

FARM SALES SNAPSHOT

The latest REINZ rural report highlights a significant rebound in sales activity across most farm types, supported by improved commodity prices, reduced lending rates and renewed interest from banks and private investors. Here's a selection of Bayleys farm sales from the last six months.

DAIRY

Lawson Road, Dargaville: 125ha dairy farm with a 3-year average production of 30,692kgMS, sold for \$1,950,000. Property has mixed contour with fertile river flats, rolling hills and steeper terrain, and strong infrastructure. There is a 3bdrm home, and a 1bdrm off-grid cottage providing short-term guest accommodation. *(Todd Skudder, Bayleys Dargaville)*



Waller Road, Arapohue: 80.23ha dairy unit held in multiple titles, with 3-year average production of 53,572kgMS, sold for \$1,275,000. The medium-rolling contour land is fenced into 46 paddocks, and infrastructure includes a 14ASHB cowshed, 2-bay implement shed, calf shed and 4bdrm home. *(Todd Skudder, Bayleys Dargaville)*

Durham Road, Waipu: 191ha (subject to title) organically certified dairy farm in an elevated position overlooking

Bream Bay, sold for \$3,399,000. The farm supplies Fonterra (with a previous production high of 112,139kgMS), while also distributing through its own Durham Farms brand to outlets such as Farro Fresh. The property has panoramic views extending to Waipu, Whangārei Heads and the Hen and Chicken Islands. *(John Barnett, Bayleys Warkworth)*

Taylor Road, Gordonton: Flat and fertile 87ha dairy farm with sandy loam soils, milking approximately 300 cows and producing a 3-year average of 100,000kgMS, sold for \$5,750,000. Infrastructure includes a modern 30ASHB dairy shed with in-shed meal feeders, and a good range of support buildings for both calf rearing and implement storage adjacent to the dairy shed. The property has two 3bdrm brick homes, and water is supplied via bore and town trickle feed. *(Mike Fraser-Jones, Neville Jacques, Bayleys Waikato)*

Hetherington Road, Tirau: 286ha dairy farm milking approximately 860 cows, sold for \$17,200,000. The property has excelle 00,000. Improvements include a 50-bail rotary shed, ancillary sheds and four dwellings, and there are Pinus radiata and riparian plantings. *(Tony Rasmussen, Bayleys Havelock North; Monty Monteith, Bayleys Waipukurau)*

Mangawhero River Road, Ohakune: 220.511ha dairy unit across five titles producing up to 150,000kgMS off 420 cows, sold for \$5,750,000. Infrastructure and improvements include a 40ASHB shed, multiple

large implement sheds, a 4bdrm home plus a tidy 3bdrm cottage. *(Pete Stratton, Bayleys Ruapehu)*



Kimbolton Road, Cheltenham: Predominantly flat, large-scale 272ha dairy farm consented for 1,200 cows and recently milking 1,100, sold for \$13,250,000. Property has an 80-bail rotary cow shed, 450 feed-lot workshop, and two homes, with a third dwelling on a lease block. *(Andrew Bonnor, Bayleys Feilding)*

Matakitaki Road, Murchison: 162ha dairy farm currently wintering on all stock and with extra land able to be brought into the milking platform giving upside to increase herd size and production, sold for \$3,350,000. Improvements include 38ASHB milking shed with 500-cow yard, 7bdrm home, and 3drn workers' cottage. *(Sharyn Miller, Dylan Monopoli, Bayleys Nelson)*



McJarrows Road, Oxford: 162ha property milking 440-570 cows at the time of sale, and with a 3-year average milk production of 209,000kgMS, sold for \$7,150,000. The farm is predominantly irrigated via two pivots and a K-line from well water, combined with good rainfall. The property included a quality family home and a 2bdrm cottage. *(Ben Turner, Peter Foley, Bayleys Canterbury)*

Pomahaka Road, Pomahaka: 623.40ha dairy unit with genuine scale, mostly flat-to-soft rolling contour in the reliable West Otago region, sold for \$20,150,000. At peak, milking 1,300 cows and producing over 480,000kgMS, with a 1,600 cow consent through to 2034. Infrastructure includes a 540-bail rotary shed with ACRs and in-shed feeding, a 34ASHB shed and five homesteads. *(Shay Moseby, Hayden McCallum, Country & Co, Southland)*



Feldwick Road, Feldwick: 01.07ha dairy unit with mostly flat contour and a balance of soil types, producing 290,000kgMS from 650 cows, sold for \$7,355,000. Improvements include 54-bail rotary with automatic cup removers and pro-track drafting, plus and a number of supporting sheds. *(Paula Laughton, Country & Co, Southland)*

Channel Road, Tussock Creek: 231.30ha dairy unit with 3-year average production of 306,370kgMS from 540 cows, excellent infrastructure including a 60-bail rotary with ACRs and a wintering barn with 574 stalls, sold for \$9,225,000. Property has flat contour and good effluent management system, and there are three homesteads. *(Matt Harrington, Paula Laughton, Country & Co, Southland)*

Rimu Seaward Downs Road, Seaward Downs: 163.17ha dairy farm producing 219,404kgMS from 460 cows in the 2023/2024 season, sold for \$6,000,000. Well-located and well-performing mid-scale dairy unit on flat to gentle rolling contour with 36ASHB shed with in-shed feeding and ACRs, good supporting infrastructure, two homesteads and one self-contained unit. *(Hayden McCallum, Shay Moseby, Country & Co, Southland)*



Waimahaka Fortification Road, Fortification: 136.51ha dairy farm producing 73,705kgMS from 240 cows for the 2023/2024 season, sold for \$3,100,000. Mix of soft to medium rolling contour with some steeper areas. Tidy 36ASHB shed with in-shed feeding and automatic cup removers. *(Tom Harrington, Hayden McCallum, Country & Co, Southland)*

GRAZING

Riponui Road, Purua: 139.22ha property subdivided into 30 paddocks with a central race, calf sheds, stables, an implement shed, large workshop and cattle yards, sold for \$1,600,000. There is a mix of fertile river flats and pockets of bush, and accommodation comprises a 4bdrm homestead and a 1bdrm self-contained cottage. *(Lin Norris, Bayleys Whangārei; Todd Skudder, Bayleys Dargaville)*

Sommerville Road, Tangowahine: 501.64ha held in six titles, with a mix of flat-to-steep contour with significant

areas of volcanic soil and two dams, sold for \$4,000,000. Improvements include a 4-stand woolshed, sheep handling facilities, cattle yards, implement sheds, haybarns and three homes. *(Lin Norris, Bayleys Whangārei)*



Waiotira Road, Waiotira: 58.54ha gently rolling hill country divided into 26 paddocks, fully-fenced with dams, a 2-stand woolshed, cattle yards and a haybarn, sold for \$715,000. There is also 9ha of nearly 5-year-old pines, and the property has dual road access. *(Tracy Dalzell, Bayleys Whangārei)*

Mititai Road, Arapohue: 198.59ha north-facing, easy-contoured property with shared cattle yards, and a 3bdrm home, sold for \$2,610,000. *(Todd Skudder, Bayleys Dargaville; Tracy Dalzell, Lin Norris, Bayleys Whangārei)*

Port Albert Road, Wellsford: 15ha of fertile, gently-contoured land well-subdivided into 23 paddocks connected by a central race, sold for \$1,610,000. Infrastructure includes a calf-rearing shed, large implement shed, cattle yards, and two reliable dams. The property has a character 2-storey 4bdrm homestead, 4-car garage with workshop, greenhouse, and a consented self-contained 1bdrm dwelling. *(John Barnett, Bayleys Warkworth)*

Whangaripo Valley, Wellsford: 11.68ha north-facing grazing property with 10 flat to undulating paddocks, and well-established orchard, sold for \$1,450,000. Property has a private 3bdrm home with landscaped gardens. *(John Barnett, Bayleys Warkworth)*

Martin Access Road, Makarau: 25ha property with bore water, and well-designed races leading to 10 paddocks, sold for \$1,850,000. Property has spectacular views over the Kaipara Harbour and features a 392sqm, 5bdrm family home with heated swimming pool, and an off-grid cabin. *(John Barnett, Dianne Coman, Bayleys Warkworth)*

Esk Road, Miranda: 15.78ha of mixed-contour land currently supporting a mix of cattle and sheep, sold for \$1,100,000. The property has a 5bdrm home, converted double-bay garage, and large shed. *(Ian Buchanan, Bayleys Pukekohe)*

Mangatawhiri Road, Mangatawhiri: 24ha of mostly flat, fertile land for cropping and established lifestyle grazing, with 3bdrm home, sold for \$2,500,000. *(Mark Fourie, Bayleys Pukekohe)*

Goodwin Road, Waiuku: 20.65ha of grazing land along with a 2.4ha established kiwifruit orchard and 4bdrm home, sold for \$2,130,000. *(Mark Fourie, Bayleys Pukekohe)*



Plantation Road, Te Kauwhata: 21.39ha with gentle rolling hills, race ways and a large pond, sold for \$1,200,000. Property has a 4bdrm home, standalone garage, two self-contained cabins and a half round haybarn. *(Ian Buchanan, Bayleys Pukekohe)*

Hoult Road, Waiterimu: 4.81ha used for goat rearing and grazing, with a 3bdrm home and shed, sold for \$810,000. *(Ian Buchanan, Bayleys Pukekohe)*

Kaiaua Road, Mangatangi: 41.2ha of well-contoured grazing land with dual road frontages, subdivided into 35 paddocks with a large barn, disused cow shed, and stock yards, sold for \$2,125,000. Includes a 2bdrm brick home with renovation potential, plus frontage to the Mangatangi Stream. *(Karl Davis, Connor Davis, Bayleys Waikato)*

North Road, Mangatarata: 59ha coastal property with sea views, quality grazing land, and key infrastructure including a wool shed, 2-bay shed, and 4-bay barn with off-grid living quarters, sold for \$805,000. *(Karl Davis, Sam Aislabie, Bayleys Waikato)*

Townsend Road, Hikutaia: 34ha property with an established platform for farming or leasing, with capacity to run approximately 120 R2 cattle, sold

for \$1,200,000. Land is divided into 23 well-fenced paddocks, and includes a privately positioned 3bdrm home with views of the Coromandel Ranges. *(Karl Davis, Seth Roe, Bayleys Waikato)*

Chapman Road, Pukekawa: 140ha property with gentle rolling contour, currently used for grazing dairy heifers, and producing circa-345 bales of hay per season, sold for \$2,750,000. Infrastructure includes a 3-bay shed with two stables, woolshed, hay barn, implement shed, plus spring-fed water supply and backup system. There is a 5bdrm home with mature gardens and full-sized tennis court. *(Peter Kelly, Angus Kelly, Bayley Waikato)*

Taotaoroa Road, Matamata: 314ha in four titles with mixed contour, suitable for beef or dairy grazing with potential as a breeding unit or dairy support block, sold for \$7,400,000. Infrastructure includes steel Tepari cattle yards with crush, main race system, three large implement sheds, three hay barns, two deep-well bores and four tanks supplying gravity-fed water to all troughs. The property also includes a 6bdrm main dwelling, and 4bdrm tenanted house. *(Neville Jacques, Mike Fraser-Jones, Bayleys Waikato)*



Te Wakanui Road, Opotiki Surrounds: Meticulously maintained and well-drained 52.3ha coastal grazing block with high standard of fencing, solid timber stock yards, quality implement shed, and full-size walk-in chiller room with covered processing area, sold for \$1,650,000. Property has a 4bdrm home with double garage on its own title. *(Rhys Mischefski, Bayleys Whakatane)*

Poutakataka Road, Ngakuru: 60.23ha fertile bareland with easy rolling to medium contour, cattle yards, woolshed and implement shed, sold for \$1,190,000. *(Sarndra Rowlinson, Bayleys Rotorua)*

Tihoi Road, Whakamaru: Versatile 37ha of flat to rolling land with sheds, cattle

yards with weigh platform, and two comfortable homes, sold for \$2,000,000. *(Stuart Gudsell, Bayleys Waikato)*

Body Road, Taumarunui: 50ha grazing block bordering the Pungapunga River with deer shed, handling facilities and 4-bay implement shed, sold for \$1,030,000. *(Stuart Gudsell, Bayleys Waikato)*



Otaihape Valley Road, Taihape: 183ha well-fenced medium-to-steep hill country, mainly used for wintering hogget and cattle, sold for \$1,600,000. Property has an excellent 4-stand woolshed, load-out and covered yards, plus a well-positioned older cottage. *(Pete Stratton, Bayleys Ruapehu)*

Crownthorpe Settlement Road, Crownthorpe: 23.6ha undulating to rolling contour with cattle yards, 3-bay hayshed, deer fencing, water dam, elevated 3bdrm home with 3-bay garage and 180-degree views, sold for \$1,350,000. *(Tony Rasmussen, Chris Heenan, Bayleys Havelock North)*

Waimarama Road, Waimarama: 170ha easy contour limestone land with 360 degree views, an airstrip and 60-tonne fertiliser bin, sold for \$4,450,000. *(Tony Rasmussen, Bayleys Havelock North)*

Waimarama Road, Waimarama: 130ha easy contour limestone land with 3-bay workshop and limestone quarry, sold for \$2,700,000. *(Tony Rasmussen, Bayleys Havelock North)*

Marshall Road, Rangiwahia: 404ha easy medium to steep hill country used primarily as a sheep and beef breeding platform, sold for \$3.4 million. *(Mark Monckton, Jack Monckton, Bayleys Feilding)*

Ashhurst Road, Bunnythorpe: 93ha land held in one title, mostly flat contour with some sidelings and accessed via two main races, sold for \$4,200,000. Property has a 5bdrm home and numerous outbuildings. *(Jack Monckton, Mark Monckton, Bayleys Feilding)*

Te Awa Road, Waipukurau: 223ha with easy rolling contour and good improvements including woolshed, workshop, cattle and sheep yards, plus a well-presented 4bdrm home overlooking a feature duck dam, sold for \$3,065,700. *(Andy Hunter, Bayleys Waipukurau)*



State Highway 2, Mt Bruce, Masterton: 379ha sheep and beef unit with 47ha of easy, cultivable flats and the balance made up of medium-to-steep hill country, in an area considered summer safe, sold for \$3,505,000. Property has a woolshed, quality water supply, and 3bdrm home. *(Lindsay Watts, Andrew Smith, Bayleys Wairarapa)*



Whangaehu Valley Road, Masterton: 304.08ha with 4-stand woolshed and yards, two sets of satellite yards, cattle yards, and spring-fed reticulated water system, sold for \$2,500,000. Consistent investment has been made in fertiliser and maintenance of tracks. Property has a 3bdrm home with self-contained sleep out. *(Lindsay Watts, Andrew Smith, Bayleys Wairarapa)*

Paierau Road, Opaki, Masterton: 163ha fully-fenced flat land with free-draining stony soils and reliable water supply suitable for dairy support, sold for

\$8,700,000. The property has three dwellings including a substantial 1,130sqm home. *(Lindsay Watts, Andrew Smith, Bayleys Wairarapa)*

Francis Line, Clareville, Carterton: 38.6ha productive, flat land with free-draining soils and good access from two road frontages, sold for \$1,658,360. Property has had consistent fertiliser and re-grassing inputs over many years, and has reliable water. *(Lindsay Watts, Andrew Smith, Bayleys Wairarapa)*

Patersons Road, Springbank: 40ha bareland property with flat-to-rolling contour, a small terrace, some trees and shelterbelts, water race, pond on the terrace and access to Cust River, sold for \$875,000. *(Dean Pugh, Brook Yates, Bayleys Rangiora)*

No. 10 Road, Swannanoa: 42ha bareland property with flat contour and potential for subdivision, sold for \$1,600,000. *(Dean Pugh, Brook Yates, Bayleys Rangiora)*



Dip Road, Methven: 178.5ha flat land well-subdivided into manageable-sized paddocks, primarily set up for dairy support. The infrastructure includes two dwellings, single person's quarters, hay shed, implement sheds, shearing shed and stock yards, sold for \$9,287,000 *(Mike Preston, Bayleys Ashburton)*

Sawmill Road, Staveley: 262.68ha lease property with flat, rolling hills and some steeper country, deer-fenced, well-laned and features a troughed stock water system gravity fed from storage tanks for efficient water supply, leased for \$232,300 per annum. *(Mike Preston, Simon Sharpin, Bayleys Canterbury)*

Mandeville-Kingston Crossing Road, Riversdale: 53.27ha productive bareland block with flat contour and square shape making for efficient land

use, currently utilised for dairy support, sold for \$1,500,000. *(Shay Moseby, Country & Co, Southland)*

McLaggan Road, Waimumu: 77.25ha established dairy support property with grazing history, featuring flat-to-easy rolling contour, supporting infrastructure including good calf sheds, woolshed, covered yards, and two homesteads, sold for \$2,000,000. *(Chris Swale, Shay Moseby, Country & Co, Southland)*



Clement Road, Kaiwera: 312.74ha with dairy grazing, breeding and finishing history, sold for \$4,100,000. Well-balanced contour, good soils and re-grassing history, with farm buildings including a deer shed designed to cater for cattle and drafting sheep, adjoining a 3-stand woolshed with other supporting sheds. Property also has one homestead and a cottage. *(Chris Swale, Country & Co, Southland)*



Old Coach Road, Clinton: 396.82ha property with diverse farming options having good shape with flat-gentle rolling contour, good fertility and an all-weather lane system, sold for \$2,010,000. Historically the farm was operated as an intensive wintering

block, wintering 2,000 dairy cows and 40,000 lambs. *(Chris Swale, Shay Moseby, Country & Co, Southland)*

Fenham Road, Merrivale: Versatile 256.53ha farm with good internal lanes and water system, well-balanced contour with good array of sheds including shearing shed and deer shed, plus modernised 4bdrm homestead, sold for \$3,250,000. *(Matt Harrington, Shay Moseby, Country & Co, Southland)*



Otautau Tuatapere Road, Otautau: 122.09ha tidy versatile farm suitable for dairy stock grazing, cut and carry, or dry stock farming, sold for \$3,050,000. Predominantly flat-to-gentle rolling contour with full range of farm buildings, modernised 4bdrm homestead, plus a self-contained unit. *(Matt Harrington, Paula Laughton, Country & Co, Southland)*



Moffat and Forbes Road, Otautau: 79.15ha dairy support unit grazing heifers and wintering calf heifers, sold for \$1,715,000. Improvements include 3-stand woolshed with covered yards and modern cattle yards, other supporting sheds, and 3bdrm homestead. *(Hayden McCallum, Country & Co, Southland)*

Thornbury Waimatuku Road, Thornbury: 72.24ha specialised dairy support operation, currently grazing approximately RIs and heifers, with good re-grassing history and fertility levels, and two haybarns, sold for \$2,400,000. *(Shay Moseby, Country & Co, Southland)*

FINISHING

Mititai Road, Arapohue: 824.62ha breeding and finishing unit with easy contour, north-facing with reliable water source and fertile soil, sold for \$7,500,000. Property has good fencing, multiple sheds, yards, a woolshed, and 5bdrm homestead. *(Lin Norris, Tracy Dalzell, Bayleys Whangārei; Todd Skudder, Bayleys Dargaville)*

Parahi Outlet Road, Ruawai: 474.72ha breeding and finishing unit in multiple titles, carrying in excess of 3,500SU, sold for \$3,350,000. Easy to rolling contour with good sheds, fencing, water source, cattle yards and a three-bedroom home. *(Todd Skudder, Bayleys Dargaville; Lin Norris, Tracy Dalzell, Bayleys Whangārei)*



Checkley Road, Raglan: 131ha with gentle rolling contour, established fencing and tracking, and currently running 140 Angus cows, sold for \$4,702,505. Infrastructure includes two dwellings, a converted woolshed, undercover cattle yards, multiple sheds, and a bore water supply servicing both the farm and homes. *(Peter Kelly, Angus Kelly, Bayleys Waikato)*

Whakarau Road, Motu: 404.68ha mixed contour farm carrying a 3-year average of 3,500SU, sold for \$3,500,000. Infrastructure includes a woolshed with covered yards, airstrip with fertiliser bin, reticulated water, farm sheds, and two homes with environmental plantings and native bush across the property. *(Stephen Thomson, Simon Bousfield, Bayleys Gisborne)*

Wharekopae Road, Rere: 474.38ha of mixed-contour farmland, comprising

productive flats with the balance in medium-to-steep hill country, sold for \$5,750,000. Improvements include a reliable water supply with permit, 4-stand woolshed with covered yards, and a 4bdrm home. *(Simon Bousfield, Bayleys Gisborne)*

Tahora Settlement Road, Wharekopae: 616.35ha of well-contoured farmland, with over 400ha of flat-to-easy country, currently supporting 6,000SU, sold for \$7,865,000. The property has reliable water, strong infrastructure, all-weather access, and a family home. *(Simon Bousfield, Stephen Thomson, Bayleys Gisborne)*



Pehiri Road, Pehiri: 376.37ha sheep and beef property wintering 4,010SU, sold for \$5,500,000. The farm has upgraded internal fencing, satellite yards, improved pastures, reliable access tracks, and natural shelter, with the Hangaroa River forming the western boundary. *(Stephen Thomson, Simon Bousfield, Bayleys Gisborne)*



Bellerby Road, Waerenga-o-kuri: 647.49ha of medium contour fertile farmland supporting sheep, cattle and deer, sold for \$8,230,000. Infrastructure and improvements include woolshed, covered yards, shearers' quarters,

implement shed, deer shed, and a private 4bdrm homestead. *(Simon Bousfield, Stephen Thomson, Bayleys Gisborne)*

Otamauri Road, Otamauri: 100ha easy contour land with 4-stand woolshed, sheep yards, 4-bay hay barn, conventional fencing, large dam and reticulated water, sold for \$1,850,000. *(Tony Rasmussen, Bayleys Havelock North)*



Tiniroto Road, Ruakituri: 176ha flat and easy land with 4-stand woolshed, sheep and cattle yard complex, 40ha of cultivatable land and an air strip, sold for \$2,700,000. *(Tony Rasmussen, Bayleys Havelock North; Stephen Thomson, Bayleys Gisborne)*

Salisbury Road, Kereru: 312ha flat to undulating contour land including 230ha effective grazing area sold for \$3,850,000. Improvements include sheep and cattle yards, woolshed, implement shed, hay shed, calf-rearing sheds, and a 4bdrm home with garage and workshop. *(Tony Rasmussen, Chris Heenan, Bayleys Havelock North)*



Raukawa Road, Raukawa: 670ha well-subdivided and highly productive

finishing farm with quality infrastructure and excellent stock management systems, easy-to-medium contour, sold for \$8,950,000. Property has a 3bdrm home. *(James Macpherson, Bayleys Havelock North)*

Salisbury Road, Kereru: 312ha flat to undulating contour land including 230ha effective grazing area sold for \$3,850,000. Improvements include sheep and cattle yards, woolshed, implement shed, hay shed, calf-rearing sheds, and a 4bdrm home with garage and workshop. *(Tony Rasmussen, Chris Heenan, Bayleys Havelock North)*

Argyll Road, Argyll: 258.9ha easy contour with covered cattle yards, 3-stand wool shed, 3bdrm home plus double garage, separate cabin, swimming pool and grass tennis court, sold for \$3,551,000. Good water supply and strong limestone country. *(Monty Monteith, Bayleys Waipukurau; Tony Rasmussen, Bayleys Havelock North)*

Te Manuiri Road, Omakere: 804ha easy to medium to steep hill contour with 6-stand woolshed, large cattle yards, 4-bay implement shed, hay barn, three sets of satellite sheep yards, farm homestead with inground pool, additional dwelling, and an airstrip, sold for \$8,600,000. Excellent water sources, stands of mature native bush, and resident red deer. *(Tony Rasmussen, Bayleys Havelock North)*



Bush Road, Wallingford: 210ha of medium hill country including 40ha of highly productive cropping flats with new 3-stand woolshed, new 4-bay implement shed, sheep and cattle yards and a 2014-built 3bdrm home, sold for \$3,100,000. *(Chris Heenan, Tony Rasmussen, Bayleys Havelock North)*

Mitchell Road, Westmere: 38.29ha with hill country and flats, sold for \$2,320,000. The property is divided into 18 paddocks and is well-equipped for grazing, cropping, or finishing, with reliable stock water supplied by a natural spring.

The property also includes cattle and sheep yards, older two-stand woolshed. 4bdrm villa and separate single person's quarters. *(Knud Bukholt, Bayleys Whanganui)*

Te Apiti Road, Elsthorpe, Central Hawke's Bay: 492ha breeding/finishing unit held in two titles, with a balance of medium hills and approximately 38 hectares of flat land at the front running to steeper country at the rear, sold for \$6,250,000. Improvements include a refurbished 4bdrm home, 2bdrm cottage, 3-stand woolshed and upgraded cattle yards. *(Andy Hunter, Bayleys Waipukurau)*

Tourere Road, Dannevirke: 42ha calf rearing unit with two 10-bay calf rearing sheds, other sheds, plus 3bdrm home, sold for \$1,100,000. *(Vic Ellingham, Bayleys Waipukurau)*

Kaka Amu Road, Rangitumau: 576.89ha sheep and beef hill country farm with a mix of limestone and mudstone soil types, and predominantly medium hill country with large basins, sold for \$4,100,000. Property has consistent fertiliser history, quality water sources and tracks, and improvements include 4-stand woolshed with accompanying yards, two sets of cattle yards, character shearers' quarters, and two dwellings. *(Lindsay Watts, Andrew Smith, Bayleys Wairarapa)*



McCurdys Road, Sheffield: 60ha flat farm predominantly used for breeding/finishing sheep and beef, sold for \$2,850,000. Property has an exceptionally high standard of farm buildings, along with a homestead and cottage with mountain views. *(Mike Preston, Bayleys Ashburton)*

Longridge and Wilson Road, Ardlussa: 229.25ha diverse property suitable to run deer, sheep/lamb finishing, dairy support or cereal cropping, sold for \$5,100,000. Flat to rolling contour with operational

deer shed and deer fencing on 131ha of the farm, plus a 4bdrm homestead. *(Matt Harrington, Shay Moseby, Country & Co, Southland)*

Reserve Road, Tuapeka Mouth: Well-presented 746ha large-scale breeding, fattening and grazing unit, sold for \$4,750,000. Balance of flat, easy rolling contour to some steeper sidlings. Quality improvements and operational versatility with two tidy homesteads. *(Paula Laughton, Matt Harrington, Country & Co, Southland)*



Waituna Road, Oteramika: 33.91ha flat bareland block on highly productive soils, sold for \$1,180,000. Well-shaped and subdivided into seven paddocks. *(Hayden McCallum, Country & Co, Southland)*

SPECIALIST

Arrowville Rd, Aka Aka: 7.03ha poultry farm with four broiler sheds and a supply contract to Brinks Poultry, sold for \$7,500,000. Property has an elevated dwelling. *(Ben Jameson, Shane Snijder, Bayleys Pukekohe)*



Norrish Road, Ohaupo: 40ha cropping and grazing property with a loading race,

two large sheds with lean-to and stables, plus an architecturally designed 320sqm, 3bdrm log home, sold for \$2,850,000. *(Mike Fraser-Jones, Angela Finnigan, Bayleys Waikato)*

State Highway 41, Kuratau: 230ha block recently converted from dairy to forestry with newly planted pine trees, sold for \$2,450,000. *(Stan Sickler, Bayleys Taupō; Maurice Heappey Bayleys Tūrangi)*

State Highway 41, Kuratau: 77ha off-grid property, with 55ha effective land, 22ha native bush, and a relocatable 2bdrm dwelling, sold for \$1,200,000. *(Stan Sickler, Bayleys Taupō; Maurice Heappey Bayleys Tūrangi)*

Tangahoe Valley Road, Ohangai, South Taranaki: 449.3ha rolling contour land suitable for forestry, carbon credits and honey production, with pine harvest income, sold for \$1,274,000. *(Tim Dwyer, Bayleys Hawera)*

Okau Road, Urenui: 429ha bush block utilised for manuka honey production, sold for \$660,000. Property has an unconsented dwelling, and around 380ha of bushland recognised as a significant natural area under the proposed district plan. *(Tim Dwyer, Bayleys Hawera)*

Ruatiti Road, Raetihi: 149ha deer farm with facilities including deer shed, half-round shed, and sheep and cattle yards, plus a privately-located 4bdrm homestead, sold for \$3,750,000. *(Pete Stratton, Bayleys Ruapehu)*



Mangarewa Road, Raetihi: 30ha bareland with free-draining Ohakune silt loam soils ideal for market gardening or stock finishing, sold for \$940,000. *(Pete Stratton, Bayleys Ruapehu)*

Shaw Road and State Highway 5, Eskdale: 12ha cropping land affected by Cyclone Gabrielle. Two titles of adjacent land, fully refenced and levelled, with large storage shed, sold for \$580,000. *(Tony Rasmussen, Chris Heenan, Bayleys Havelock North; Sam Hutchinson, Bayleys Napier)*



Donghi Road, Ormondville: 41,076.61ha flat to steep contour land with 110ha of 3-year-old pine registered with the ETS, three houses, two woolsheds, covered yards, multiple sets of sheep and cattle yards, an airstrip and fertiliser bin, various haybarns, sold for \$10,000,000. *(Tim Wynne-Lewis, Bayleys Havelock North)*

Motueka River West Bank Road, Motueka Valley: 101ha bare land with well-fenced paddocks, internal access track, hay shed, power at boundary, productive river flats with cropping potential, and elevated house site options, sold for \$1,475,000. The property also has four year-round creeks, plus the Pokororo River on boundary. *(Dylan Monopoli, Bayleys Nelson)*

State Highway 6, Paringa, West Coast: 7,110sqm land with a salmon farm, café, fully equipped commercial kitchen and a gift shop, sold for \$600,000. *(Harrison Martin, Bayleys Marlborough)*



Lower Downs Road, Montalto: 157ha flat, fully deer-fenced property home to the renowned Montalto Elk, excelling in both velvet and venison production with an impressive array of sheds, including a purpose-

built covered deer shed and cattle yards, sold for \$6,000,000. Property also has a main homestead and cottage. *(Mike Preston, Bayleys Ashburton)*

Old School Road, Wairuna: 373.80ha cropping unit with productive land and quality infrastructure featuring a new 1,000sqm 4-bay shed with perforated drying floor, nine 1,800T silos, certified weight bridge and many other support buildings, sold for \$10,092,689. There are three homesteads on the property. *(Shay Moseby, Country & Co, Southland)*



BARELAND

State Highway 1, Hunterville: 10.9ha fertile bareland block with 3-stand woolshed and covered yards, sold for \$220,000. *(Andrew Bonnor, Bayleys Feilding)*

Otaihape Valley Road, Taihape: 41.9ha medium hill country bare land held in two titles, sold for \$525,000. *(Pete Stratton, Bayleys Ruapehu)*



Longacre Road, Okoia: 71.9ha forestry block now harvested, with hilly contour, sold for \$585,000. *(Knud Bukholt, Bayleys Whanganui)*

Longacre Road, Okoia: 27.39ha block subdivided from an established sheep and beef farm, offering an ideal entry point for aspiring farmers, sold for \$370,000. Property has good access with a new bridge. *(Annemarie Horrocks, Bayleys Whanganui)*

Kaitawa Road, Pahiatua: 109ha of prime bareland with a mix of flat, rolling, and medium hill, 15 subdivided paddocks, converted 2-stand woolshed, and 3-bay implement shed, sold for \$1,602,008. *(Paul Hofmann, Bayleys Feilding)*

VITICULTURE

Ngakoroa Road, Ormond: '6.506ha of sauvignon blanc grapes with a purpose-built winery, office and self-contained accommodation, sold for \$1,048,000. *(Simon Bousfield, Bayleys Gisborne)*

Mere Road, Fernhill: 18.17ha in the world-renowned Gimblett Gravels appellation, a mix of six grape varieties grown, 2-bay implement shed, lockable spray shed and filling/wash-down station, a pump shed and irrigation control centre, sold for \$3,000,000. *(Tim Wynne-Lewis, Bayleys Havelock North)*



HORTICULTURE

Smith Road, Waiuku: Well-established 25.3ha kiwifruit orchard plus 4bdrm home, sold for \$9,375,000. *(Ben Jameson, Mark Fourie Bayleys Pukekohe)*

Parker Lane, Buckland: 19.06ha high quality cropping land, ready to plant, sold for \$1,500,000. *(Ben Jameson, Shane Snijder, Bayleys Pukekohe)*

Wainui South Road, Aongatete: 18.53ha across two titles with 8.67can/ha Hayward kiwifruit, three large sheds, load-out area and grazing land, plus a 3bdrm home, sold for \$5,000,000. *(Riki Walls, Ali Mohamed, Bayleys Tauranga)*

Matahui Road, Aongatete, Western Bay of Plenty: Property combining a

2,541sqm lifestyle title and a 4.40ha orchard with 1.47can/ha of Hayward and 2.18can/ha of G3 kiwifruit, sold for \$3,850,000. *(Snow Williams, Alex Johnston, Bayleys Tauranga)*



Maniatutu Road, Pongakawa, Western Bay of Plenty: Premium large-scale orchard with 19.95ha land, supporting 3.42can/ha of G3 and 11.11can/ha of Hayward kiwifruit, sold for \$11,500,000. Infrastructure includes a large implement/storage shed, irrigation pond, and a 3bdrm home. *(Snow Williams, Bayleys Tauranga)*



Patutahi Road, Patutahi: 3.3ha citrus orchard producing an average of 162 tonnes of limes per year, sold for \$1,320,000. The property includes a large, modernised family home, smoko-room, and machinery shed. *(Stephen Thomson, Bayleys Gisborne)*

Evans Road, Twyford: 11ha apple orchard with 2bdrm house and 3-bay shed, bore water supply, consented for irrigation, sold for \$2,000,000. *(Kris August, Bayleys Havelock North)*