

FARM SALES

SNAP SHOT

Location, operational performance, efficiency and long-term resilience have underpinned demand for quality productive units, with strong sales recorded around the country.

DAIRY

Jack Road, Parakao: 120.98ha dairy unit with 90% flat contour, 24ASHB cowshed, 200-cow herd home, multiple sheds and two dwellings, sold for \$3,300,000. *(Mike Williams, Bayleys Whangārei; Karl Davis, Bayleys Waikato)*

Kara Road, Maungatapere: Well-established 86.22ha dairy unit with predominantly gentle contour, 20ASHB cowshed, multiple sheds and two homes, sold for \$3,520,000. *(Tracy Dalzell, Bayleys Whangārei)*

Schultz Road, Waipu: 148.10ha property held in multiple titles with several road frontages, comprising 45ha flats, with the balance being easy rolling hill country, sold for \$4,700,000. Infrastructure includes modern 30ASHB cowshed, newly built calf-rearing complex, multiple sheds and two homes. *(Lin Norris, Bayleys Whangārei)*

Taniwha Road, Waiterimu: 215ha dairy unit with 135ha effective dairy platform and 80ha support land, sold for \$4,500,000. Property features a strong race network, 40ASHB shed and large feed pad, multiple barns, implement shedding and two farm cottages. *(Karl Davis, Sam Aislabie, Bayleys Waikato)*

Kopuku Road, Maramarua: 113ha gently rolling contour land with a 24ASHB shed, strong yarding, two implement sheds and a round barn, sold for \$3,446,500. Property has well-formed races and reliable water systems to underpin a productive dairy platform, along with two dwellings. *(Karl Davis, Sam Aislabie, Bayleys Waikato)*



✓ **Miller Road, Mangatangi:** 257ha producing 231,957kgMS in 2025, across circa-100 paddocks with flat to gentle contour, ash and clay soils, and bore water supply, sold for \$8,800,000. Infrastructure includes a 50ASHB shed, 400-cow feed pad, support shedding, and four dwellings. *(Karl Davis, Sam Aislabie, Bayleys Waikato)*

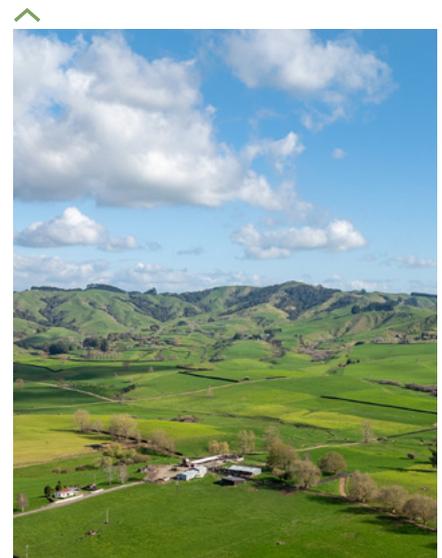
Hopai West Road, Waitakaruru: 162.9ha flat, fertile land divided into well-maintained paddocks with a central race system, sold for \$8,075,000. Infrastructure includes 40ASHB shed, support/calf sheds, and council water supply. There are three homes on the property, including a 5bdrm residence with pool. *(Karl Davis, Sam Aislabie, Bayleys Waikato)*

Canal Road, Waitakaruru: 121.8ha flat dairy unit with 30ASHB shed, 210-cow feed pad, metered council water, a range of support sheds including haybarns, calf and implement sheds,

and two, 4bdrm homes, sold for \$5,620,000. *(Karl Davis, Sam Aislabie, Bayleys Waikato)*

Taotaoroa Road, Karapiro: 162.55ha in three titles with a mix of rolling contour suitable for dairy support, cropping, or beef, sold for \$5,250,000. Improvements include 20ASHB shed, implement sheds, calf rearing facilities, plus a modern 3bdrm home and two older cottages. *(Dave Kilbride, Bayleys Waikato)*

Kairangi Road, Rotorangi: 162.55ha in three titles with a mix of rolling contour suitable for dairy support, cropping, or beef, sold for \$5,250,000. Improvements include 20ASHB shed, implement sheds, calf rearing facilities, plus a modern 3bdrm home and two older cottages. *(Dave Kilbride, Bayleys Waikato)*



✓ **Horahora Road, Arapuni:** 244ha lakeside dairy farm with a mix of flat

and rolling land with native bush, fenced waterways, and reliable water supply from bores, sold for \$9,710,000. Currently milking 418 cows across a 200ha platform, with infrastructure including a 54-bail rotary shed, effluent system, calf-rearing facilities, multiple sheds, and three homes. *(Peter Kelly, Angus Kelly, Bayleys Waikato)*

Old Taupo Road, Wiltstown: 72.08ha flat to rolling land with some steeper sidelings, currently milking 180 cows through a 14ASHB shed, producing up to 80,000kgMS, sold for \$3,500,000. Property is well-serviced by laneways, has 2-wire electric fencing, bore water, implement shed, calf shed, workshop, and haybarn, plus three dwellings. *(Peter Kelly, Angus Kelly, Bayleys Waikato)*



Wiseman Road, Springdale: 126ha dairy unit with 65 flat paddocks, quality loam and silt soils, 3-year average of 132,000kgMS from 360 cows, sold for \$9,000,000. Infrastructure includes 34ASHB shed with in-shed feeding, multiple support sheds and an effluent pond irrigating 24 ha. The property has two good homes, including a modern 4bdm main dwelling. *(Mike-Fraser-Jones, Neville Jacques, Bayleys Waikato)*

Otway Road, Te Aroha: 41ha flat, fertile land ideal as a dairy support or beef unit, with well-designed race system, mostly 2-wire electric fencing, and bore-fed water to all troughs, for \$4,500,000. Infrastructure includes a decommissioned 10ASHB dairy shed, 4-bay implement shed, and two storage sheds. *(Mike-Fraser-Jones, Neville Jacques, Bayleys Waikato)*

Manawaru Road, Te Aroha: 101.95ha across four titles, milking around 220 cows and producing up to 80,000kgMS, sold for \$3,550,000. Flat to undulating sandy loam and fertile

river flats, well-raced and subdivided into 55 paddocks, with 20ASHB shed, good support infrastructure and two dwellings. *(Sam Troughton, Bayleys Waikato)*

Waterworks Road, Morrinsville: 367ha dairy unit with 220ha milking platform, 105ha drystock, and additional plantings and forestry, sold for \$11,202,000. Property has a 36ASHB shed, strong support buildings, and five dwellings. *(Mike-Fraser-Jones, Neville Jacques, Bayleys Waikato)*

Piakonui Road, Richmond Downs: 78.86ha mixed contour dairy unit milking circa-260 cows and producing over 79,000kgMS, sold for \$3,270,000. Property is well-raced and subdivided with reliable water and strong infrastructure including a 30ASHB shed, feed storage and compliant effluent system. *(Sam Troughton, Dave Kilbride, Bayleys Waikato)*

Tower Road, Matamata: 120ha farm with highly-fertile, free-draining soils, 96 percent flat contour with 45 paddocks and wide, well-maintained races, sold for \$8,300,000. System 1 operation milking 300 cows through a 31ASHB shed, 135 calves reared and 17ha of maize. Property has automated shed systems, and a renovated 3bdm home. *(Neville Jacques, Mike Fraser-Jones, Bayleys Waikato)*



State Highway 27, Matamata: 82.04ha property producing up to 189,000kgMS (including 9ha leased support land), sold for \$7,100,000. Property has a 20ASHB shed, full array of farm buildings and two dwellings. *(Sam Troughton, Bayleys Waikato)*

Gunn Road, Matamata: 74.6ha dairy unit milking 220 cows, producing 77,693kgMS in the 2023/24 season, sold for \$5,250,000. Features a 20ASHB dairy shed, lined effluent

pond with variable-speed pump, K-line irrigation, and reliable bore water. Infrastructure includes three half-round calf-rearing/storage barns, a 2-bay machinery shed, strong 7-wire boundary and 5-wire internal fencing, and onsite PKE storage. There are two dwellings on the property. *(Mike Fraser-Jones, Bayleys Waikato)*

Flume Road, Cambridge: 103ha certified organic dairy farm with flat to rolling/hill country, milking across 80ha and producing 54,638kgMS, sold for \$6,400,000. Property has reliable water supply, 20ASHB shed with automated drafting, effluent system irrigating 23ha, herd home, covered feed pad, calf-rearing facilities, and extensive implement sheds. Dwellings comprise a 5bdm main home, 3bdm cottage and 1bdm cabin. *(Neville Jacques, Dave Kilbride, Bayleys Waikato)*

Candy Road, Te Awamutu: 164ha unit plus 28ha lease, predominantly flat contour with central race system and production of circa-291,233kgMS from a 600-cow operation, sold for \$9,250,000. Infrastructure includes a modern 44ASHB shed, 300-cow feed pad and wash facilities, effluent system, calf shed, silage bunkers, extensive shedding, and three homes. *(Mike Fraser-Jones, Dave Peacocke, Bayleys Waikato)*

Waiomou Road, Tirau: 76.7ha fertile undulating land milking around 200 cows through a 20ASHB shed, producing circa-92,000kgMS, sold for \$4,750,000. Property has strong subdivision, a proven operation, and feed crops supporting efficient production. *(Sam Troughton, Bayleys Waikato)*



Ohutu Road, Galatea, Whakatane: Productive 99.47ha milking platform across three titles, producing

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95,158kgMS on a once-a-day system, and rearing 300 calves, sold for \$3,822,000. Improvements include modern 24ASHB with a new automated feeding system, upgraded effluent system, and a large concrete feed pad. Property has a renovated main family home plus a second 3bdrm dwelling. *(Rhys Mischefski, Bayleys Whakatane)*



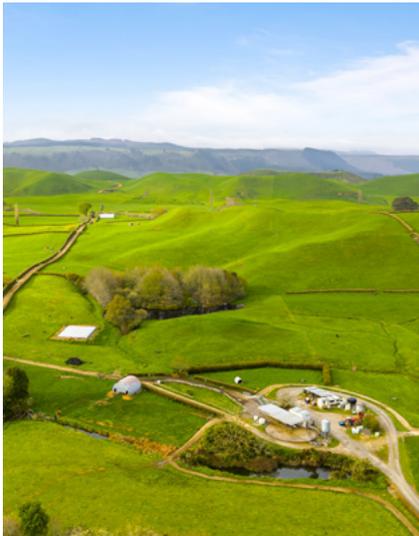
McGinley Road, Opotiki: 202ha flat contour milking platform with strong pastures, currently milking 650 cows, sold for \$6,700,000. Infrastructure includes 44-bail cow shed, modern high-stud calf shed, three implement sheds, two haybarns, new effluent system, excellent raceways and reliable bore water. *(Rhys Mischefski, Bayleys Whakatane; Simon Bousfield, Bayleys Gisborne)*



McGinley Road, Opotiki: 200.94ha balanced contour milking platform with modern 60-bail parallel parlour, automatic cup removers and in-shed feeding system, sold for \$5,600,000. Improvements include full range of outbuildings to support calf rearing

and storing plant and machinery, and two 3bdrm homes. *(Rhys Mischefski, Bayleys Whakatane; Simon Bousfield, Bayleys Gisborne)*

Paerata Road, Tirohanga, Taupō District: 172ha dairy unit with 142ha effective, milking 415 cows and averaging 170,000kgMS (over six years), sold for \$5,700,000. Property has 32ASHB shed, 300-cow feed pad, compliant effluent system, two 3bdrm homes and strong water infrastructure. *(Brendan Gallagher, Sophie Rainbow, Bayleys Taupō)*



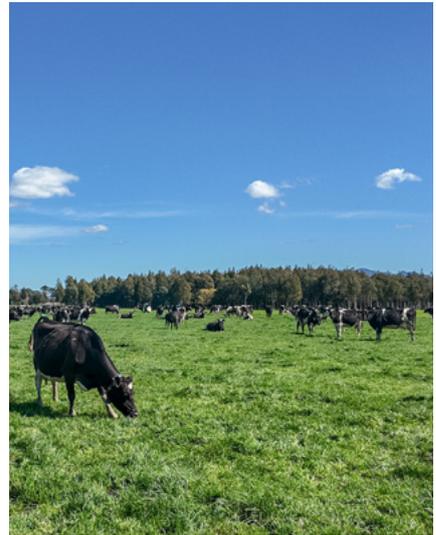
Matarawa Road, Kinleith: 97ha dairy unit with 85ha effective, milking 240 cows and producing circa-80,000kgMS, sold for \$4,431,700. Unit has 16ASHB with in-shed feeding, compliant effluent system (30ha irrigation), modern bore water supply, 60 paddocks and quality infrastructure. *(Brendan Gallagher, Sophie Rainbow, Bayleys Taupō)*



Kaahu Road, Whakamaru: 173ha dairy unit with 90ha effective milking platform, milking 190 cows OAD

averaging production of 55,185–64,017kgMS in recent seasons, sold for \$3,175,000. Improvements include 32-cluster herringbone shed, compliant effluent (22ha irrigation), extensive shedding, two dwellings and dual solar systems. *(Brendan Gallagher, Sophie Rainbow, Bayleys Taupō)*

Kahutara Road, Kahutara: 84ha dairy unit with 40ASHB milking shed, 6-year average production of 208,544kgMS from a peak of approximately 500 cows, sold for \$8,100,000. Has 84ha under pivot and sprinkler irrigation, consented bore take of 380,000m³ and three dwellings. *(Andrew Smith, Bayleys Wairarapa)*



Lambies Road, Rakaia: 394.31ha well-established farm, operating an A2 herd and consistently milking 1,350 cows with a strong production of 625,640kgMS, sold for \$34,400,000. Infrastructure includes 80-bail rotary dairy shed fitted with Waikato plant, automatic cup removers, Protrack system, circular yard, and modern housing. *(Ben Turner, Craig Blackburn, Caleb Tod, Bayleys Canterbury)*



Surveyors Road, Hinds: 166.84ha versatile dairy farm, comfortably milking 510 cows averaging circa-202,505kgMS over the last five seasons, sold for \$10,700,000. Improvements include 40ASHB shed, two bores, two pivots, rotorainers and infill sprinklers, along with the main home and two staff houses. *(Mike Preston, Bayleys Ashburton)*

Winton Channel Road, Benmore: 317.97ha dairy unit with flat contour, good soils, and proven scale, producing 371,856kgMS from 775 cows, sold for \$15,100,000. Quality infrastructure including 54-bail rotary cowshed, 680 cow capacity free stall wintering barn, supporting sheds and four good houses. *(Matt Harrington, Pip Ryan, Country & Co Realty, Southland)*



Tapanui Raes Junction Highway, Tapanui: 155.53ha farm producing 202,241kgMS from 395 cows, sold for \$7,950,000. Improvements include 40ASHB shed, covered yards, calf sheds, workshop and hayshed. *(Shay Moseby, Country & Co Realty, Southland)*



Dunearn Road, Dunearn: 205.73ha unit milking 565 cows and producing 266,575kgMS, sold for \$9,463,676. Property has flat to gentle contour, productive soils and sound infrastructure including 45ASHB cowshed, calving facilities and four good homes. *(Pip Ryan, Paula Laughton, Matt Harrington, Country & Co Realty, Southland)*



Clifden Gorge Road, Eastern Bush: 406.97ha with flat to gentle rolling contour, milking 800 cows and producing 406,130kgMS sold for \$14,850,000. Has well-appointed 54-bail rotary shed built in 2009, supported by calving and young stock facilities, plus three tidy homes. *(Pip Ryan, Paula Laughton, Country & Co Realty, Southland)*

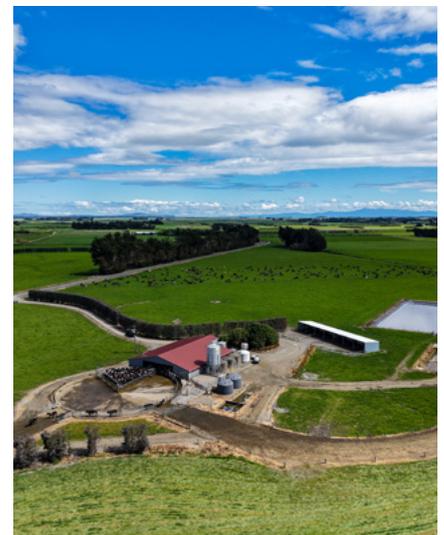


Calder Road, Lochiel: 238.51ha dairy farm producing 310,458kgMS from 680 cows, with flat contour and a strong balance of soils, sold for \$11,500,000. Infrastructure includes a 60-bail rotary cowshed, a wintering barn

with attached calf shed, and excellent races. *(Paula Laughton, Country & Co Realty, Southland)*



Fraser Road, Waianiwa: 262.98ha dairy farm milking 680 cows and producing 389,460kgMS, sold for \$12,275,500. Well-presented unit, with flat contour, strong soils, and infrastructure including 60-bail rotary shed, in-shed feeding and Protrack, full array of support buildings and four tidy homesteads. *(Hayden McCallum, Matt Harrington, Paula Laughton, Country & Co Realty, Southland)*



Oporo Flat Road, Wallacetown: Efficient operation on 252.19ha, with 320,000kgMS average production from 720 cows, sold for \$12,000,000. Infrastructure includes a 60-bail rotary shed, in-shed feeding, calf-rearing facilities, multiple support buildings, and four homesteads. *(Hayden McCallum, Paula Laughton, Country & Co Realty, Southland)*

Guise Road, Aparima: Well-located 185.72ha farm converted in the 2013/14 season, milking 460 cows and producing 258,500kgMS, sold for

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\$8,728,840. Infrastructure includes a 54-bail rotary cowshed with in-shed feeding, other support buildings, and two large family homes. (Hayden McCallum, Matt Harrington, Country & Co Realty, Southland)

GRAZING

Crows Nest Road, Hukerenui: 34.42ha rolling grazing land, with cattle yards and 3bdrm home, sold for \$800,000. (Mike Williams, Bayleys Whangārei)



Matapouri Road, Matapouri: Mix of grazing land and bush with rolling to steep contour on 271.01ha in two titles, with elevated wide-ranging views out over the coast, and a 2bdrm dwelling, sold for \$2,100,000. (Mike Williams, Bayleys Whangārei)

Harris Road, Glenbervie: 46.85ha with rolling contour, sheds and cattle yards, sold for \$1,075,000. (Tracy Dalzell, Bayleys Whangārei)

Otuhi Road, Maungatapere: 31.60ha with 23 paddocks, multiple sheds and 280sqm 3bdrm home, sold for \$1,825,000. (Todd Skudder, Bayleys Dargaville)



Baker Road, Maungatapere: 64.63ha grazing land with native bush and Manuka, sold for \$640,000. (Tracy Dalzell, Bayleys Dargaville)



Omamari Road, Dargaville: 303.64ha grazing unit with rolling contour and direct access to Ripiro Beach, sold for \$4,525,000. Infrastructure includes cattle yards, multiple sheds and 3bdrm home. (Todd Skudder, Bayleys Dargaville)

Ararua Road, Waiotira: 139.97ha in five titles with a mix of flats, rolling and steeper country, plus good set of cattle yards at the roadside, sold for \$1,455,000. (Lin Norris, Bayleys Whangārei)

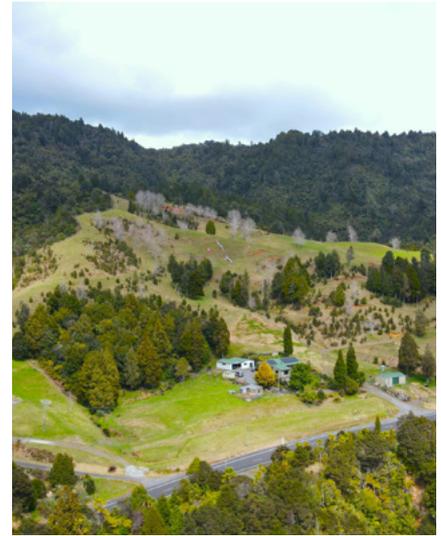


Station Road, Paparoa: 329.80ha easy rolling country in 14 titles with cattle yards, sheds and 5bdrm homestead, sold for \$3,500,000. (Todd Skudder, Bayleys Dargaville)

Arthur Road, Thornton Bay: 40.46ha steep to rolling land with combination of

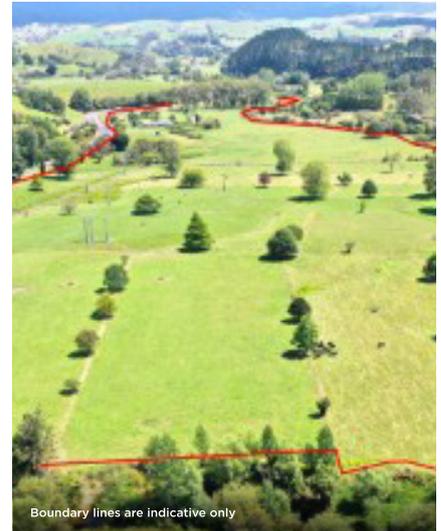
grazing and native bush, sold for \$700,000. (Glenn Tanner, Bayleys Coromandel; Karl Davis, Bayleys Waikato)

Kopu Hikui Road, Thames: 93.26ha rolling to steep contour land with two dwellings, implement shedding, woolshed, stockyards, greenhouse, and chook house, sold for \$1,550,000. (Glenn Tanner, Maddy Aislabie, Bayleys Coromandel)



Orchard West Road, Ngatea: 42.86ha flat block divided into 20 paddocks with central race system and reliable council water supply, sold for \$1,020,000. Productive soils suit grazing, maize, or young stock rearing, and infrastructure includes 2 hay barns. (Karl Davis, Sam Aislabie, Bayleys Waikato)

Waihi-Whangamata Rd SH25, Whiritoa: 16.29ha flat to gently rolling land offering location, productivity and lifestyle appeal in a fertile valley, currently utilised for high-quality grazing and hay production, sold for \$685,000. (Chris Scott, Bayleys Whangamatā; Karl Davis, Bayleys Ngatea)



Boundary lines are indicative only

Old Te Aroha Road, Matamata: 345ha legacy farm, carrying approximately 650 R2 cattle, 110 R1s, 50 cows and 500 ewes across 60 paddocks, with rolling to hill contour and areas of native bush and streams, sold for \$10,350,000. Infrastructure includes 3-stand woolshed, implement and hay sheds, cattle yards, and a 3bdrm home. *(Neville Jacques, Mike Fraser-Jones, Bayleys Waikato)*



Okauia Springs Road, Matamata: 48.6ha suited to grazing or dairy support, with fertile soils and strong pastures, sold for \$3,140,000. Property has access via two road frontages, and infrastructure includes implement sheds, stock yards, disused cow shed, and 3bdrm home with double garaging. *(Sam Troughton, Bayleys Waikato)*

Old Te Aroha Road, Matamata: 53.28ha dairy support block currently grazing around 85 R2s, 85 R1s and 13 R1 beef cattle, sold for \$2,770,000. Property has fertile terraced silt and sandy loam soils, reliable spring water and good subdivision to support grazing, supplements and young stock. *(Sam Troughton, Bayleys Waikato)*

Waterworks Road, Morrinsville: 146ha farm with 32 paddocks, gravity-fed stock water, solid cattle and sheep yards, 3-stand woolshed, and extensive shedding including 5-bay implement and hay sheds, workshop and fertiliser bin, sold for 4,550,000. Property has renovated 4bdrm character villa, plus a detached sleepout, garden studio, and additional 1bdrm accommodation. *(Dave Peacocke, Bayleys Waikato)*

McPhail Road, Oropi, Tauranga: 9.11ha flat to easy contour land, cattle yards, and 4bdrm home with large shed, sold for \$1,382,000. *(Stu Cundy, Bayleys Tauranga)*

Kaahu Road, Whakamaru: 159ha dairy support and grazing unit with 120ha

effective, bore water supply, near-new cattle yards, disused woolshed, and pruned pine stands, sold for \$2,400,000. *(Brendan Gallagher, Sophie Rainbow, Bayleys Taupō)*

Kaahu Road, Whakamaru: 159ha dairy support and grazing unit with 120ha effective, bore water supply, near-new cattle yards, disused woolshed, and pruned pine stands, sold for \$2,400,000. *(Brendan Gallagher, Sophie Rainbow, Bayleys Taupō)*

Otara Road, Opotiki: 105.77ha flat/easy contoured grazing land with 2-year-old pine plantation, and the remainder in mature native bush, sold for \$950,000. Majority fenced with two-wire fencing, has a reliable bore water system, 2-bay implement shed, stock yards, and 3bdrm house. *(Rhys Mischefski, Bayleys Whakatane; Simon Bousfield, Bayleys Gisborne)*

Rakauroa Road, Matawai: Easy contoured 709ha with well-developed cropping and regressed country, carrying circa-10 stock units per ha over 680ha effective, sold for \$8,602,000. Quality infrastructure includes 6-stand woolshed, covered yards, multiple sheds and 4bdrm home with additional quarters. *(Simon Bousfield, Stephen Thomson, Bayleys Gisborne)*



Monck Road, Waimata Valley: 255ha grazing land with solid infrastructure, two sets of cattle yards, 4-stand woolshed and original quarters, plus restored 4bdrm homestead, sold for \$2,600,000. Contour ranges from steeper gullies and medium rolling hills, with the Waimata River through the middle of the property. *(Simon Bousfield, Stephen Thomson, Bayleys Gisborne)*

Mangaone Road, Nuhaka: 646ha of flat to medium contour land carrying an average 5,854 stock units, sold

for \$6,500,000. Year-round water supply from natural springs and dams, established infrastructure including two cottages, sheep and cattle yards, woolshed, large workshop/implement shed, and main homestead. Property also has a 32ha forestry block, an active rock seam quarry and a 6km cave network. *(Stephen Thomson, Bayleys Gisborne)*

Bluff Road, Rangiwahia: Well-appointed 393.95ha hill country property with 8-stand woolshed plus covered yards, and 4bdrm home, sold for \$3,800,000. Sale was part of a larger offering. *(Mark Monckton, Jack Monckton, Bayleys Feilding)*

Te Apiti Road, Elsthorpe: 492ha with approximately 38ha of flat land at the front of the property, the balance being medium hill to steeper sidelings, plus beach frontage, sold for \$6,250,000. Improvements include three houses plus a 3-stand woolshed, sheep yards and improved cattle yards. *(Andy Hunter, Bayleys Waipukurau)*

Boyle Road, Ashley Clinton: 269.89ha flat to easy contoured grazing property with a mix of farming opportunities, sold for \$6,358,000. Property has 4-stand woolshed, 4-bay workshop, sundry shedding, and two 4bdrm homes. *(Andy Hunter, Bayleys Waipukurau)*

Terrace Road, Mangaweka: 178.95ha of productive medium to steep hill country close to SH1, the Rangitikei River and Ruahine Ranges, sold for \$2,000,000. Property has 4bdrm home with double garage, sleep-out, and a 3-bay implement shed with lockup. *(Pete Stratton, Bayleys Taihape)*

Rangiwahia Road, Rangiwahia: 330.40ha with a mix of medium and steeper hill country, part of a larger farm, and including a 3bdrm home and a small woolshed, sold for \$3,200,000. *(Mark Monckton, Jack Monckton, Bayleys Feilding)*





Boundary lines are indicative only

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Duddings Line, Tauherenikau: 45ha flat to easy contour land comprising quality silts and fertile peat soils with spring water supply, suitable for young stock grazing, finishing and cropping support, sold for \$2,100,000. Infrastructure includes covered sheep drafting race, cattle yards and loadout facilities. (Andrew Smith, Bayleys Wairarapa)

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Kahutara Road, Kahutara: Productive grazing and support unit with fertile Matapihi silt loams and approximately 16ha of rolling sandhills, sold for \$8,750,000. Well-developed with fencing, reticulated water system, and 11-span variable rate centre pivot irrigating 120ha from a consented bore supply. (Andrew Smith, Bayleys Wairarapa)



Motueka River West Bank Road, Motueka Valley: 101.06ha bare grazing land, fenced into practical paddocks, sold for \$1,475,000. (Dylan Monopoli, Bayleys Nelson Tasman)

No 10 Road, Swannanoa: 42.23ha arable flat land with post and wire fencing, hay shed, and

potential for subdivision, sold for \$1,600,000. (Brook Yates, Dean Pugh, Bayleys Rangiora)

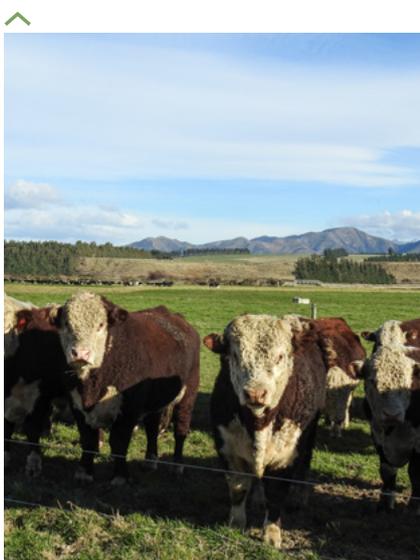
Wharf Road, Port Levy: 294ha hill block currently utilised for grazing with an extensive coastal frontage including a secluded bay, and a character cottage, sold for \$2,100,000. (Ben Turner, Evan Marshall, Bayleys Canterbury)



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Prices Road, Mt Somers: 411ha farm in a reliable rainfall area wintering circa-2,250 deer and 150 cattle, with deer shed and three homes, sold for \$14,000,000. (Craig Blackburn, Bayleys Canterbury)

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Centre Hill Road, Centre Hill: 294.34ha quality grazing unit with a good range of support buildings, covered cattle yards and modern 4bdrm home, sold for \$6,480,000. (Paula Laughton, Country & Co Realty, Southland)



Mossburn Five Rivers Road, Mossburn: 252.65ha with dairy grazing history, features tidy infrastructure, 4-stand woolshed, deer shed with yards, other support buildings, plus modernised 3bdrm homestead, sold for \$5,300,000. (Chris Swale, Paula Laughton, Country & Co Realty, Southland)

Longridge Road, Longridge North: 187.57ha with versatile farming options from grazing, sheep and beef, cropping or dairy support, sold for \$4,403,000. Good farming infrastructure includes grain barn, covered area, two implement sheds/haybarns, and a family homestead. (Shay Moseby, Country & Co Realty, Southland)

Ardlussa Road, Longridge North: 128.32ha with versatile soils, and infrastructure including woolshed with covered yards, cattle yards, workshop, multiple support buildings, and 4bdrm homestead, sold for \$2,600,000. (Shay Moseby, Country & Co Realty, Southland)

Nine Mile Road, Riversdale: 189.06ha versatile productive cropping unit on easy contour with an all-weather lane, sold for \$4,900,000. Infrastructure includes shearing shed, covered yards, covered cattle yards, and a 4bdrm homestead. (Shay Moseby, Chris Swale, Country & Co Realty, Southland)

Blackwater Road, Ermedale: 120.42ha functional dairy run-off, with implement shed, wintering barn for cattle, large cattle yards, some older sheds, and a modernised 6bdrm homestead, sold for \$3,422,000. (Matt Harrington, Country & Co Realty, Southland)

Thornbury Waimatuku Road, Thornbury: 64.91ha versatile and well-located property with fertile soils and flat contour, sold for \$2,405,000. Property has two iron-roofed hangars, and a tidy 2bdrm home. (Matt Harrington, Shay Moseby, Paula Laughton, Country & Co Realty, Southland)

Cross Road, Pebbly Hill: 126.19ha with flat to gentle rolling contour, sold for \$3,700,000. Improvements include former deer shed used for storage, 4-bay implement shed, well-formed laneway system, and two modern 3bdrm homes. (Tom Harrington, Country & Co Realty, Southland)

FINISHING

Tokatoka Road, Ruawai: Fully operational cattle finishing unit on 607ha across 14 titles with rolling contour, sheep yards, woolshed, multiple sheds and a 4bdrm home, sold for \$9,705,302. (Todd Skudder, Bayleys Whangārei)

Oliver Road, Cambridge: 127.85ha of versatile gentle rolling and hill country, sold for \$4,738,000. Infrastructure includes two, 3-bay sheds, implement shed, haybarn, woolshed, Te Pari cattle yards, robust fencing, and 3bdrm home, *(Peter Kelly, Angus Kelly, Bayleys Waikato)*

Pukenui Road, Te Kuiti: 17.84ha of flat to gentle rolling contour suitable for finishing stock, cropping, or supplements, divided into 16 paddocks with reliable gravity-fed spring water supply and several elevated north-facing potential building sites, sold for \$625,000. *(Dave Kilbride, Bayleys Waikato)*

Makotuku Valley Road, Raetihi: 57.606ha flat farm suitable for finishing, with a working airfield with large hangars, sold for \$980,000. *(Pete Stratton, Bayleys Taihape)*

Rongoiti Road, Taihape: 339.76ha fertile and productive easy to medium hill country, sold for \$5,800,000. *(Pete Stratton, Bayleys Taihape)*

Ruanui Road, Taihape: 139.42ha farm, mainly easy hill country with a large patch of native bush, plus woolshed and yards, sold for \$1,775,000. *(Pete Stratton, Bayleys Taihape)*

Wanganui Road, Marton: Well-presented 113.79ha finishing and cropping farm, with good infrastructure, including a range of sheds, and a 4bdrm home, sold for \$3,750,000. *(Mark Monckton, Jack Monckton, Bayleys Feilding)*

Little Bush Road, Puketitiri: 315ha mainly easy contour, fully reticulated water system, 4-stand woolshed, implement and hay sheds, sheep and cattle yards, and 4bdrm home, sold for \$5,350,000. Property has off-grid hunting cabin and natural resource of Sika and fallow deer. *(Tony Rasmussen, Chris Heenan, Bayleys Havelock North)*

Waihou Road, Patoka: 241ha sheep and beef finishing farm with sizeable portions of flat and easy contour, reliable water supply, excellent ATV access tracks, 4-stand woolshed, 3-bay implement shed, cattle yards, and a 3bdrm home, sold for \$4,600,000. *(Tony Rasmussen, Chris Heenan, Bayleys Havelock North)*

Puketitiri Road, Rissington: 833ha with sizeable portions of easy contour, 40km new fencing, 4-stand woolshed, sheeyards, cattle yards, three dwellings and shearers quarters, sold for \$13,000,000. Property has 6km of road frontage for easy stock movement, and consent to irrigate 45ha of flats for cropping, trout fishing and deer hunting. *(Tony Rasmussen, James Macpherson, Bayleys Havelock North)*

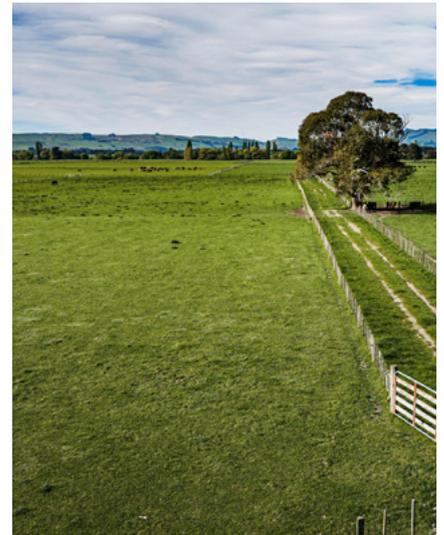
Matapiro Road, Crownthorpe: 130ha easy contoured finishing farm, with 5-bay workshop and implement shed, sold for \$3,300,000. Property has a 5bdrm homestead with swimming pool, historical servants' quarters, plus 110sqm 3bdrm off-grid home built in 2021. *(Tony Rasmussen, Chris Heenan, Bayleys Havelock North)*



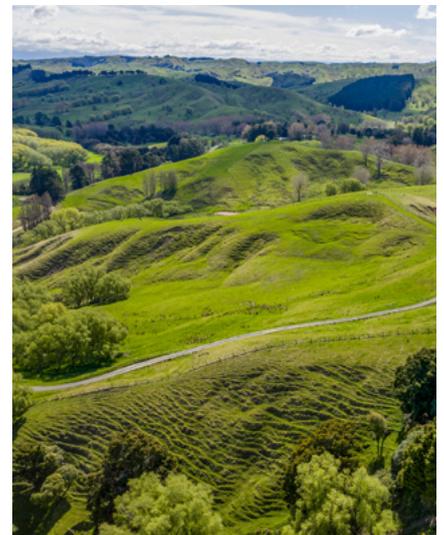
Middle Road, Poukawa: 595ha quality limestone landholding, mix of flat and easy finishing contour, and strong hill country, sold for \$8,450,000. Property has a 4-stand woolshed, 5-bay implement shed, cattle and sheep yards, and five dwellings. *(Tony Rasmussen, Chris Heenan, Bayleys Havelock North)*



Tourere Road, Waipukurau: Summer-safe 288.45ha sheep and beef property with a mix of easy to rolling contour, a set of satellite sheep and cattle yards, plus new 2-bay pole barn, sold for \$1,742,925. *(Andy Hunter, Bayleys Waipukurau)*



State Highway 2, Takapau: 83ha flat sheep and beef finishing operation with cropping options, subdivided into 16 paddocks serviced by a central laneway, fully reticulated plus dam and bore, sold for \$2,200,000. Improvements include woolshed, implement shed, sheep and cattle yards and 5bdrm home. *(Tony Rasmussen, Bayleys Havelock North; Andy Hunter, Bayleys Waipukurau)*



Awahiwi Road, Wallingford: 169ha farm with all-weather airstrip and 120t fertiliser bin, covered sheep yards and cattle yards, sold for \$1,690,000. *(Tony Rasmussen, Bayleys Havelock North; Andy Hunter, Bayleys Waipukurau)*

Oringi Road, Dannevirke: 94.87ha with 84ha effective, flat contour with Class 2 and 4 soils ideal for fattening, finishing or cropping, sold for \$2,810,000. Property has 3-bay implement/hayshed, sheep and cattle yards with load out facility. *(Monty Monteith, Jim Crispin, Bayleys Dannevirke)*



✓
Centre Road, Dannevirke: 30.37ha subdivided into 32 main paddocks plus 7 smaller ones, with a reliable reticulated water system, and outbuildings including a 3-bay shed, other utility sheds, and a 3bdrm home, sold for \$925,000. (*Vic Ellingham, Bayleys Waipukurau*)

✓
Cape Palliser Road, South Martinborough: 3,720ha with 7km of coastline and outstanding views, sold for \$9,500,000. Currently a sheep and beef breeding operation with honey production and carbon credits. Comprehensive infrastructure includes two houses, sheds, woolshed, and two hunting huts. (*Tim Wynne-Lewis, Bayleys Havelock North; Andrew Smith, Bayleys Wairarapa*)



✓
Sladdens Farm Road, Oxford: Versatile 107.92ha farm, well subdivided with easy access from laneways, sold for \$3,350,000. Substantial planting provides shade and shelter, property has spray irrigation system from travelling irrigators, water supply from two wells, and land use consent for farming has been issued. Infrastructure includes 18ASHB shed, old stable, woolshed, 3-bay hay shed, 7-bay shed and lean-to, plus two substantial homes. (*Dean Pugh, Bayleys Rangiora*)

✓
Hudsons Road, Motukarara: 210ha productive beef and sheep finishing farm sold for \$4,850,000. Fully irrigated via a combination of Rotorainer and K-Line systems with cattle yards, large hay shed, office and sheep yards. (*Ben Turner, Evan Marshall, Bayleys Canterbury*)



✓
Cryers Road, Southbridge: 46ha property with lamb finishing integrated into the rotation with vegetable and crop production, sold for \$2,830,000. Irrigation provided by two wiper pivots. (*Ben Turner, Evan Marshall, Bayleys Canterbury*)

SPECIALITY

✓
Hunter Road, Patumahoe: 20ha predominately flat land with 14ha planted with garlic, a smaller avocado orchard, packing shed, onsite bore, and two dwellings, sold for \$3,000,000. (*Gary Capper, Bayleys Pukekohe*)



✓
Hutchings Road, Waiuku: 10.53ha of well-drained, flat to rolling land with excellent cropping soils, more recently used for potatoes, onions, and maize but previously farmed for dairy and finishing, sold for \$1,120,000. (*Ben Jameson, Bayleys Pukekohe*)

✓
Waioeka Pa Road, Opotiki: Expansive 579.97ha property with mature native bush and 122.7ha of pine forestry (under Forestry Right) bordering the Marawaiwai Scenic Reserve and DOC estate, sold for \$1,120,000. The site includes three freshwater streams, a 2-room bush hut accommodating 10-plus people with a log fire, and multiple house sites offering sweeping views of the Pacific Ocean and Whakaari/ White Island. (*Rhys Mischefski, Bayleys Whakatane*)



✓
Mangaehu Road, Stratford: 219.88ha of tracked open hill country and native bush, bordering DOC land, with quality hunting throughout, sold for \$1,550,000. Improvements include 273sqm 3bdrm log home, extensive shedding including chiller, plus one-room tree hut cabin. (*Tim Dwyer, Bayleys Hawera*)

✓
Waitara Road, Te Haroto: Diverse 282ha with 172ha effective grazing, fully reticulated with 4-bay implement shed, shearers' quarters, 3bdrm home, and off-grid fisherman's cabin, sold for \$4,100,000. Located on the Mohaka River with options for grazing, carbon, hunting, fishing and accommodation. (*Tony Rasmussen, Chris Heenan, Bayleys Havelock North*)



✓
Tuki Tuki Road, Haumoana: 2.0ha of fertile flat land with existing

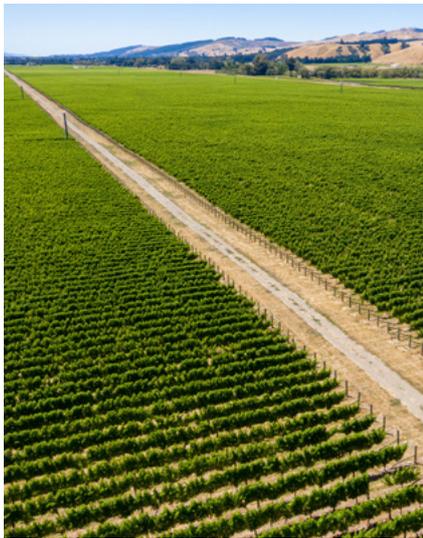
infrastructure of multiple sheds, frameworks of two substantial glasshouses and several tunnel houses, sold for \$900,000. (*Tim Wynne-Lewis, Bayleys Havelock North*)

Tikokino Road, Tikokino: 126ha flat contoured with 74ha deer fenced into 24 paddocks, extensive laneway system, deer shed, implement sheds and refurbished 3bdrm villa, sold for \$4,300,000. (*Tony Rasmussen, Bayleys Havelock North; Andy Hunter, Bayleys Waipukurau*)

Wakarara Road, Ongaonga: 101ha bare land utilised for cropping and finishing, with silt loam soils, irrigation consent, cattle yards and reticulated water for livestock, sold for \$3,570,000. (*Tony Rasmussen, Bayleys Havelock North; Andy Hunter, Bayleys Waipukurau*)

Homebush Road, Kirwee: 49.57ha productive land and quality soils with history of arable seed, cereal and vegetable crops, along with lamb finishing and dairy bull grazing, sold for \$3,900,000. Currently in new grass following oats, it is supported by Central Plains Water irrigation. Improvements include 5-bay lockable workshop, numerous sheds, plus executive 5bdrm home with heated saltwater pool. (*Ben Turner, Craig Blackburn, Bayleys Canterbury*)

VITICULTURE



3640 State Highway 63, Wairau Valley: 149.30ha comprising 100can/ha sauvignon blanc, with 18ha primed for new vineyard plantings, sold for \$8,500,000. Infrastructure includes a large Class A and C water consent, 75,000 cubic metre storage reservoir, staff and storage facilities and 23 frost fans. (*Kurt Lindsay, Tarin Mason, Bayleys Marlborough*)

HORTICULTURE

Old Highway, Whakamarama: 15.20ha across two titles with 2.64can/ha of Hayward kiwifruit, 4bdrm home, grazing paddocks, shedding and load-out area, sold for \$2,675,000. (*Riki Walls, Bayleys Tauranga*)



Pyes Pa Road, Pyes Pa: 2.71ha of 100 percent spray-free land with 1.18can/ha of certified organic Hayward kiwifruit, 108sqm of shedding, and 168sqm 3bdrm home, sold for \$2,000,000. (*Phil Mangos, Robyn Mangos, Bayleys Tauranga*)

Belk Road, Lower Kaimai: 3.18ha supporting 2.09can/ha kiwifruit (1.73can/ha Hayward and 0.36can/ha Sungold G3), bore water supply, 95sqm high-stud shed plus two versatile buildings and 3bdrm home with native bush backdrop and Kaimai Range views, sold for \$2,100,000. (*Phil Mangos, Robyn Mangos, Bayleys Tauranga*)



Amber Lane, Karapiro: Established 4.42ha kiwifruit orchard adjacent to

Lake Karapiro featuring seven blocks of certified organic Green Hayward and G3 Gold (due for certification in 2027), sold for \$2,500,000. (*Dave Kilbride, Bayleys Waikato*)

Otamarakau Valley Road, Pukehina: 26.81 hectares with 9.24can/ha G3, 0.54can/ha Bruno seedlings, and 1.57ha of plantable area, sold for \$10,050,000. Property plantings are covered, there's frost protection, and irrigation from bore to large holding pond. (*Snow Williams, Bayleys Tauranga*)



Western Drain Road, Whakatane: High-producing 7.9ha orchard with excellent loadout access and drainage in a prime growing region, featuring 6.2ha of mature gold and 1.7ha of green kiwifruit on Ag-Beam structures, sold for \$8,550,000. The property includes a 3-bay lock-up implement shed with concrete flooring, onsite irrigation bore, and two automated frost fans. (*Rhys Mischevski, Bayleys Whakatane*)

Tahuna Road, Te Teko, Whakatane: 26.81ha supporting 4.76can/ha G3, and 1.51can/ha Hayward, sold for \$6,200,000. (*Snow Williams, Bayleys Tauranga*)

State Highway 30, Te Teko, Whakatane: 9.30ha with 3.04can/ha high-performing G3, 1.33can/ha of Hayward, circa 3ha bare land ready for orchard expansion or grazing, sold for \$5,825,000. Property has 4bdrm home with resort style pool, double garage, plus 275sqm shedding. (*Snow Williams, Bayleys Tauranga*)

MacDonald Road, Whakatane: 4.67ha with 2.72can/ha mature kiwifruit comprising 2.05can/ha SunGold G3 and 0.67can/ha Green with Ag-Beam structures and a consented bore, sold for \$2,800,000. Supporting infrastructure includes a substantial 4-bay garage, 2-bay workshop, an established home orchard, renovated 4bdrm home, and an inground swimming pool. (*Rhys Mischevski, Bayleys Whakatane*)