

SALES

SNAPSHOT
SHOT

Despite some market challenges and economic handbrakes, a look at some of the farm sales concluded by the Bayleys country team in the last six months shows good activity across sectors.

DAIRY

Cuff Road, Kingseat: 72.6ha dairy goat farm with 56-bail rotary dairy shed supplying 35,200kgMS to NIG Nutritional, sold for \$7,600,000. (Karl Davis, Bayleys Waikato; Shane Snijder, Bayleys Pukekohe)

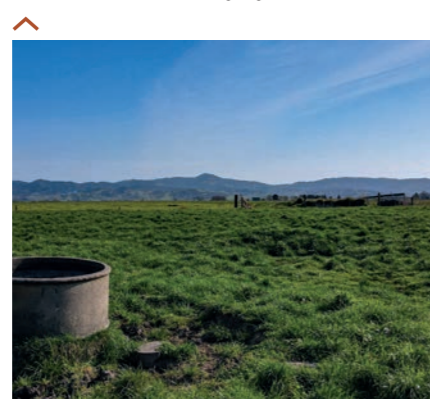
Waiau Pa Road, Waiau Pa: Part of an established dairy farm set up and run by family owners for the last 70 years, with 56.3ha gently sloping land and associated farm buildings/infrastructure, sold for \$4,000,000. (Ian Buchanan, Shane Snijder, Bayleys Pukekohe)

State Highway 2, Maramarua: 196.35ha dairy unit producing 174,124 kgMS in 2022/2023, sold for \$4,750,000. Farm infrastructure includes a 30ASHB cowshed with an in-shed meal feeding system and 480 cow yard capacity. (Karl Davis, Lee Carter, Bayleys Waikato)



Dalziel Road, Waerenga: High-performing self-contained 55.36ha dairy farm, with flat to gentle rolling contour, held in two titles and producing over 90,000kgMS from around 180 cows, sold for \$2,300,000. The farm is well-raced and fenced, and improvements include two large concrete feed bunkers, a high quality covered feedpad/loafing barn and a 4brdm home. Potential alternative uses for the land include market gardening, equine or dairy run off. (Karl Davis, Peter Kelly, Bayleys Waikato)

Tramline Road, Patetonga: Well-established 187ha dairy farm with a solid 50ASHB shed, 600-cow capacity circular yard, 3-bay implement shed, 2-bay calf shed plus fertiliser/feed bunker at the cowshed, sold for \$6,350,000. There are two, quality 3brdm homes on the property. (Karl Davis, Lee Carter, Bayleys Waikato)



State Highway 26, Paeroa: A 31.89ha flat property operated as part of a dairy unit, with a good race system and well-fenced to 25 paddocks, sold for \$2,300,000. Town water is available on the property, along with two implement sheds and stockyards, providing several farming options and a reasonable income. Around 2.2ha of the property is zoned residential, and with the Longridge Retirement Village next door, there's inherent future development potential. (Mike Fraser-Jones, Karl Davis, Bayleys Waikato)

Old Te Aroha Road, Matamata-Piako: 72ha dairy unit producing an average of 63,500kgMS from 185 cows through a 16ASHB, sold for \$2,930,000. Property has a range of support buildings for calf-rearing and implement storage, plus one dwelling. (Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)

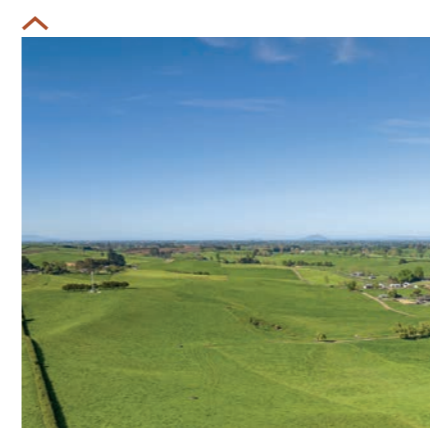
Whitikahu Road, Taupiri: 138ha dairy unit with mostly flat contour and fertile soils, averaging 130,000kgMS from around 315 cows milked through a 24ASHB, sold for \$6,500,000. Milking shed has ACRs and in-shed meal feeding system, and there are numerous support buildings plus two dwellings. (Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)

Gordonton Road, Taupiri: Boutique 49ha dairy unit, 32ASHB with electronic pulsators and an in-shed meal feeding system, sold for \$3,150,000. (Scott Macdonald, Mike Fraser-Jones, Bayleys Waikato)

Reay and Watson Road, Morrinsville: 128.14ha dairy unit with flat to gentle contour, producing 154,336kgMS solids from 420 cows, sold for \$5,600,000. Milking through a 40ASHB Don Chapman dairy shed with good shedding for calves, machinery storage and workshop mostly near the working hub. (Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)



Hiwi Road, Tauwhare: 41.7ha dairy farm, with easy contour, two road frontages, also suitable for maize growing, dairy support or beef finishing, sold for \$3,153,000. Improvements include 20ASHB, 3-bay Goldpine haybarn, 3-bay steel framed workshop, storage sheds and concrete feed pad. (Dave Kilbride, Bayleys Waikato)



Tahuroa Road, Tauwhare: 47ha dairy farm with 24ASHB, herd home and a variety of infrastructure to allow year-round milking, sold for \$2,750,000. Other improvements include 5-bay half-round shed with lean-to (currently used for calf rearing and storage), 3-bay Goldpine implement shed, 7-bay implement/hay shed, feed, fertiliser and silage bunkers and two dwellings. The balance of contour also offers options for maize growing and grazing. (Dave Kilbride, Bayleys Waikato)



Alexandra Road, Matamata: 193ha dairy unit across three titles, with 54-bail rotary shed, feed pad, numerous support buildings, and four well-maintained quality homes, sold for \$13,600,000. (Sam Troughton, Bayleys Waikato)

Oreipunga Road, Cambridge: 139ha dairy unit with around 120ha effective platform, and a 3-season production average of 194,000kgMS from 400 cows, sold for \$7,645,000. Well-located dairy shed has 44-plus in-shed meal feeders, two large concrete silage bunkers, numerous support buildings near the working hub, and four dwellings. (Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)

State Highway 1, Oruanui: Large property known as Forest Hill, comprising 400ha dairy country plus 235ha dairy support and 100ha native bush, sold for \$12,250,000 + GST (if any). Mix of easy to hill, and steeper hill contours. Infrastructure includes 60-bail rotary cow shed, woolshed, implement shed, calf shed, haybarn, feed lot storage, feed pad, calf rearing complex, and six dwellings. (Stan Sickler, Bayleys Taupō)



Dowdings Road, Ashburton: 197ha farm that has maintained peak milking capacity of circa-620 cows, producing an average 289,346kgMS over the last three seasons, sold for \$9,150,000. Farm has a modern rotary dairy shed with ACRs and auto-drafting facilities, plus in-shed feeding and mineral dispenser. There are four well-maintained homes on the property. (Ben Turner, Kayla Dynes, Bayleys Christchurch; Simon Sharpin, Bayleys Ashburton)

Feldwick Road, Feldwick, Western Southland: 366.25ha large-scale dairy unit, with predominantly flat land, well-watered and raced, sold for \$9,750,000. Property has two 54-bail rotary cow sheds, milking an average 900 cows as a Fonterra supplier, with no shares included in sale. There are four dwellings. (Paula Laughton, Philip Ryan, Country & Co, Invercargill)

Boggyburn Road, Otapiri, Central Southland: 228ha dairy unit supplying Fonterra, with flat contour, excellent access, 54-bail rotary shed, feed pad, large calf shed and other shedding, plus two homes, sold for \$9,576,000. (Paula Laughton, Country & Co, Invercargill)



Charlton Siding Road, Gore: 181.7ha dairy unit with good range of infrastructure and two houses, sold for \$5,520,000. Low-cost operation supplying Fonterra with no shares included in sale. (Shay Moseby, Philip Ryan, Hayden McCallum, Country & Co, Invercargill)

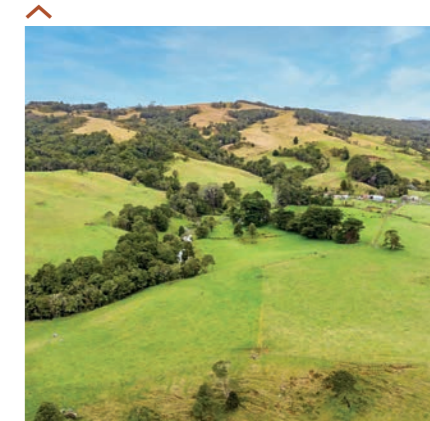
Edendale Woodlands Highway, Dacre: 86.25ha dairy unit with very good soils and modern infrastructure including 34ASHB, quality support buildings, and 3brdm home, sold for \$3,610,000. Property supplies Fonterra, and there is a 250-cow consent to 2027. (Shay Moseby, Country & Co, Invercargill)

GRAZING

McDonnell Road, Okaihau: 144.2ha hill country property suitable for highland cattle and sheep farming in the Wairere Boulder valley, with 4brdm home and separate cottage, sold for \$1,500,000. (Craig De Goldi, Bayleys Bay of Islands)

Kohukohu Road, Kohukohu: 14.24ha, medium hill pasture with river views, sold for \$154,000. (Craig De Goldi, Bayleys Bay of Islands)

Waima River Road, Donnellys Crossing: 76ha easy rolling grazing land held in two titles bounding the Waima River, with volcanic soils, dairy shed, multiple other sheds and an unconsented dwelling, sold for \$750,000. (Todd Skudder, Bayleys Dargaville)



O'Carroll Road, Maungakaramea: 76.11ha in two titles with 22ha mature pine trees on steeper country and the balance grazing land on medium to steep hill, sold for \$1,000,000. Includes an implement shed and brown rock quarry. *(Tracy Dalzell, Bayleys Whangarei)*

Ocean View Road, Mangawhai: 147ha grazing farm with development potential and significant sea views out to the Hen and Chicken Islands and beyond, close to Te Arai Links and beaches, sold for \$7,125,000. *(John Barnett, Bayleys Warkworth)*



Paul Road, Mangawhai: 42ha former dairy farm with a good range of farm infrastructure in place including an old milking shed, yard and loading ramp, implement shed along with a reliable water bore, sold for \$1,730,000. Elevated and picturesque rolling to flat contour land subdivided into 31 paddocks and linked by an extensive race network system. *(John Barnett, Bayleys Warkworth)*

Page Road, Ruawai Surrounds: 131.4ha rolling land in three titles, used for dairy support, grazing 300 head of stock and producing 500 large bales of silage annually, sold for \$1,350,000. Has around 15ha rejuvenating native bush, implement shed with power, hay barn and set of cattle yards, good fencing, and a 1900s 2bdrm cottage. *(Catherine Stewart, Mike Williams, Bayleys Bream Bay)*



Webers Bay Road, Tinopai: 20ha flat to easy contoured land with an airstrip, cottage and cattle yards, sold for \$600,000. *(Catherine Stewart, Mike Williams, Bayleys Bream Bay)*

Ponganui Road, Onewhero: 152ha held in two titles with infrastructure including 3-stand woolshed, large cattle yards and quality 7-wire post and batten fencing throughout, plus an architecturally-designed two-storey home, sold for \$2,200,000. *(Peter Kelly, Angus Kelly, Bayleys Waikato)*

Canal West Road, Waitakaruru: 51ha land fenced into 33 paddocks, accessed via a central race system, suitable for grazing, cropping, or run-off, sold for \$2,025,000. *(Karl Davis, Lee Carter, Bayleys Waikato)*

Orchard East Road, Turua: 21.06ha regular-shaped grazing block with a large road frontage, 14 paddocks, plus 2bdrm dwelling, sold for \$900,000. *(Karl Davis, Lee Carter, Bayleys Waikato)*



Maratoto Road, Hikutaia: 60.21ha currently used for dairy grazing and rearing beef, with rolling contour and some steeper areas, fertile soils, circa-8ha bush, and a 3bdrm home, sold for \$1,275,000. *(Karl Davis, Lee Carter, Bayleys Waikato)*

Walls Road, Waihi: 22.8ha of quality grazing land, with native bush, sea views, and more than 1250sqm of shedding, sold for \$700,000. *(Karl Davis, Josh Smith, Bayleys Waikato)*

Top Road, Patetonga: 73.55ha land, contour is rolling to some steeper areas with around 40ha grazing and the balance in native bush, sold for \$1,300,000. Property includes a modern 4bdrm home. *(Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)*

Waierimu Road, Ohinewai: 277.79ha in 8 titles, until recently a working dairy farm, offering strategic large-scale opportunity, sold for \$5,450,000. "As is" infrastructure included a disused 22ASHB and 17ASHB, a range of support shedding and four homes. *(Peter Kelly, Angus Kelly, Bayleys Waikato)*

Valintine Road, Morrinsville: All flat 74ha grazing block, with peaty loam soil, centrally-raced to most of the circa-32 paddocks, sold for \$3,037,500. Water is sourced from a bore with a submersible pump to a pressure head and fed to all paddocks. *(Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)*



Waiti Road, Morrinsville: 20ha property with around 5ha grazing land and the balance in mature native plantings, sold for \$1,013,000. Includes large home with views out to the Hauraki Plains and an in-ground swimming pool. *(Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)*

Lichfield Road, Putaruru: 40ha mixed contour land subdivided into 23 paddocks, with 3-bay gabled shed, sold for \$1,856,997. *(Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)*



McLaren Falls Road, Lower Kaimai, Tauranga: 27.31ha held in three titles, with grazing land and stands of native bush bounding the Mangapapa River, sold for \$3,050,000. Improvements include haybarn, shed, and load-out yards. *(Phil Mangos, Robyn Mangos, Bayleys Tauranga)*

Putere Road, Putere: 524ha farm with 90ha grazing land and the balance in native bush, sold for \$1,500,000. Billed as a hunter's paradise, improvements include a 2-stand woolshed, sheep and cattle yards, and two dwellings. *(Tony Rasmussen, Monty Monteith, Bayleys Havelock North)*



Masterton-Castlepoint Road, Masterton: Tarewa, a 868.60ha property held in 5 separate titles, with a mix of easy and medium hill country running 7500 stock units, sold for \$8,350,000. Improvements include two dwellings, two woolsheds, two covered yards and multiple satellite yards. Good water and fertiliser history, and streamlined access for easy management. *(Andrew Smith, Simon Clinton-Baker, Lindsay Watts, Bayleys Wairarapa)*

State Highway 63, Wairau Valley: 80.69ha of flat land suited to grazing, finishing stock, creating supplement feed and even opportunity for future viticulture development, sold for \$2,300,000. Improvements include 3-stand woolshed, large hay sheds, and 4bdrm homestead. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*



State Highway 63, Wairau Valley: 101.60ha entry-level farm, well-fenced into 17 pastoral paddocks, with a large water consent for cropping, 4-stand woolshed, large implement sheds and 3bdrm home, sold for \$1,500,000. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*

State Highway 63, Wairau Valley: 90.63ha moderate hill country, with some flats and a small stand of pine trees, suitable for stock grazing and potentially forestry, sold for \$1,100,000. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*

Schollums Road, Wairau Valley: 53.35ha of undulating land across two titles, suitable for grazing and finishing stock, cropping and potential forestry on the back hills, sold for \$700,000. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*



Mavora Lakes Road, Southland: 307.75ha with a good balance of flat and hill country terrain, well-sheltered with dairy grazing history, sold for \$4,560,000. Bounding the Mararoa River, the property has central lane access and good farm infrastructure, including 4bdrm homestead in established garden setting. *(Paula Laughton, Chris Swale, Country & Co, Invercargill)*

Irthing Road, Castlerock: Specialist dairy grazing block with total land area of 346ha, with 274ha under pivot irrigation, sold for \$11,500,000. Property has covered cattle yards, ample shedding, two concrete silage bunkers, and one dwelling. *(Matthew Harrington, Philip Ryan, Shay Moseby, Country & Co, Invercargill)*



Pyramid Creek Road, Wendon: 171.04ha held in multiple titles with good contour, currently run as part of larger unit, sold for \$3,700,000. Property has 4-stand raised board woolshed with attached covered yards, 2-bay haybarn, concrete tank killing shed, and identified building platforms with views. *(Chris Swale, Shay Moseby, Country & Co, Invercargill)*



Gorge Road, Crookston: 78.52ha bare land with high-producing soils for cereal, cut and carry sold for \$2,400,000. *(Chris Swale, Shay Moseby, Country & Co, Invercargill)*

Gorge Road, Crookston: 84.45ha bare land with high-producing soils for cereal, cut and carry sold for \$2,720,000. *(Chris Swale, Shay Moseby, Country & Co, Invercargill)*



▼
Waikaka Road, Chatton North: Well-laned 62.90ha mixed pastoral property, with a good regrassing history, sold for \$2,050,000. Has an infrastructure hub with a large array of support buildings, cattle yards and horse arena, plus 4bdrm home overlooking a large, private pond. (Chris Swale, Shay Moseby, Country & Co, Invercargill)

FINISHING

▼
Maropiu Settlement Road, Dargaville: 59.78ha fertile finishing block with clay loam flats, disused cow shed and two hay barns, now leased as a dairy runoff but previously used to grow kumara, sold for \$1,300,000. (Todd Skudder, Bayleys Dargaville)

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Hillcrest Road, Waiotira: 456ha sheep and beef unit in two titles, with flat to easy contour, excellent fencing and water supply, sold for \$4,500,000. Outstanding infrastructure including cattle yards, woolshed, airstrip, fertiliser bin and homestead. (Todd Skudder, Bayleys Dargaville)



▼
Mapara Road, Taupō: Finishing or dairy support block with 45ha flat to easy hill country, sold for 1,425,000 plus GST if any. Improvements include one 3bdrm dwelling in "as-is where-is" condition, and a deer shed with yards. (Stan Sickler, Bayleys Taupō)

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Mapara Road, Taupō: 40ha flat to easy bare land, with no water, sold for 1,175,000 plus GST (if any). (Stan Sickler, Bayleys Taupō)

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Glenroy Road, Whangara, Gisborne: 127.19ha hill country property operating as a sheep and beef trading farm, and featuring mature wood lots for additional income, sold for \$2,000,000. (Stephen Thomson, Simon Bousfield, Bayleys Gisborne)



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Hereheretau Road, Whakaki: 346ha subdivision of Tangiwai Station with medium to steep hill country, and a combination of natural creeks and man-made dams, sold for \$4,930,000. Easement providing direct access to Hereheretau Road. (Tony Rasmussen, Bayleys Havelock North; Stephen Thomson, Bayleys Gisborne)

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Awamate Road, Frasertown, Wairoa, Hawke's Bay: 27.45ha with a sought-after mix of productive hill country and croppable flats, with well-maintained farm tracks, dams and culverts, sold for \$1,180,000. Property features a redecorated and elevated 3bdrm home with views. (Stephen Thomson, Bayleys Gisborne)



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Flag Range Road, Sherenden: 191ha rolling to medium hill country ideal for breeding or finishing, sold for \$2,000,000. Excellent water infrastructure and well planned subdivision for efficient land use. (Tony Rasmussen, Chris Heenan, Bayleys Havelock North)

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Owhakura Road, Taihape: 254ha in three titles featuring large areas of cultivated country, and two homes at Bells Junction, sold for \$4,300,000 inclusive of GST. (Pete Stratton, Bayleys Ruapehu)

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28 Soldiers Road, Mangaweka: 37ha flat and terraced land, fully deer fenced and set up for finishing and velveting with added options for fodder/cereal cropping, or cattle or lamb finishing, sold for \$1,450,000. (Pete Stratton, Bayleys Ruapehu)



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Dipton Bush Road, Dipton West: 194.11ha sheep and beef unit with flat contour having cropping ability, in a strong location, with quality support buildings and two houses, sold for \$6,775,000. Various titles for future resale options. (Shay Moseby, Country & Co, Invercargill)



▼
Waipahi Highway, McNab: 516.98ha north-facing genuine sheep and beef unit with well-balanced contour close to Gore township, sold for \$7,950,000. Property has an array of farm infrastructure including three sheep yards, cattle yard, range of shedding, a 3-bay herd home, and an award-winning executive homestead. (Matt Harrington, Shay Moseby, Country & Co, Invercargill)



▼
Glencoe Highway, Te Tipua: 525.06ha flat to gentle rolling sheep and beef/dairy support block, laned with reticulated water, and featuring two houses, sold for \$13,000,000. (Chris Swale, Shay Moseby, Country & Co, Invercargill)

HORTICULTURE

▼
Kerikeri Inlet Road, Kerikeri: Total land area of 3.86ha, with a 2ha Zespri Ruby Red trial orchard, on target for 10,000 trays production per canopy hectare, sold for \$1,300,000. (Alan Kerr, Bayleys Bay of Islands)

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Athenree Road, Waihi Beach: 28.76ha in three titles, held by one family for generations, sold for \$4,500,000. Plantings comprise 2.4ha mature Hass avocados, 2.7can/ha Hayward kiwifruit, and more than 22ha in grazing. Property has several superb house sites with prime coastal views. (Phil Mangos, Robyn Mangos, Bayleys Tauranga)

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Awapuni Road: Established orchard on 6.07ha, with 5bdrm home, sold for \$2,246,000. (Jacob Geuze, Bayleys Gisborne)



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Main Road, Clive: Productive apple orchard and vineyard on around 9.3ha across two titles which provides the new owner with multiple options, sold for \$1,768,000. Features 1.4ha Sauvignon Blanc vines, 1.4ha Galaxy apples and 4.5ha Breeze apples (more or less). (Tim Wynne-Lewis, Bayleys Havelock North)

VITICULTURE

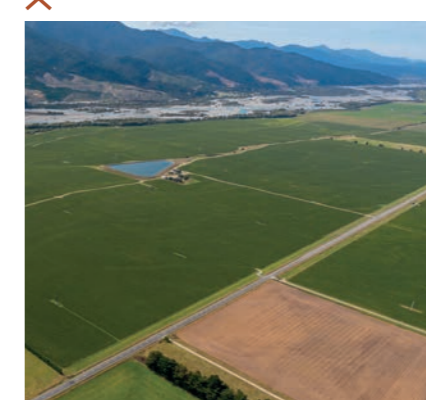
▼
Mere Road, Fernhill, Hastings: Stonecroft boutique organic vineyard, winery, and cellar door, along with a 4bdrm home on 4.07ha (more or less) in Hawke's Bay's celebrated Gimblett Gravels wine growing district, sold for \$1,335,000. Home to New Zealand's oldest syrah vines (planted in 1984) and Certified organic in 2013. (Tim Wynne-Lewis, Rodger Howie, Bayleys Havelock North)

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Mahaki Road, South Martinborough: 152.32ha of flat land suited to viticulture with plenty of water for irrigation and suitable for growing quality sauvignon blanc, sold for \$8,882,000. (Mike Poff, Bayleys Marlborough; Andrew Smith, Bayleys Wairarapa)



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Bishell Lane, Burleigh: Fertile landholding of 16.24ha with 14.08ha sauvignon blanc plus a 1ha sauvignon blanc lease block on neighbouring land, sold for \$5,885,000. Property sale included a large water consent, staff cottage and implement shed. (Kurt Lindsay, Tarin Mason, Bayleys Marlborough)

▼
State Highway 63, Wairau Valley: 245.01ha across five titles, providing a vineyard of impressive scale, sold for \$55,000,000. Plantings comprise 166.93ha sauvignon blanc, 20.32ha pinot noir and 21.15ha pinot gris. Improvements include 38 frost fans, 150,000 cubic metre water reservoir, generous 3-bay shed and staff dwelling. (Mike Poff, Kurt Lindsay, Bayleys Marlborough)



SPECIALIST

▼
Whakaroa Road, Taupō: Dairy support/forestry property with 50ha easy to flat land, 48ha forestry, 127ha steeper hill, 100ha rolling hill, sold for \$4,400,000 + GST. Improvements include one 3bdrm home, a 3-stand woolshed, cattle yards and large storage shed, plus a very good operational airstrip with a covered bin. (Stan Sickler, Bayleys Taupō)



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Paget Road, Takapau: 290ha hunting mecca and farmland at the foothills of the Ruahine Ranges, sold for \$1,700,000. Comprises 120ha grazable land, 20ha virgin native bush, and 150ha other native bush. The property has a self-contained off-grid hunting cabin, with solar power, wetback log fire, running hot water, shower, and flushing toilet facilities, mature Rimu trees and resident native falcons. (Monty Monteith, Tony Rasmussen, Bayleys Havelock North)

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Loop Line, Masterton: 54ha flat land block plus hayshed, with resource consent for 13 lifestyle lots and currently used as dairy support with excellent fertiliser history, sold for \$2,820,000. (Andrew Smith, Bayleys Wairarapa)



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Ruakokoputuna Road, Martinborough: 7ha established olive grove, with fully self-contained large multi-purpose barn with processing, press and bottling capability plus 2bdrm accommodation, sold for \$1,400,000. Property also has standalone 5-bay shed. (Simon Clinton-Baker, Andrew Smith, Bayleys Wairarapa)

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Waihopai Valley Road, Waihopai Valley: 30.76ha forestry block with 21ha of Pinus Radiata planted in 2022, sold for \$160,000. (Harrison Martin, Bayleys Marlborough)