 8-bay gable shed and excellent set of stockyards, sold for \$1,190,000. *(Mike Fraser-Jones, Bayleys Waikato; Scott Macdonald, Bayleys Tauranga)*

**Seddon Road, Waitoa:** 10.63ha with flat contour suitable for grazing or cropping, with a 1bdrm cottage with views to Mount Te Aroha, sold for \$780,000. *(Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)*

**Ngaruawahia Road, Te Kowhai:** 23.01ha predominantly flat land with improvements including 3-bay stable complex with feed and tack rooms, half-round barn with 2-bay lean to and Te Pari cattle yards, sold for \$2,720,000. An industrial-style workshop with 6m stud and mezzanine floor and adjoining accommodation facilities provide options for lifestyle, or as a contractors' base. *(Peter Kelly, Angus Kelly, Bayleys Waikato)*



**Buckland Rd, Karapiro:** 182.7ha with 100ha flat to undulating terrain, with the balance being strong clean hill country with pockets of native bush, sold for \$5,000,000. Infrastructure included a disused cowshed, large fully-enclosed implement shed/workshop and a near-new 3bdrm home. *(Sam Troughton, Bayleys Matamata)*

**Overdale Road, Putaruru:** 52.31ha mixed contour land, around 50 percent mow-able, well-raced and subdivided with deer fencing, sold for \$2,800,000. Infrastructure includes a 2-stand woolshed, 3-bay implement shed, 2-bay haybarn, plus a 4bdrm home with landscaped grounds and swimming pool. *(Sam Troughton, Bayleys Matamata)*

**Waimanu Road, Pukeatua:** 190ha prime land with 3-stand woolshed, 6-bay implement shed, two hay barns, extensive and modern Te Pari cattle yards, and well set-up sheep yards with 3-way drafting system, sold for \$4,800,000. *(Peter Kelly, Angus Kelly, Bayleys Waikato)*

**Puaiti Road, Waikite Valley:** 124ha bare land with rolling to steep contour sold for \$2,400,000 + GST. *(Derek Enright, Bayleys Rotorua)*



**Mahanga Road, Māhia:** 290.51ha versatile farm with flats, hills, two dwellings, and a woolshed, sold for \$3,300,000. *(Phil Ware, Simon Bousfield, Bayleys Gisborne)*

**Te Onepu Road, Te Hauke:** 32ha farmlet on rolling hills contour, mainly deer fenced with reticulated water supply, 4bdrm home with double garage plus sleepout, sold for \$1,750,000. *(Tony Rasmussen, Chris Heenan, Bayleys Havelock North)*

**Ingahape Road, Hawera:** 187.59ha mixed contour land divided into around 40 paddocks, plus mature pine trees with easy access for harvest, sold for \$2,470,000. *(Tim Dwyer, Bayleys Hawera)*

**State Highway 3, Patea:** 39.6ha drystock land suitable for grazing with a mix of contour including 17ha of fertile flat land, plus 2-bay hay shed, deer shed, implement shed, 2-bay open shed, and 5bdrm home, sold for \$1,750,000. *(Tim Dwyer, Bayleys Hawera)*



**Castle Hill Road, Alfredton:** 588ha land ranging from gently rolling hills and developed terraces to steeper hills and gullies, with areas of young regenerating native scrub and a 5ha stand of mature pines partially harvested, sold for \$4,075,000. *(Andrew Smith, Lindsay Watts, Simon Clinton-Baker, Bayleys Wairarapa)*

**Castle Hill Road, Alfredton:** 221ha bareland hill country, sold with no infrastructure, located 40 minutes north of Masterton, sold for \$2,020,000. *(Lindsay Watts, Andrew Smith, Simon Clinton-Baker, Bayleys Wairarapa)*

**Te Mai Road, Tinui:** 506ha bareland block including 81ha of 1-year old established forestry, without any building infrastructure, sold for \$4,560,000. *(Andrew Smith, Lindsay Watts, Simon Clinton-Baker, Bayleys Wairarapa)*



**Dunrobin Valley Road, Dunrobin:** 1,317.88ha bareland property, deer fenced, natural water, deer and cattle yards, sold for \$4,500,000. *(Chris Swale, Shay Moseby, Country & Co Realty, Invercargill)*

**Moncurs Road, Heriot:** 150.69ha dairy support unit, centrally-laned with rolling contour and broad ridges, sold for \$3,900,000. Excellent shedding along with cattle yards and good road frontages. *(Chris Swale, Shay Moseby, Country & Co Realty, Invercargill)*

**Happy Valley Road, Tuatapere:** 27.94ha flat to easy contour land suitable for heifer grazing or finishing, plus a full range of improvements including a main 3bdrm home and an older second home, sold for \$2,600,000. *(Hayden McCallum, Pip Ryan, Country & Co Realty, Invercargill)*

**Lindsay Calcium Road, Isla Bank:** Well-presented 39.80ha utilised as part of the neighbouring milking platform, with good supporting sheds and tidy modern home, sold for \$1,650,000. *(Paula Laughton, Country & Co Realty, Invercargill)*

**Davidson Road, Mabel Bush:** 27.94ha bareland property with Waikiwi soils, utilised for dairy support, sold for \$1,260,000. *(Paula Laughton, Country & Co Realty, Invercargill)*





**Ngahape Road, Flemington:** 604ha in total with 120ha of flats and 65ha of forestry, good infrastructure with two houses, wool shed, sheep and cattle yards, sold for \$7,450,000. (*Andy Hunter, Bayleys Waipukurau*)

**No 2 Line, Durie Hill, Whanganui:** 56ha with a favourable blend of contours including 27ha of flat rolling country, 12ha of gentle slopes and the remainder being hill country, sold for \$1,025,000. Amenities include cattle and sheep yards, 4-stand woolshed and 3-bay lock up facility. (*Knud Bukholt, Bayleys Whanganui*)



**Waipapa Otara Road, Otara:** 146.18ha with productive and sandy soils across approximately 120ha and 20ha effective, sold for \$2,280,000. Has woolshed, covered yards, support buildings, a 3bdrm home and 1bdrm cottage. (*Hayden McCallum, Country & Co Realty, Invercargill*)

## FINISHING

**Smiths Road, Ohakune:** 69ha summer-safe flat to easy hill farm with options for gardening, finishing, dairy grazing and subdivision potential, offering 22 main paddocks and a 3bdrm home, sold for \$2,500,060. (*Pete Stratton, Bayleys Ruapehu*)

**Wairanu Road, Taihape:** 173ha strong, easy to medium hill country with a high portion of cultivated country across eight titles with excellent stock facilities, sold for \$2,300,000. (*Pete Stratton, Bayleys Taihape*)

**Glengarry Road, Rissington:** 230ha bare land subdivision with good portions of easy to medium contour, stock water, poplar and willow plantings with some scrub, sold to forestry for \$2,700,000. (*Tony Rasmussen, Bayleys Havelock North*)



**Turakina Valley Road, Turakina:** 30.65ha mostly rolling hills, with the land divided into nine paddocks, plus 3-bay car shed, 4-stand woolshed, and character 4bdrm bungalow, sold for \$1,035,000. (*Knud Bukholt, Bayleys Whanganui*)

**State Highway 1, Kekerengu:** Sheep and beef breeding and finishing operation spanning from State Highway One on the east coast of Kekerengu over into the Clarence river including 180ha of workable downs on total 638.37ha, sold for \$5,500,000. (*Harrison Martin, Kurt Lindsay, Bayleys Marlborough*)

**Waimahaka Fortification Road, Waimahaka:** 298.4623ha rolling sheep & beef farm, sold for \$3,800,000. Approximately 10 hectares of established forestry. Basic three-bedroom homestead. Full array of improvements. (*Hayden McCallum, Country & Co Realty, Invercargill*)

**Wendon Valley Road, Wendon Valley:** 53.84ha with good soils and strong grass production, used as a breeding and finishing unit, sold for \$1,150,000. Supported by good infrastructure, woolshed, covered yards, separate workshop, and original homestead. (*Chris Swale, Country & Co Realty, Invercargill*)

## HORTICULTURE

**Valencia Lane, Kerikeri:** 4ha land with a high quality mature Zespri Sungold orchard covering 1.86can/ha with proven yield and profitable history, sold for \$2,200,000. (*Alan Kerr, Bayleys Bay of Islands*)



**Mangakahia Road, Maungatapere:** 4.24ha avocado orchard, sold for \$600,000. (*Mike Williams, Bayleys Whangarei; Catherine Stewart, Bayleys Bream Bay*)

**Glenbrook Beach Rd, Glenbrook:** 8.32ha prime free draining land with established 3.72can/ha kiwifruit orchard, mainly Zespri Gold, plus some Hayward Green, along with 1.5ha for further development, sold for \$4,400,000. Property has reliable water supply, shedding and tidy 3bdrm home. (*Ben Jameson, Mark Fourie, Bayleys Pukekohe*)

**Pyes Pa Road, Pyes Pa, Tauranga:** 5.50ha in two titles with a thriving 3.02can/ha Hayward kiwifruit orchard with room for expansion, bore water supply, a bare land block, and a 205sqm 1970s 3bdrm dwelling, sold for \$2,450,000. (*Phil Mangos, Robyn Mangos, Bayleys Tauranga*)



Boundary lines are indicative only



**Mangarewa Road, Raetihi:** 61ha bare land with free draining Ohakune silt loam soils, with large areas ideal for gardening or stock finishing, sold for \$1,900,000. (*Pete Stratton, Bayleys Ruapehu*)

**King Road, Meeanee:** 7.9ha apple orchard with 6.5ha leased for 15 years, irrigation consent in place, quality soils, two 2-bay sheds, and a cleared flat house site ready to build on, sold for \$1,287,500. (*Tony Rasmussen, Chris Heenan, Bayleys Havelock North*)

**Crosses Road, Havelock North:** 10.92ha orchard with tile drainage and full irrigation, substantial shed space comprising five open-bay steel-framed sheds, staff facilities, and a large, enclosed workshop, plus 4bdrm home, sold for \$3,550,000. (*Tim Wynne-Lewis, Bayleys Havelock North*)

## VITICULTURE

**Waihopai Valley Road, Waihopai Valley:** 17ha with 13.62ha of vineyard in a low frost risk area planted in a varietal split of sauvignon blanc, chardonnay and pinot noir, sold for \$5,100,000. Property has 3-bay pole shed and a 256sqm 4bdrm dwelling with grass tennis court and above-ground swimming pool. (*Kurt Lindsay, Tarin Mason, Bayleys Marlborough*)



**Waihopai Valley Road, Waihopai Valley:** 23.9ha including 7.4ha Sauvignon Blanc and 12.6ha pinot noir, sold for \$3,250,000 (*Mike Poff, Charlie Fairhall McLean, Bayleys Marlborough*)

**Haldons Road, Seddon:** Established 4ha sauvignon blanc vineyard, plus infrastructure for a further 4.9ha, combined with 46ha farmland including cattle yards, sold for \$1,200,000. (*Mike Poff, Charlie Fairhall McLean Bayleys Marlborough*)



**Tachalls Road, Ward:** 19.22ha across two titles with approximately 8.755ha in pinot noir and 1.02ha in chardonnay, along with undulating hill country suitable for grazing stock, sold for \$440,000. (*Kurt Lindsay, Tarin Mason, Mike Poff, Bayleys Marlborough*)



## SPECIALTY

**Mangakahia Road, Kaikohe:** 81.96ha with an operational dahlia business, commercial kitchen and multiple buildings, with potential to create an eco-friendly retreat or hospitality venue, sold for \$630,000. (*Craig De Goldi, Bayleys Bay of Islands*)

**Hodgson Road, Ruawai:** 32.57ha cropping block, highly productive for growing Kumara, with a woolshed,

6-bay implement shed, and 4bdrm dwelling, sold for \$1,670,000. (*Mike Williams, Bayleys Whangarei; Catherine Stewart, Bayleys Bream Bay*)



**Mangawara Road, Morrinsville:** Equine property with 40x60m arena, 3-stable complex including an undercover high-stud float parking area, 3-bay shed with two washdown/grooming stalls plus a 15x7m lockable utility shed, and a 5bdrm American-style barn home, sold for \$1,235,000. (*Mike Fraser-Jones, Neville Jacques, Bayleys Waikato*)

**Poynter Road, Te Karaka:** 30.69ha flat arable property with high-spec shed complex, excellent water supply including a bore, and 3bdrm home, sold for \$1,680,000. (*Simon Bousfield, Bayleys Gisborne*)

**Motueka Valley Highway, Woodstock:** 22.24ha with 8 fully-fenced stock-proof paddocks with water feeders, exotic forest, heritage orchard, and olive grove producing 100L of olive oil annually, sold for \$1,349,000. The property includes extensive garaging, a 3bdrm home and an additional self-contained unit. (*Marion Cross, Sammie Cross, Bayleys Nelson Tasman*)

**Puhi Puhi Valley Road, Hapuku, Kaikoura:** 910.03ha, currently running a beef breeding operation while also finishing deer and hosting up to 1,000 bee hives during peak season, with potential for adventure or nature park, sold for \$2,800,000. (*Harrison Martin, Julia Bruce, Bayleys Marlborough*)

**Longacre Road, Okaioi:** 19.18ha hilly bare land, with forestry now harvested, sold for \$341,000. (*Knud Bukholt, Bayleys Whanganui*)

**Five Rivers Lumsden Highway, Lumsden:** 659ha bareland sold to forestry for \$5,390,510. (*Hayden McCallum, Shay Moseby, Country & Co Realty, Invercargill*)