

FARM SALES SNAPSHOT SHOT

Buyers have been quick to secure rural land nationwide, with strong dairy and red meat returns fuelling demand. Well-located farms continue to draw committed interest, showing that quality assets remain firmly on buyers' radars across every region.

DAIRY

Mangakahia Road, Titoki: Well-located dairy farm on 134.89ha with a 32-bail rotary shed, reliable water supply, quality infrastructure, and two homes, sold for \$2,975,000. *(Mike Williams, Bayleys Whangārei)*



State Highway 1, Hukerenui: 166.29ha large-scale farming and investment opportunity milking 500 cows through a 30ASHB cowshed, and featuring fertile land, secure water, excellent infrastructure, and three homes, sold for \$5,500,000. *(Tracy Dalzell, Bayleys Whangārei)*

McBeth Road, Hikui: 151.11ha dairy unit with predominantly rolling contour and some steeper areas, producing 145,912kgMS during the 2025/26 season, sold for \$5,725,000. Improvements include a 32ASHB shed, feed pad, calf-rearing facilities, implement shedding, workshop, two

dwellings and one cottage. *(Glenn Tanner, Bayleys Coromandel; Karl Davis, Bayleys Waikato)*



Hopai East Road, Pipiroa: 123ha all-flat farm held in three titles, sold for \$4,428,000. Infrastructure includes a 30ASHB dairy shed fitted with an ML2100 midi-line and automatic cup removers, 300-cow circular pad and support buildings, metered council water supply, and two homes. *(Karl Davis, Sam Aislabie, Bayleys Waikato)*

Monument Road, Maramarua: 284ha across four titles, producing up to 135,000kgMS with scope to milk an additional 80ha, sold for \$7,000,000. Farm has a mix of flat, rolling and hill contour, with approximately 60 paddocks, central races and bore water supply. Infrastructure includes a 30ASHB shed, implement sheds, haybarns, calf-rearing shed, feed pad and workshop. There is a 5bdrm

main home and two additional 3bdrm homes. *(Karl Davis, Sam Aislabie, Bayleys Waikato)*

Maxwell Road, Maramarua: 121.3ha with gently rolling contour, well-formed races and reliable water reticulation, sold for \$4,500,000. Property has a 25ASHB shed, generous yarding, multiple implement sheds, a half-round barn, 3bdrm home plus separate single man's quarters. *(Karl Davis, Sam Aislabie, Bayleys Waikato)*



Wani Road, Paeroa: 107.32ha easy-contour land, producing around 1,000kgMS per hectare, sold for \$4,000,000. Infrastructure includes a 36ASHB, new 450-cow yard, good support buildings, and bore and town water supply. Accommodation comprises a 4bdrm main home with ample garaging and a 3bdrm weatherboard home. *(Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)*

State Highway 26, Morrinsville: 148ha predominantly flat dairy farm, producing up to 175,000kgMS from 420 cows, with 100 RIs carried on, sold for \$8,800,000. The farm is divided into 74 paddocks, has fertile peaty loam soils, and infrastructure includes a 36-bail rotary dairy shed, 250-cow concrete feed pad, new lined effluent pond and upgraded water systems, plus two substantial 4bdrm homes. *(Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)*



Morrinsville-Tahuna Road, Morrinsville: 47ha with easy-contour across two titles, divided into 35 paddocks, milking 125 cows and producing around 44,800kgMS through a 10ASHB, sold for \$2,569,000. Infrastructure includes established races, underpass and bore water supply, 4bdrm home with workshop plus a second 3bdrm dwelling. *(Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)*



Kainui Road, Taupiri: Compact 47ha dairy unit, with easy contour, milking

143 cows, sold for \$2,250,000. Property has good support buildings, bore water pressure-fed to all paddocks, and a 3bdrm home. *(Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)*



Taihoa South Road, Matamata: 73ha across two titles, with silty loam soils, currently milking 190 cows through a 16ASHB with a 3-year production average of 59,000kgMS, sold for \$4,810,000. Improvements include shedding to support calf rearing and machinery storage, along with a 3bdrm home with double garage. *(Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)*

Old Taupo Road, Wiltstown: 67.91ha, previously milking 200 cows through a 16ASHB and producing up to 69,000kgMS sold for \$3,590,000. Property has mixed contour, established laneways, and bore water. Infrastructure includes an enclosed shed, 4-bay shed with workshop, with accommodation comprising a 4bdrm brick home plus 3bdrm cottage. *(Peter Kelly, Angus Kelly, Bayleys Waikato)*

Kea Street, Piopio: 95.3ha with a 26ASHB dairy, shedding, 3bdrm home plus 7ha of Redwoods, sold for \$2,990,000. *(Dave Kilbride, Stuart Gudsell, Bayleys Waikato)*

Halcrow Road, Reporoa: Productive 113.5ha dairy farm in a highly regarded dairying district, milking approximately 300 cows and consistently producing around 110,000kgMS annually, sold for \$6,440,000. Featuring a modern 36ASHB shed, extensive farm infrastructure, solar power system and two dwellings. *(Doug Dibley, Bayleys Rotorua)*

Egmont Road, Inglewood, Taranaki: 97.97ha predominantly flat to gently contoured land offering strong soils, reliable rainfall, and a proven dairying

platform, sold for \$4,000,000. *(Tim Dwyer, Greg Brunton, Bayleys Taranaki)*

Plaskett Road, Fernside: Semi self-contained 82.3ha property with lifestyle zoning, flat contour and two road frontages, sold for \$3,700,000. Milking circa-200 cows with 150 wintered on farm, and infrastructure including 24ASHB shed, and a 4bdrm home plus sleepout. *(Peter Foley, Bayleys Canterbury)*

Okains Bay Road, Okains Bay, Banks Peninsula: Self-contained 134ha dairy unit with a circa-50ha platform and 80ha support, producing around 26,000kgMS from 90 cows milked through a 9ASHB shed, sold for \$2,600,000. Property is held in multiple titles with various zoning overlays, and there are two dwellings. *(Peter Foley, Bayleys Canterbury)*

Pole Road, Ashburton: Well-established and well-located 154ha dairy unit, with a good standard of infrastructure including a 40-bail rotary shed with Read plant and in-shed feeding, milking an average of circa-550 cows and consistently producing around 270,000kgMS, sold for \$13,800,000. The property has a main home and two staff houses. *(Ben Turner, Craig Blackburn, Mike Preston, Bayleys Canterbury)*

Hundred Line Road, South Hillend: Prime 289.35ha dairy unit with flat contour, producing 450,000kgMS from 775 cows last season, sold for \$15,190,000. Quality infrastructure includes 50-bail rotary shed, comprehensive calf-rearing facilities, three herd homes, and five dwellings with main homestead, three other homes, plus single-person quarters. *(Paula Laughton, Hayden McCallum, Country & Co Realty, Southland)*



The Narrows Road, Waipango: 310.93ha predominantly flat dairy unit,

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producing 423,000kgMS from 904 cows last season, sold for \$14,260,000. Improvements include a 54-bail rotary cowshed with Protrack, ACRs and in-shed feeding, calving pad and four houses. *(Matt Harington, Paula Laughton, Country & Co Realty, Southland)*



Donald Road, Edendale: 55.53ha well-developed dairy unit on flat contour and renowned Edendale soils, wintering 120 and milking 160 cows, producing 61,432kgMS last season, sold for \$2,750,000. Infrastructure includes 20-aside dairy shed, feed pad, sheds and a modern 1bdrm home. *(Matt Harington, Tom Harington Country & Co Realty, Southland)*



Tapper Road, Mokotua: 87.24ha dairy unit with flat contour, producing 117,310kgMS from 250 cows last season milked through a 32-bail rotary shed, sold for \$4,406,000. Property has a modern 4bdrm homestead. *(Paula Laughton, Shay Moseby, Country & Co Realty, Southland)*

GRAZING

Mangakahia Road, Kaikohe: 53.32ha in three titles offering versatile grazing land with options, sold for \$2,680,000. Property has a renovated main homestead plus swimming pool and established gardens, along with a second dwelling on its own title. *(Kyal Collins, Craig De Goldi, Bayleys Bay of Islands)*

Brindle Road, Opononi: 28.53ha waterfront block on the Hokianga Harbour with direct water access, stunning views, and lifestyle or investment potential, sold for \$1,287,000. *(Craig De Goldi, Bayleys Bay of Islands)*



Tauraroa Road, Maungakaramea: 35.90ha rolling grazing land in two well-fenced paddocks with fertile Waiotira clay soils, reliable water, and infrastructure including a dis-used cowshed, individual calf feeding pens, a half-round barn, 3-bay implement shed, and storage/workshop shed, and a pond, sold for \$900,000. *(Todd Skudder, Bayleys Dargaville)*

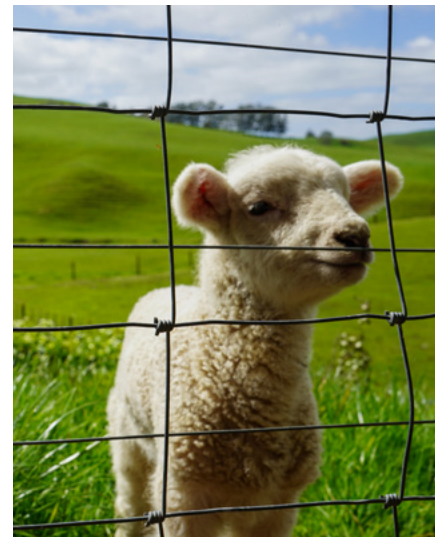
Taipuha Road, Waiotira: 291.24 beef grazing property with productive pasture, pine forestry, reliable water, and practical farm infrastructure including two sets of cattle yards, and a 3bdrm home, sold for \$2,600,000. *(Todd Skudder, Bayleys Dargaville)*

Tokatoka Road, Ruawai: Well-maintained 46.40ha grazing block with flat to easy rolling contour offering quality fencing, practical farm infrastructure, and a limestone quarry, sold for \$820,000. *(Todd Skudder, Bayleys Dargaville)*

State Highway 25, Pipiroa: 48.4ha flat land subdivided into 45 paddocks with council water supply, dual road frontage, former cowshed and yards, implement shed and haybarn, plus

a renovated 3bdrm home, sold for \$1,950,000. *(Karl Davis, Sam Aislabie, Bayleys Waikato)*

Falls Road, Maramarua: 62.18ha rolling hill country across two titles suitable for dairy support or drystock grazing, and supporting 70 steers and heifers, sold for \$925,000. Land is fenced into 8 paddocks with converted woolshed, yards and loading race, and there are multiple potential house sites. *(Karl Davis, Seth Roe, Bayleys Waikato)*



State Highway 2 and Coxhead Road, Mangatara: 99.48ha easy to rolling contour land with established pasture, central races and bore water supply, sold for \$2,400,000. Infrastructure includes woolshed, utility shed, two haybarns, stockyards and loading ramp, plus 4bdrm home with sleepout. There is farm park provision for 22 unit titles, with 4 sold and 18 remaining. *(Karl Davis, Sam Aislabie, Bayleys Waikato)*

Tahuna Road, Ohinewai: 79.73ha held in six titles with undulating to easy rolling contour and productive soils, sold for \$2,790,000. Infrastructure includes 6-bay implement shed, half-round barn, decommissioned dairy shed, and three dwellings. Currently used for maize and watermelon cropping, with previous dairy and horticultural use. *(Peter Kelly, Sam Troughton)*

Klondyke Road, Onewhero: 52ha rolling contour land subdivided with a well-maintained race system and spring-fed water reticulated to all paddocks, sold for \$1,350,000. Currently running circa-100 yearlings, with a history of carrying up to 180. Infrastructure includes two implement sheds with workshop, woolshed, former goat milking shed and Te Pari stockyards. *(Peter Kelly, Angus Kelly, Bayleys Waikato)*

Cambridge Road, Cambridge: Flat to easy 63.6ha dairy support block with implement shed and haybarns, former dairy shed with yards and load-out facilities, central races to 32 paddocks, and 4bdrm homestead, sold for \$4,544,000. *(Dave Kilbride, Bayleys Waikato)*



Aspin Road, Cambridge: 9ha flat dairy support or grazing block divided into 18 paddocks with a central race, with 3-bay shed, and well for water supply, sold for \$1,150,000. *(Dave Kilbride, Bayleys Waikato)*

State Highway 1, Tirau: 16.37ha flat to rolling contour, well-fenced paddocks with bore water supply currently supporting autumn-calving and crossbred heifers, along with beef cattle, sold for \$890,000. Land also suitable for maize and silage production. *(Angus Kelly, Sam Troughton, Bayleys Waikato)*



Thornton Road, Thornton: Flat 41.3ha block with high-fertility soils, strong pasture and good drainage, suited for grazing or cropping including maize

and grass silage, sold for \$1,905,000 plus GST (if any). Bore water is reticulated to all paddocks, there's an old cowshed and load-out facilities, plus two implement sheds and a deer shed. *(Rhys Mischefski, Bayleys Whakatane)*

Broadmore Road, Thornton: Premium 25.4ha coastal property in four titles with fertile soils, well-subdivided into mostly deer-fenced paddocks, with dual road access and a 3bdrm home, sold for \$1,700,000 plus GST (if any). *(Rhys Mischefski, Bayleys Whakatane)*



Fernside Station, Fernside Road, Tokomaru Bay: 1,376ha sheep and beef station inland from Tokomaru Bay, historically supporting 10,000 stock units and now balanced at circa 8,000SU, sold for \$9,700,000. Property has expansive easy rolling country to the front transitioning to medium and steeper sheltered hill country at the rear, abundant springs, streams and dams. Improvements include 6-stand woolshed with extensive covered yards, satellite sheep and cattle yards, and three dwellings including a renovated 4bdrm homestead. *(Simon Bousfield, Stephen Thomson, Bayleys Gisborne)*

Tiniroto Road, Waerenga-O-Kuri: 476ha sheep and beef property recently carrying up to 3,900 stock units, with productive flats to the front rising to warm sheltered hill country through the centre and rear, sold for \$6,700,000. Known as 'The Laurels', improvements include woolshed with covered yards, extensive cattle yards, numerous sheds, and two dwellings plus swimming pool and tennis court. *(Simon Bousfield, Stephen Thomson, Bayleys Gisborne)*

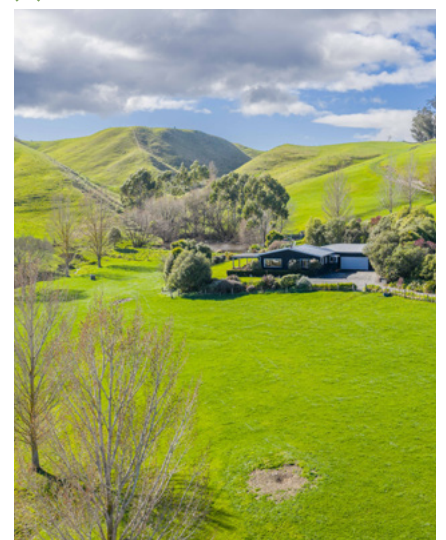
Papuni Road, Ruakituri: 1,225ha Norana Station with 1,110ha effective land on the Ruakituri River, offering a balanced mix of easy to steeper hill

country with pockets of native bush, extensive tracking and laneways, sold for \$14,500,000. Running a five-year average of 9,850 stock units at a 60/40 sheep to cattle ratio, improvements include two dwellings plus a modern woolshed with covered yards, five sets of satellite yards, large implement sheds and a stable. *(Stephen Thomson, Simon Bousfield, Bayleys Gisborne)*

Mangaone Road, Nuhaka: 458.68ha summer-safe sheep and beef unit known as 'Creagmor', comprising 25ha of flats and easy hill country across the balance, with a 50-year fertiliser history, wintering 3,900 stock units, sold for \$5,160,000. Improvements include 4-stand woolshed, covered yards, satellite yards, garaging, storage sheds and 3bdrm homestead. *(Stephen Thomson, Jacob Geuze, Bayleys Gisborne)*

Tuahu Road, Tauwhareparae: 60.30ha in a mix of pasture and regenerating manuka/kanuka bush, currently grazing cattle, sold for \$500,000. Improvements include a 3bdrm home, plus a large lockable shed and separate hay shed. *(Jacob Geuze, Bayleys Gisborne)*

Tikokino Road, Waipawa: 97.65ha easy to medium hill country, with 3-bay implement shed incorporating two overhead shearing plants, a single shed, a killing house, well-maintained sheep and cattle yards, a lime quarry, plus 4bdrm home, sold for \$1,850,000. *(Andy Hunter, Bayleys Waipukurau)*



Bush Road, Wallingford: 93ha hill country with no improvements, sold for \$883,500. *(Andy Hunter, Bayleys Waipukurau)*

Weber Road, Dannevirke: 255ha with mixed contour, native bush, pine plantings, private airstrip, cattle yards, multiple haybarns, 3-stand woolshed,

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and renovated 4bdrm home, sold for \$2,450,000. (*Vic Ellingham, Bayleys Dannevirke*)

Waikakahi Road, Pongaroa: 391ha rolling-to-steep property, with 3-stand woolshed, covered yards, multiple sheds, 4bdrm home, and pockets of forestry, sold for \$1,530,000. (*Vic Ellingham, Bayleys Dannevirke*)



Tangahoe Valley Road, Hawera, South Taranaki: 761ha of versatile land with two huts, two woolsheds, and well-maintained access tracks, sold for \$1,375,000. (*Tim Dwyer, Bayleys Taranaki*)

Andrews Road, Brightwater: 24ha flat to gentle sloping land running 10 head of breeding cattle along with replacement stock, sold for \$1,800,000. Property has a 3-bay barn, cattle yards, small shearing shed, quality fencing, paddocks suitable for hay or baleage, along with olive and fruit trees. (*Lydia Heyward, Bayleys Richmond*)

Maitiri Valley Road, Murchison: Productive 83.48ha in three titles with a mix of flat and terraced land, cattle yards, deer yards and handling facilities, hay sheds and implement shed, large garaging and workshop, sleepout, plus 3bdrm home, sold for \$1,900,000. Property offers strong farming credentials alongside tourism potential. (*Sharyn Miller, Bayleys Nelson*)

State Highway 1, Ward: 610.59ha farm with comprehensive network of tracks and quality fencing throughout, sold for \$3,800,000. Infrastructure includes multiple farm sheds, a 3-stand woolshed, two sets of sheep yards, cattle yards, and 3bdrm home with swimming pool. (*Harrison Martin, Bayleys Marlborough*)

Greta Road, Greta Valley, Hurunui: 803ha with a diverse mix of farming, forestry and carbon opportunities, plus

strong recreational appeal, sold for \$7,000,000. Property is well-tracked, with established infrastructure, two houses, and existing forestry blocks. (*Ben Turner, Craig Blackburn, Bayleys Canterbury*)

Morgans Road, Hororata: 206ha with potential for dairy conversion, well laid-out with centralised lanes and excellent cattle yards, sold for \$10,750,000. (*Ben Turner, Craig Blackburn, Bayleys Canterbury*)

Wards Road, Greendale, Canterbury: 362ha dairy support unit with strong dairy conversion potential in a tightly held farming district, sold for \$22,800,000. Property has five centre pivots with reliable Central Plains Water irrigation, quality lane systems and practical supporting infrastructure. (*Ben Turner, Craig Blackburn, Bayleys Canterbury*)

Goughs Road, Goughs Bay, Banks Peninsula: 557ha coastal landholding operated as a dairy support property, with 80 well-configured hill blocks and paddocks, new stock water system, new fencing and a fully refurbished home, sold for \$5,700,000. (*Ben Turner, Craig Blackburn, Bayleys Canterbury*)

Affleck Road, Castle Downs: 548.62ha quality versatile scale grazing block with good infrastructure including 7-stand woolshed with covered yards, other supporting sheds and two dwellings, sold for \$11,440,000. (*Paula Laughton, Shay Moseby, Country & Co Realty, Southland*)



Freshford Plains Station Road, Wendonside: 361.84ha with flat, silo complex, quality support buildings, and two dwellings, sold for \$14,525,000. (*Shay Moseby, Country & Co Realty, Southland*)

Warr Road, Balfour: 271ha versatile property growing arable crops, and

running some livestock, with all-weather laneway, 3-stand woolshed, two sheep yards, and 3bdrm home, sold for \$6,260,000. (*Shay Moseby, Country & Co Realty, Southland*)



Hundred Line Road, South Hillend: 98.65ha flat and well-presented dairy support block, previously run as a robotic dairy unit, sold for \$5,100,000. Utilised as a cut-and carry, young stock block, wintering cows and calves with an all-weather 200-cow wintering barn and comprehensive calving facilities. (*Paula Laughton, Country & Co Realty, Southland*)

Looney Road, South Hillend: 80.81ha in a reliable farming area, flat land suited to multiple farming options, sold for \$4,040,000. Infrastructure includes 3bdrm home and single man's quarters, and a 3-stand flat board shearing shed with outside set of sheep yards. (*Willy Mills, Pip Ryan, Country & Co Realty, Southland*)

Riverton Wallacetown Highway: 61.25ha flat property used as a grass block, dairy support, and for dry stock, with 3-stand woolshed, covered yards, and 3-bay hayshed, sold for \$2,025,000. (*Matt Harington, Country & Co Realty, Southland*)

Hinds Lismore Road, Lismore: 157ha of flat land in six paddocks with good laneways and pivot irrigation, ideally suited to dairy support and backed by sound infrastructure including cattle yards, 3bdrm homestead, and a cottage, sold for \$11,600,000 plus GST. (*Mike Preston, Bayleys Ashburton*)

Woodlands-Morton Mains Road, Morton Mains: Proven 97.43ha unit with flat to easy contour, cattle yards, sheep yards, and 3-stand woolshed, sold for \$5,300,000. (*Shay Moseby, Country & Co Realty, Southland*)

FINISHING

Sharpe Road, Pukekawa: 73ha block finishing circa-150-180 beef cattle annually, subdivided with a central race, good fencing and reticulated bore water to all paddocks, sold for \$1,600,000. Infrastructure includes stockyards, implement shed and half-round barn incorporating a former 1-stand woolshed, and there are numerous potential building sites with sweeping rural views. *(Peter Kelly, Angus Kelly, Bayleys Waikato)*



Te Akau Road, Te Akau: 682ha sheep and beef property wintering 3,700-plus breeding ewes and replacements plus 140 cattle, sold for \$8,200,000. Comprises rolling hill country with good fencing, laneways and bore/spring-fed water. Infrastructure includes 4-stand woolshed, covered sheep and cattle yards, implement sheds, stables and private airstrip, a 5bdrm homestead, two 3bdrm homes and a beachfront cottage. Also includes 9ha QEII bush, 14ha pine plantings and 1.4km private beachfront. *(Russell Bovill, Bayleys Waikato)*



Bush Road, Wallingford: 913ha main landholding with easy to medium/steeper breeding platform, sold for \$8,750,000. Property has two dwellings, a 4-stand woolshed and sheep yards, three dams forming an extensive reticulated water system, and 31ha planted in pinus radiata. *(Andy Hunter, Bayleys Waipukurau; Tony Rasmussen, Bayleys Havelock North)*

Porangahau Road, Porangahau: 440ha breeding and finishing farm with 3-stand woolshed, covered yards, cattle yards, implement shed, workshop, haybarns, extensive reticulated water, laneway system, native bush and ETS forestry, sold for \$4,600,000. Property also has a 3bdrm homestead plus office, studio and glasshouse. *(Andy Hunter, Bayleys Waipukurau; Tim Wynne-Lewis, Bayleys Havelock North)*

O'Neills Road, Whanganui: 1,111.98ha sheep and beef hill country farm, running 7,500 breeding ewes and 200 breeding and mixed-age cattle, with 8-stand woolshed, and two 4bdrm homes, sold for \$14,200,000. *(Knud Bukholt, Bayleys Whanganui)*



Tuhoe Road, Taihape: 89.59ha easy contour property with wetland options, plus a 3bdrm Lockwood home on an elevated site with views to Mt Ruapehu, sold for \$1,650,000. *(Pete Stratton, Bayleys Taihape)*

Mangapapa Road, Taihape: 34.26ha property well-fenced and watered, with a small pine plantation, old shed, sheep yards, and modest cottage, sold for \$650,000. *(Pete Stratton, Bayleys Taihape)*

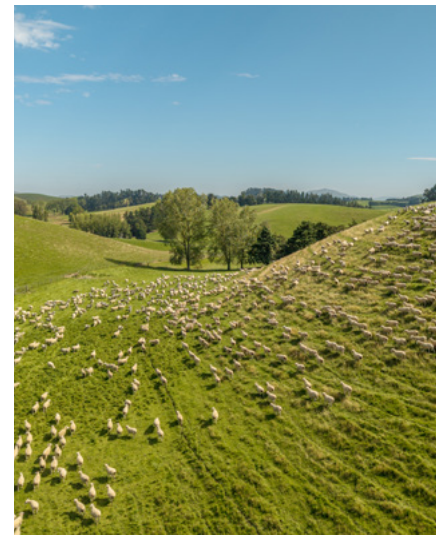
State Highway 1, Mangaweka: 83.07ha mainly hill country, with approximately 4.5ha of flat land, sold for \$700,000. Earning substantial income from Mānuka honey, and carbon credits from the large area of regenerating Mānuka. *(Pete Stratton, Bayleys Taihape)*

Mangamako Road, Ohingaiti: 376.96ha balanced hill country farm with 114ha of cropland, fully reticulated stock water system fed to all 55 paddocks, plus two woolsheds, covered yards, and 3bdrm home, sold for \$5,600,000. *(Andrew Bonnor, Bayleys Feilding)*

Ridge Road, Pohangina: 3 Well-presented 632.54ha hill country property with a high level of improvements supporting the farming operation, plus a quality 4bdrm homestead, sold for \$6,120,000. *(Mark Monckton, Jack Monckton, Bayleys Feilding)*

Kimbolton Road, Kiwitea: Fertile cropping and livestock finishing block with 39.59ha producing various cash crops and used for finishing bulls, steers and lambs, sold for \$2,370,000. Infrastructure comprises older sheep yards and solid cattle yards, implement sheds and a woolshed, with no dwelling on the property. *(Andrew Bonnor, Bayleys Feilding)*

Domett Road, Domett: 5,261ha easy-rolling, well-developed sheep and beef property with a high standard of infrastructure, excellent shelter, and a well-presented home plus cottage, sold for \$6,000,000. *(Ben Turner, Craig Blackburn, Bayleys Canterbury)*



Clement Road, Kaiwera: 234.41ha sheep and beef unit with 5-stand woolshed, separate covered yards, and cattle yards, sold for \$3,405,000. *(Chris Swale, Country & Co Realty, Southland)*

BARELAND

Norsewood Ormondville Road, Norsewood: 63ha bare land dairy run-off block with flat, gently rolling, and steeper hill contours, cattle yards, and 4-bay utility shed, sold for \$1,530,000 May 2026. *(Vic Ellingham, Bayleys Dannevirke)*

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Longacre Road, Okoia: 41.56ha hill country with around 7ha flats, divided into six paddocks and mostly fenced with conventional fencing, plus a newly constructed bridge, sold for \$500,000. (*Annemarie Horrocks, Bayleys Whanganui*)

Rangitatau West Road: 56.8ha bareland with building platform, sold for \$290,000. (*Knud Bukholt, Jens Bukholt, Bayleys Whanganui*)



SPECIALIST

Motu Road, Matawai: 60.71ha cut-over forestry block, recently harvested with well-established forestry infrastructure in place, sealed road access, with no dwellings or support buildings, sold for \$127,353. (*Simon Bousfield, Bayleys Gisborne*)

Motu Road, Matawai: 16.95ha cut-over forestry lot recently harvested with established forestry infrastructure and sealed road access, no dwellings or support buildings, sold for \$72,595. (*Simon Bousfield, Bayleys Gisborne*)



Motu Road, Matawai: 14.02ha cut-over forestry lot, recently harvested with established forestry infrastructure and

sealed road access, no dwellings or support buildings, sold for \$60,051. (*Simon Bousfield, Bayleys Gisborne*)

Papaiti Road: 37.94ha hilly deer farm, with nine deer-fenced paddocks, currently operating as a beef and venison production unit, equipped with covered stock handling facilities capable of handling deer, cattle, and sheep, sold for \$1,850,000. Farm access is via an all-weather road right to the top of the farm, with metal aggregate sourced from an on-farm pit, and the property has a 4bdrm home. (*Knud Bukholt, Bayleys Whanganui*)

Kauarapaoa Road: 109.7ha native and Mānuka block, plus 2bdrm home, with opportunity for a private retreat, hunting block or beekeeping operation, sold for \$600,000. (*Knud Bukholt, Jens Bukholt, Bayleys Whanganui*)

Makairo Track, Pahiatua: 50.47ha block currently utilised for honey production, sold for \$450,000. (*Paul Hofmann, Bayleys Feilding*)

Wards Road, Darfield: 183ha used for crops for fattening livestock, supported by numerous sheds, two houses, pivot irrigation and Central Plains water, sold for \$8,500,000. (*Ben Turner, Craig Blackburn, Bayleys Canterbury*)

VITICULTURE



Parkhill Road, Haumoana: 17.3ha coastal vineyard with mixed wine grape plantings, licensed cellar door and function venue, commercial kitchen, office, self-contained 1bdrm apartment, workshop/implement shed, and bore irrigation, sold for \$2,450,000. Property has dual road access and an elevated building site with coastal views. (*Tim Wynne-Lewis, Bayleys Havelock North*)

Maraekakaho Road, Bridge Pa: 21ha productive landholding with existing vineyard plantings, valuable water consent, flat contour, versatile land use potential, excellent access, premium Bridge Pa Triangle location and future

redevelopment opportunities, sold for \$400,000. (*Kris August, Tim Wynne-Lewis, Bayleys Havelock North*)

Colefield Aorangi Road, Maraekakaho: 30.7ha vineyard property in two titles with 24.6ha of Sauvignon Blanc and Pinot Noir plantings, elevated rural outlook, consented bore irrigation, two large implement sheds, all-weather access, development potential and versatile lifestyle or viticulture options, sold for \$800,000. (*Kris August, Tim Wynne-Lewis, Bayleys Havelock North*)

Dillons Point Road, Riverlands: 9.66ha with approximately 8.87ha planted in Sauvignon Blanc in a prime viticulture subregion of Marlborough, sold for \$1,150,000. (*Tarin Mason, Kurt Lindsay, Bayleys Marlborough*)

Redwood Pass Road, Lower Dashwood: 12.78ha combining premium Sauvignon Blanc production with boutique accommodation, sold for \$1,150,000. Around 7ha of vineyard resides on the title, with an additional 0.8ha on adjoining reserve land under lease, with a one-year rolling grape supply agreement. Supported by a substantial water right to deliver consistent, high-quality yields. The 2bdrm cottage with office and carport is surrounded by native plantings, and there is also a purpose-built 4-bay shed. (*Kurt Lindsay, Tarin Mason, Bayleys Marlborough*)

HORTICULTURE

Simons Road, Poroti: Upgraded Zespri Sungold kiwifruit orchard on 14.64ha north-facing volcanic slopes land, with strong production record, reliable irrigation, and long-term investment potential, sold for \$14,000,000. (*Alan Kerr, Bayleys Bay of Islands*)



Kapiro Road, Kerikeri: 25.15ha irrigated high-quality horticultural land with a mix of natural and artificial shelter, suitable for kiwifruit redevelopment or other high-value crops, sold for \$2,200,000. (*Alan Kerr, Bayleys Bay of Islands*)

Kapiro Road, Kerikeri: 10.05ha sheltered and irrigated horticultural land, currently a retired lemon orchard and suitable for kiwifruit redevelopment or other high-value crops, sold for \$1,675,000. (Alan Kerr, Bayleys Bay of Islands)



Kapiro Road, Kerikeri: 8.67ha high-quality irrigated horticultural land with excellent natural and artificial shelter, currently a retired blueberry orchard, sold for \$1,200,000. (Alan Kerr, Bayleys Bay of Islands)

Stanners Road, Kerikeri: 8.33ha irrigated land, currently a retired blueberry orchard, with natural and artificial shelter suited to other cropping or horticulture, sold for \$920,000. (Alan Kerr, Bayleys Bay of Islands)

Phillip Road, Takanini: 6.15ha land, sheltered, with irrigated peat based soils, and 4.09 canopy hectares of SunGold kiwifruit, sold for \$5,880,000. (Ben Jameson Bayleys Pukekohe; Roman van Uden, Bayleys East Tamaki)



Settlement Road, Puni: 3.66ha rural industrial land with plastic greenhouses, large implement/workshop sheds,

bore water supply, and a spacious office building, formerly operated as an onion seed production facility, sold for \$1,825,000. (Ian Buchanan, Shane Snijder, Ben Jameson, Bayleys Pukekohe)

McNaughten Road, Karioitahi: 12.1ha quality grazing land with sweeping rural and harbour views, with 8.1ha flat to gentle contour, and free-draining soils suited to horticulture and farming, sold for \$1,125,000. (Ben Jameson, Bayleys Pukekohe)

Western Drain Road, Edgecumbe: High-producing 11.07ha kiwifruit orchard comprising 6.24 canopy hectares of mature Gold and 1.7 canopy hectares of Green kiwifruit in full production, sold for \$8,550,000. Property has established shelter, excellent drainage and Ag-Beam structures. Improvements include two load-out areas, a 3-bay lock-up implement shed with concrete flooring and attached lean-to, a bore for irrigation and two automated diesel-powered frost fans. (Rhys Mischefski, Bayleys Whakatane)



State Highway 35, Opotiki: 30.37ha in five titles with extensive kiwifruit plantings and a large former packhouse facility providing extensive storage and staff amenities, sold for \$19,500,000. Offering 15.2 canopy hectares of G3 SunGold kiwifruit, 3.99 canopy hectares of Hayward Green kiwifruit, 0.88 canopy hectares of male vines, and 0.03 canopy hectares of Bruno rootstock. (Snow Williams, Bayleys Tauranga; Mark Spitz, Bayleys Waiheke)

No 3 Road, Te Puke: 6.38ha with three canopy hectares of G3 SunGold kiwifruit, 1.97 canopy hectares of Hayward green kiwifruit, 3-bay shed with staff facilities, and a 4bdm home, sold for \$7,700,000. (Snow Williams, Bayleys Tauranga)

Ronalds Lane, Te Puke: 3.18ha land with 2.5 canopy hectares of covered G3 SunGold kiwifruit, 55sqm high-stud

shed, orchard shed, water consent to 2029, and 4bdm home with triple garage, sold for \$5,350,000. (Snow Williams, Bayleys Tauranga)

White Pine Bush Road, Awakeri: 2.78ha property with 1.95 canopy hectares covered SunGold kiwifruit, water consent to August 2039, and a 2bdm plus office home with detached double garage, sold for \$3,200,000. (Snow Williams, Alex Johnston, Bayleys Tauranga)



Korokipo Road, Waiohiki: 10.3ha leased apple orchard, with water consent, irrigation infrastructure, and planted in NZ Queen, Galaxy and King apple varieties, sold for \$850,000. (Tony Rasmussen, Chris Heenan, Bayleys Havelock North)

Taihape Road, Pukehamoamo: 8.6ha leasehold Rockit apple orchard with established plantings, intensive trellis system, irrigation infrastructure, pollinator plantings, long-term lease, mature production capacity and potential for variety conversion or redevelopment, leased for \$85,000. (Tim Wynne-Lewis, Bayleys Havelock North)

Puketitiri Road, Puketapu: 6.56ha leasehold Rockit apple orchard with established plantings, intensive trellis system, irrigation infrastructure, pollinator plantings, long-term lease, mature production capacity and potential for variety conversion or redevelopment, leased for \$45,000. (Tim Wynne-Lewis, Bayleys Havelock North)

Tennant Road, Havelock North: 9.88ha leasehold Rockit apple orchard with established plantings, intensive trellis system, irrigation infrastructure, pollinator plantings, mature production capacity and potential for variety conversion or redevelopment, sold for \$373,500. (Tim Wynne-Lewis, Bayleys Havelock North)