

SALES SNAPSHOT

FARM AND SPECIALTY

DESPITE SHIFTING ECONOMIC FUNDAMENTALS AND CLIMATE CHALLENGES, SALES DATA SHOWS GOOD ACTIVITY ACROSS RURAL PROPERTY TYPES AROUND NEW ZEALAND. HERE'S A SECTION OF SALES CONCLUDED BY BAYLEYS' COUNTRY TEAM IN THE LAST SIX MONTHS.

DAIRY

Gilbert Road, Mata, Whangarei:

118.79ha dairy unit with 70% waterfront on its boundary, milking 200 cows on twice-a-day schedule and producing a 3-year average of 59,639kgMS, sold for \$3,500,000. Property has flat to easy rolling contour, 3bdrm dwelling and sheds. (Catherine Stewart, Bayleys Bream Bay)



Erceg Road, Mata, Whangarei: 99.24ha held in 4 titles, with 30ha of prime flats and the balance mainly easy contour, milking 210 cows through a 28ASHB shed with automated in-shed feed system, sold for \$3,000,000. Property has a 3-pond effluent system, a 152-cow wintering barn with stand-off area, good calf rearing facilities plus 4-bay implement shed and two 3bdrm homes. (Lin Norris, Bayleys Whangarei)

Valley Road, Mangawhai: 356ha dairy unit milking 450 cows through a 30ASHB shed, with consistent production around

180,000kgMS, sold for \$8,500,000. Property improvements include 300-cow feed pad, 4-pond effluent system, sheds with calf rearing facilities, woolshed, large cattle yards, and three well-maintained homes. (Lin Norris, Bayleys Whangarei)

Ovens Road, Matakoho: 256.08ha dairy farm held in 8 titles, milking 500 cows through a 30ASHB cowshed and producing a 3-year average of 146,168kgMS, sold for \$4,335,000. Farm has flat to gentle rolling contour, two dwellings and ample shedding. (Catherine Stewart, Bayleys Bream Bay)

Ararua Road, Matakoho: 175.69ha held in four titles and producing 5-year average 94,254kgMS from 300 cows, sold for \$2,300,000. Infrastructure includes a 36ASHB shed, good support buildings, and a 3bdrm home. (Lin Norris, Bayleys Whangarei)

Piako Road, Turua: 96ha dairy farm subdivided into 53 paddocks all with easy access, supplying 76,056.5kgMS to Fonterra for the 2021/2022 season, sold for \$3,300,000. Improvements include 36ASHB with automatic cup removers and in-shed feeding system. (Karl Davis, Lee Carter, Bayleys Waikato)

Fisher Road, Netherton, Waikato: 77ha dairy farm milking 200 cows and producing 21,822kgMS over a 5-month period for the 2022 season, sold for \$2,800,000 + GST. Facilities include a range of calf, hay and implement shedding, and 22ASHB dairy shed with 250-cow capacity yards. (Karl Davis, Lee Carter, Bayleys Waikato)

Awaiti Road, Paeroa: 158ha dairy unit milking around 400 cows with 3-year production average of 189,000kgMS with

best of 196,222kgMS, sold for \$5,850,000. The 36ASHB is supported with an excellent array of infrastructure, and there are two dwellings: a modern 4bdrm main home plus a 3bdrm home. (Mike Fraser-Jones, Bayleys Waikato)



Tahuna-Ohinewai Road, Morrinsville:

Dairy goat operation on 74ha held in three titles with extensive infrastructure including an 80-bail rotary dairy shed and three dwellings, sold as land and buildings only, for \$3,100,000. (Mike Fraser-Jones, Bayleys Waikato)

Herbert Road, Morrinsville: Dairy goat operation on 53ha held in two titles, sold for \$2,500,000. The property is centrally-raced to 31 paddocks, and has a good range of support infrastructure including a 48-bail rotary dairy shed, and two dwellings. (Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)

Rangitanuku Road, Matamata: Predominantly flat to gentle rolling 122ha contour dairy unit, milking 280 cows



through a 36-bail rotary shed, with all replacements grazed on farm, sold for \$8,250,000. Property has three homes. (Sam Troughton, Bayleys Waikato)

Carmichael Road, Okoroire: 74.23ha quality land with fertile soils, sold for \$4,500,000. Property has 20ASHB shed, good farm buildings, and a 4bdrm home. (Sam Troughton, Bayleys Waikato)

Lake Arapuni Road, Putaruru: 129ha dairy unit milking around 360 cows with 3-year production average of 137,897kgMS with best of 143,781kgMS, sold for \$8,500,000. Property has a centrally-located 26ASHB with automatic cup removers, a good array of support buildings, three dwellings, and 2km of lake frontage. (Mike Fraser-Jones, Sam Troughton, Bayleys Waikato)

Arapuni Road, Pukeatua: 134ha dairy farm milking around 390 cows with production to 52,000kgMS, sold for \$6,700,000. The 40ASHB is centrally located with support buildings including a calf/implement shed, 7-bay half-round shed, gable hay barn and 250-277 cow concrete feed pad, plus three dwellings. (Mike Fraser-Jones, Bayleys Waikato)



Leeston Road, Doyleston: 37.81ha fully-irrigated flat property in two titles, currently used as irrigated dairy support,

sold for \$1,690,000. Property is supported by an excellent set of all-weather cattle yards with turnaround for trucks and trailers. (Ben Turner, Craig Blackburn, Bayleys Canterbury)

Tapanui Raes Junction Highway, Crookston, Southland: 349ha predominantly flat to soft contour, with a small area of medium hill, sold for \$12,585,000. Improvements include a modern automated rotary cowshed, an array of good support buildings and three houses. Property has new 900-cow effluent consent, water consents in place, Fonterra supply with no shares included. (Shay Moseby, Pip Ryan, Country & Co. Invercargill)



Avondale Road, Avondale, Southland: 591ha large scale dairy unit with flat to steeper rolling contour, sold for \$14,750,000. Property has two rotary sheds, six houses, and is milking 1,400 cows for Fonterra supply, with no shares included. (Paula Laughton, Pip Ryan, Country & Co. Invercargill)

Lindsay Calcium Road, Isla Bank, Southland: 56ha of flat contour, bareland property utilised for dairy support, sold for \$2,262,000. (Paula Laughton, Country & Co. Invercargill)

Norman Road, Lochiel, Southland: 17ha of flat to steeper rolling contour, currently leased as dairy support, sold for \$756,100. Property has reliable water supply from creek, sealed road frontage and would be ideal as a supplement grass harvesting block with future subdivision possibilities, subject to council consent. (Hayden McCallum, Country & Co. Invercargill)

Mill Road, Tuturau, Southland: 361ha property with mix of flat, gentle rolling to steeper contour, low input farming system, with Fonterra supply and no shares included, sold for \$9,837,500. Property has three housing options, an excellent cowshed, and herd homes with all cows wintered on farm. (Shay Moseby, Country & Co. Invercargill)

Swain Road, Kamahi, Southland: Well-raced and watered large-scale dairy unit on 510ha flat to undulating contour, farmed with adjoining 142ha lease block,



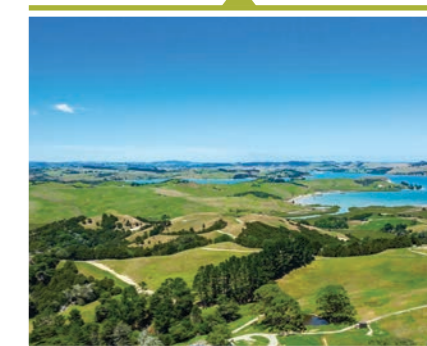
sold for \$2,262,000. Consented to milk up to 1,700 cows with an average 1,425 cows producing 574,000kgMS over the last five years, supply to Fonterra with no shares included in the sale. Infrastructure includes two 54-bail rotary sheds, herd home and six dwellings. (Paula Laughton, Shay Moseby, Country & Co. Invercargill)

Pine Bush Forestvale Road, Pine Bush, Southland: Dairy unit on 254ha rolling contour land with 24ha of trees, supplying Fonterra but no shares included, sold for \$5,430,000. Improvements include 40ASHB shed, feed pad, a good range of supporting infrastructure, and two 3bdrm homes. (Hayden McCallum, Shay Moseby, Pip Ryan, Country & Co. Invercargill)

GRAZING

Hewlett Road, Mata, Whangarei: 57.76ha easy-to-rolling waterfront support block subdivided into 22 paddocks, sold for \$2,250,000. The property has a lockable implement shed, cattle yards and five sturdy pens. (Catherine Stewart, Bayleys Bream Bay)

Linton Road, Maungaturoto: 57.90ha with 40ha effective, sold for \$825,000. Improvements include cattle yards with load-out facilities, a single-bay shed, a 3-bay implement shed, and 2bdrm accommodation within part-converted woolshed. (Lin Norris, Bayleys Whangarei)





Ararua Road, Matakoho: 306.6ha beef and sheep farm in three titles, offering a good balance of contour, 1.2ha lake, immaculate infrastructure including a 5bdrm Kauri villa and a hunters hut, sold for \$3,800,000. *(Catherine Stewart, Bayleys Bream Bay)*

Ringrose Road, Ruawai: 173ha farm held in multiple titles, sold for \$2,250,000. Farm infrastructure includes cowshed, calf sheds, 6-bay implement shed, cattle yards, wintering barn, hay sheds, limestone quarry, and three homes. *(Todd Skudder, Bayleys Dargaville)*

Kaihere Road, Ngatea: 35.6ha property with sought-after peat over clay soils, sold for \$1,400,000. Centrally-raced with easy access to all paddocks, and infrastructure including an array of old dairy improvements, quality half-round barn, and circa-100-year-old 4bdrm villa. *(Karl Davis, Lee Carter, Bayleys Waikato)*

Work Road, Aongatete: 99.06ha with a mix of hillside and gently sloping paddocks, sold for \$2,525,000. Improvements include woolshed, tractor shed, sheep/cattle yards at the roadside and the property has riparian rights, with a truck and trailer-rated bridge over the river. *(Riki Walls, Bayleys Tauranga)*

Goodall Road, Whakamarama, Western Bay of Plenty: 6.2ha grazing land set up for stock or horses with stock yards, 500m



horse exercise track, extensive shedding, and 264sqm contemporary home, sold for \$2,130,000. *(Phil Mangos, Robyn Mangos, Bayleys Tauranga)*

Kereru Road, Glen Massey: 23ha bare grazing block, equally suited to equine, horticulture or carbon farming, sold for \$805,000. *(Peter Kelly, Angus Kelly, Bayleys Waikato)*

Otorohaia Trig Road, Ngaruawahia: 1.6ha grazing land, with renovated 3bdrm Lockwood cottage, 4-car garage and small green house, sold for \$630,000 *(Russell Bovill, Bayleys Waikato)*

Milliken Road, Morrinsville: 36ha grazing block, with support buildings handy to the 3bdrm dwelling, sold for \$4,230,000. *(Mike Fraser-Jones, Bayleys Waikato)*

Walton Road, Matamata: 23.81ha, flat and fertile with quality free draining soils, previously a goat farm, sold for \$1,950,000. Property has milking shed, loafing barns, plus numerous other barns and sheds. *(Sam Troughton, Bayleys Waikato)*

Piakonui Road, Matamata: 13.9ha mixed-contour (some croppable) bare land, suitable for small grazing block or blank canvas lifestyle opportunity, sold for \$500,000. *(Sam Troughton, Bayleys Waikato)*

Mangatete Road, Ngakuru, Rotorua: 65ha of productive dairy support bare land with flat to undulating contour, 40 percent mowable and good maize yields, sold for \$1,850,000. *(Sarandra Rowlinson, Bayleys Rotorua)*



Wharekopae, Ngatapa, Gisborne: 66.93ha of easy to medium-contoured land, with 17.75ha in exotic woodlot plantings, sold for \$1,000,000. Property is well subdivided, mainly with deer fencing, has a 2-stand woolshed run by a generator, covered yards, and well-located potential house sites. *(Simon Bousfield, Stephen Thomson, Bayleys Gisborne)*



Kahuranaki Road, Kahuranaki, Hawke's Bay: 202ha grazing property with a mix of predominantly easy to medium contour, sold for \$2,850,000. Improvements include a large implement shed/workshop and ancillary buildings with a combination set of sheep/cattle yards and loadout. *(Tim Wynne-Lewis, Tony Rasmussen, Bayleys Havelock North)*

Owhakura Road, Whanganui: 367ha block, mainly easy country featuring Ohakune silt loams, sold for \$6,147,000. Improvements include a 5-stand woolshed, large cattle yards, airstrip and unused cottage, all easily accessed in the centre of the farm. *(Pete Stratton, Bayleys Ruapehu)*

Whangaehu Valley Road, Whanganui: 139ha running down to the Whangaehu River, with 30ha of flat to easy contour, sold for \$2,350,000. Property has a 3bdrm homestead, 3-bay implement shed plus unused woolshed. *(Pete Stratton, Bayleys Ruapehu)*



Kuku East Road, Manakau, Horowhenua: 53.21ha mixed contour land on two titles, with a woolshed, 3-bay implement shed and regenerating native bush, sold for \$935,000. *(Justin Pape, Paul Hofmann, Bayleys Feilding)*

Onamalutu Road, Renwick, Marlborough: 40.94ha mostly flat land suited to grazing, finishing stock, creating supplement feed and opportunity for future lifestyle development, sold for \$910,000. *(Kurt Lindsay, Will Porter, Harrison Martin, Bayleys Marlborough)*



Mount Hamilton Road, Hamilton Burn, Southland: 263ha mainly flat land with some rolling contour, across heavy soils, and requiring some redevelopment, sold for \$2,800,000. Property has been leased for the past 10 years as a dairy support block and has a full range of farm buildings, cattle yards and reticulated water systems. *(Hayden McCallum, Chris Swale, Country & Co. Invercargill)*

Dipton Mossburn Road, Castle Downs, Southland: 150ha easy rolling bare land dairy grazing property, with one steeper hill paddock, sold for \$2,150,000. *(Paula Laughton, Hayden McCallum, Pip Ryan, Country & Co. Invercargill)*

Lumsden Riverside Highway, Lintley, Southland: 61ha flat contour land on the Lumsden boundary, part of a larger dairy farm, with good wintering history, sold for \$1,959,854. *(Shay Moseby, Paula Laughton, Pip Ryan, Country & Co. Invercargill)*

Lumsden Riverside Highway, Lintley, Southland: 10ha grazing land with flat contour, part of another sale for subdivision purposes, sold for \$320,507. *(Shay Moseby, Paula Laughton, Pip Ryan, Country & Co. Invercargill)*



Pyramid Waiparu Road, Wendon, Southland: 25ha with rolling contour, deer shed, shearing shed, yards, large lockable shed, and 3bdrm home, sold for \$1,050,000. *(Shay Moseby, Country & Co. Invercargill)*



Waipounamu Bridge Road, Waipounamu, Southland: 45ha flat contour land with dairy support history, including cow wintering, sold for \$1,920,000. Infrastructure includes cattle yards, large woolshed/covered yards, implement and hay shed, plus modernised 1970s 3bdrm home. *(Shay Moseby, Country & Co. Invercargill)*



Heale Ridge Road, Otapiri, Southland: 62ha rolling contour grazing property with some native bush, close to Winton, sold for \$900,000. *(Paula Laughton, Country & Co. Invercargill)*

Frazer Road, Tuturau, Southland: 370ha land with steeper contour, includes yards, woolshed and slink skin plant, sold for \$3,770,000. *(Chris Swale, Shay Moseby, Hayden McCallum, Country & Co. Invercargill)*

Riverton Wallacetown Highway, Riverton, Southland: 27ha land with flat contour, on the Riverton town boundary, comprising 27ha of productive, fertile, flat soils, sold for \$1,625,000. Good array of shelter and farm buildings including

a 2-stand woolshed, workshop and implement sheds, plus a renovated 3bdrm homestead in an established setting. *(Hayden McCallum, Country & Co. Invercargill)*

FINISHING

Puketapu Road, Marotiri, Taupō: Well-presented 230ha farm, flat to easy contour with around 220ha effective grazing area and views over the western bays of Taupō, formerly known as the Lakeview Block which was part of the historic Landcorp-owned Otutira Station, sold for \$7,000,000. Improvements include two hay barns, stockyards, central laneway, 8-wire post and batten fencing, reticulated water supply and a 3bdrm home with garage. *(Stan Sickler, Bayleys Taupō)*

Kawakawa Road, Marotiri, Taupō: 280ha easy to rolling land, a large percentage now planted in Manuka (1-5 years old), sold for \$2,600,000. Several multi-use sheds are scattered across the property, previously used as calf-rearing facilities. Property has a 3bdrm farm cottage, plus an identified house site with great views. *(Stan Sickler, Bayleys Taupō)*

Whakarau Road, Motu, Gisborne: 24.7ha medium-contoured land subdivided for stock grazing, sold for \$750,000. Improvements include storage sheds and stock handling facilities, plus 5bdrm home and sleepout. *(Jacob Geuze, Bayleys Gisborne)*



Pakowhai Road, Muriwai, Gisborne: 223.11ha of winter-warm front country comprising largely medium hill with 20ha flats, sold for \$5,000,000. Improvements include functional main laneway, 3-stand woolshed, covered yards, cattle yards with covered race, implement sheds, a reticulated water system for the flats, and a 4bdrm home *(Stephen Thomson, Simon Bousfield, Bayleys Gisborne)*

Ruakituri Road, Wairoa: 480ha sheep and breeding block, a subdivision of Crosshills Station, with strong hill country in a good rainfall environment, sold for \$5,650,000. Carrying approximately 10 stock units per hectare. *(Tony Rasmussen, Bayleys Havelock North; Stephen Thomson, Bayleys Gisborne)*



State Highway 50, Ongaonga: 24ha flat bare land with fully reticulated water, approximately 16ha of productive Class 1 cropping soils, and a 24-metre bore, sold for \$925,000. *(Andy Lee, Bayleys Waipukurau; Tony Rasmussen, Bayleys Havelock North)*

Farm Road, Waipukurau: 318ha flat land held in four titles, currently being farmed under a lease agreement with cropping and a winter lamb finishing programme, sold for \$6,220,000. Infrastructure includes 4-stand woolshed, sheep and cattle yards, implement shed and smoko room. *(Andy Hunter, Andy Lee, Bayleys Waipukurau)*

Oruawhara Road, Takapau: 32.8ha flat bare land with good water and free draining soils, sold for \$850,000. *(Andy Hunter, Andy Lee, Bayleys Waipukurau)*

Black Road, Ashley Clinton: 243ha flat to rolling land with woolshed and yards, plus two dwellings, sold for



\$5,650,000. *(Andy Hunter, Andy Lee, Bayleys Waipukurau)*

Rangataua Road, Ohakune: Very tidy and well maintained 209ha farm on the Ohakune town boundary, offering four separate titles providing options from lifestyle to farming and market gardening, sold for \$5,650,000. *(Pete Stratton, Bayleys Ruapehu)*



Longbush Road, Longbush, Carterton: 81.67ha fertile sheep and beef hill country, with covered cattle yard and woolshed, currently wintering 450 mixed age ewes and 85 yearling cattle, sold for \$1,368,475. The property would suit many varied systems, including wintering lambs to prime or fattening hoggets. Property has an excellent fertiliser history, quality fencing, laneways, tracks and access. *(Andrew Smith, Simon Clinton-Baker, Bayleys Wairarapa)*

Heffernan Road, Conical Hill, Clutha: Well-presented 166ha flat to rolling contour breeding and finishing sheep unit with older woolshed and covered yards, and original 3bdrm homestead, sold for \$2,500,000. *(Chris Swale, Hayden McCallum, Country & Co. Invercargill)*



Papatotara Road, Papatotara, Southland: Well-presented 200ha flat contoured property with a reliable water supply, excellent shelter and quality



fencing, currently run as a heifer block, and including a 4bdrm homestead, sold for \$3,400,000. *(Paula Laughton, Matt Harrington, Pip Ryan, Country & Co. Invercargill)*

Mokoreta Tahakopa Road, Mokoreta, Southland: 325ha bare land with rolling to flat contour suitable for sheep and cattle grazing, previously run as part of a larger operation, sold for \$2,900,000. Property has some pockets of native bush and a central duck pond. *(Hayden McCallum, Country & Co. Invercargill)*

HORTICULTURE

Hydro Road, Edgecumbe: Newly-developed, fully-licensed gold kiwifruit orchard on 7.11ha with highly fertile, free-draining soil, and strong infrastructure, sold for \$5,283,000. *(Rhys Mischefski, Bayleys Whakatane)*

Eastbank Road, Edgecumbe: Well-developed 5.9 canopy hectare fully licensed, SunGold G3 orchard, with fully-automated frost protection on 8.38ha, sold for \$6,920,000. *(Rhys Mischefski, Bayleys Whakatane)*



Plummers Point Road, Whakamarama: 2.95ha with mature 150-tree avocado orchard with a good production history, 400sqm of shedding and architecturally-designed house, sold for \$3,450,000. Property has excellent load-out area from a flexible set of former packing sheds, with open and closed bays, workshop areas, storage rooms, meeting or recreation room, and bathroom facilities. *(Brent Trueman, Bayleys Country Tauranga)*



I'Anson Road, Te Puna, Tauranga: 9.68ha prime horticulture land planted with 2.21 can/ha G3 kiwifruit and 0.94 can/ha Hayward kiwifruit, close to Tauranga city, sold for \$4,300,000. Infrastructure includes a 314sqm shed complex with kitchenette and bathroom facilities, plus three open bays for orchard equipment and machinery, bordered by gully of bush and a stream. There is also potential for future land development. *(Phil Mangos, Robyn Mangos, Bayleys Tauranga)*

Belk Road, Lower Kaimai: Approximately 240 mature avocado trees, mostly planted in 1985, on 3.91ha with views to the city and coast, sold for \$2,100,000. Property has a 1960s 4bdrm home, separate 2bdrm cottage, and several half-round sheds. *(Phil Mangos, Robyn Mangos, Bayleys Tauranga)*

Rosser Road, Longlands: 12.8ha irrigated cropping land with water consent, with improvements comprising 4bdrm villa, large workshop and office complex, sold for \$2,950,000. *(Tony Rasmussen, Monty Monteith, Bayleys Havelock North)*



VITICULTURE

Eckfords Road, Grovetown: 28.55ha flat land with a total canopy cover of 25.59ha split between two blocks with the majority of the vines running north south and a small portion running east west, sold for \$9,250,000. Has a lease in place, class A water consent, productive soils, and impressive scale. *(Tarin Mason, Kurt Lindsay, Bayleys Marlborough)*

Lower Wairau Road, Grovetown: 6.66ha block with fertile soils and 5.33ha of tightly-held Marlborough sauvignon blanc, right on the town boundary, sold for \$2,445,000. Grapes are contract-free and there is no dwelling. *(Mike Poff, Charlie Fairhall McLean, Harrison Martin, Bayleys Marlborough)*



Cob Cottage Road, Riverlands: 18.21ha flat land over two titles consisting of 10.1ha of grapes (8.64ha of sauvignon blanc, 1.47ha of high-performing pinot noir) and 8.11ha of grazing on the base of hill, sold for \$3,165,000 with a grape

supply agreement in place. Improvements include 2bdrm cottage and single staffing facility/unit and a 3-bay implement shed. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*



Brancott Road, Fairhall: 8ha flat land with a total canopy cover of 6.77ha split between 2.75ha of sauvignon blanc in the south block, 2.557ha of sauvignon blanc and 1.47ha of pinot noir in the north block, sold for \$3,100,000. There is a centrally-located sizeable cleared area designated for a future build, and improvements include dual water sources and frost protection. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*

SPECIALIST

Waiotape Valley Road, Opotiki: 515.85ha hunting and forestry block with 3bdrm home, mature pine and native forest, sold for \$1,216,000. *(Rhys Mischefski, Bayleys Whakatane)*

Ardlussa Road, Longridge North, Southland: 492ha flat to rolling large scale deer property, well-farmed with strong regressing programme, two good deer sheds, cattle yards, and three dwellings, sold for \$11,000,000. *(Shay Moseby, Matt Harrington, Country & Co. Invercargill)*

