

SALES SNAPSHOT

FARM AND SPECIALTY

ACROSS THE FARM SECTORS, PROPERTY HAS BEEN TRANSACTING AT STRONG VOLUMES AND VALUES WITH A BROAD RANGE OF BUYERS AND INVESTOR GROUPS ACQUIRING FARMLAND – HERE ARE SOME OF THE PROPERTIES SOLD BY THE BAYLEYS COUNTRY TEAM SINCE MARCH 2022.

DAIRY

Mangamuka Road, Okaihau: 191.66ha in 11 titles, milking 250 cows through a tidy 18ASHB cowshed and on track to do 80,000kgMS, sold for \$3,000,000. Property has 63 paddocks accessed via a well-maintained limestone track and two dwellings – 5bdrm homestead and a 4bdrm home. *(Catherine Stewart, Bayleys Bream Bay; Craig De Goldi, Bayleys Bay of Islands)*



Apotu Road, Kauri: 84ha highly productive flat land, milking 225 cows via a 40ASHB dairy shed with consistent production up to 110,000kgMS, sold for \$3,500,000. Farm has wide races, 67 electric-fenced paddocks, dairy shed has adjoining 300-cow concrete feed pad. Also has 6-bay implement shed, half-round barn, cattle yards, 3-bay workshop with service pit, 3bdrm home and 2-bay garage. *(Lin Norris, Tracy Dalzell, Bayleys Whangarei)*

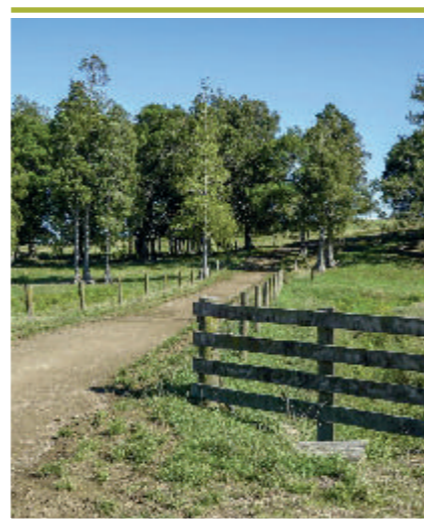
Tramline Road, Ruawai: Dairy unit on flat fertile 129.4ha held in six titles, milking 260 Ayrshire cows through a 30ASHB cowshed with a 3-year average of 58,310kgMS, sold for \$3,200,000. Farm has 34 paddocks, and accommodation includes 4bdrm homestead and a 3bdrm workers' cottage. *(Catherine Stewart, Bayleys Bream Bay)*

Wallace Road, Ruawai: 94.52ha flat, fertile dairy unit, milking 240 cows through the 25ASHB cowshed with a 3-year average of 81,214kgMS, sold for \$2,560,000. Infrastructure includes three herd homes, concrete silage pad, 4-bay implement shed, 3-bay shed, hay shed and 4bdrm dwelling. *(Catherine Stewart, Bayleys Bream Bay)*

Access Road, Ruawai: Flat fertile 82.92ha dairy farm in two titles with road frontage, milking 240 cows via 20ASHB cowshed, with an average 3-year production of 76,229kgMS, sold for \$2,050,000. *(Catherine Stewart, Bayleys Bream Bay)*

Kaipara Coast Highway, Tauhoa: 86ha predominantly flat to undulating contour dairy farm on the banks of the Kaipara Harbour producing 68,758kgMS from a 78ha milking platform, sold for \$3,795,000. Farm is well-fenced and raced with 60 paddocks and improvements include a 3bdrm home, 18ASHB and boat ramp. *(John Barnett, Bayleys Warkworth)*

State Highway 25, Pipiroa: 88ha dairy unit with flat contour and highly fertile clay soils, 40-bail rotary with automatic cup removers and compliant effluent, sold for \$3,850,000 plus GST (if any). *(Karl Davis, Lee Carter, Bayleys Waikato)*



Reed Road and Awaroa Road, Waerenga: 156.03ha in three titles with flat to easy rolling contour, supplying Fonterra with 2021/2022 production circa 120,000kgMS, sold for \$4,000,000. Infrastructure includes 36ASHB with a large 400-cow capacity yard, 2-bay implement shed, large workshop, three haybarns, calf shedding and two dwellings. *(Peter Kelly, Karl Davis, Bayleys Waikato)*

Taniwha Road, Waerenga: Self-contained dairy unit with good scale on 174ha milking around 235 cows through the 36-aside dairy shed and averaging over 64,000kgMS across the past three seasons, sold for \$3,303,000 plus GST (if any). *(Karl Davis, Lee Carter, Bayleys Waikato)*

Waihi-Whangamata Road (SH25), Waihi: 58ha currently dairying 140 cows and producing 45-50,000kgMS, sold for \$2,573,000. *(Mike-Fraser Jones, Bayleys Waikato)*



Chudleigh Road, Te Aroha: All flat contour 115ha dairy farm in three titles, with production of 153,000kgMS last season, sold for \$8,400,000 plus GST (if any). Infrastructure includes 26ASHB cowshed with good support buildings and three homes. *(Mike Fraser-Jones, Bayleys Waikato)*

Piraunui Road, Te Aroha: Flat 77.50ha unit with silt loam soil and extensive road frontage, milking around 260 cows through a 22ASHB with a 3-year average of 99,000kgMS, sold for \$5,995,000 plus GST (if any). Good array of support buildings including two dwellings. *(Mike Fraser-Jones, Bayleys Waikato)*



State Highway 27, Morrinsville: 99ha dairy unit with all flat contour, mix of fertile silt and sandy loam soils, 30ASHB cowshed and two dwellings, sold for \$6,000,000 plus GST (if any). Recently utilised for autumn and spring calving, with 260-280 cows milked, producing 114,000-120,000kgMS. *(Mike Fraser-Jones, Bayleys Waikato)*

Troughton Road, Waharoa: 100ha flat and fertile dairy unit with production levels to approximately 164,000kgMS from 330 cows, sold for \$7,750,000 plus GST (if any). Improvements include a 36ASHB

cowshed with in-shed feeding, plus two homes. *(Sam Troughton, Bayleys Waikato)*

State Highway 27, Matamata: 77ha dairy unit with two road frontages, share-milked with 270 cows through a 24ASHB and recent production of 108,180kgMS, sold for \$8,100,000 plus GST (if any). Property has all-flat contour, mostly sandy loam soils, and a good array of support buildings including two dwellings. *(Mike Fraser-Jones, Sam Troughton, Bayleys Waikato)*



Rapurapu Road, Matamata: 100ha dairy unit milking 320 cows and consistently producing over 140,000kgMS, sold for \$6,700,000 plus GST (if any). Farm has a 24ASHB cowshed with concrete feed pad, plus a full complement of support buildings and two homes. *(Sam Troughton, Bayleys Waikato)*



Te Poi South Road, Matamata: Well-raced and subdivided 51.55ha dairy unit, with flat to easy undulating contour, milking around 200 cows producing up to 77,000kgMS in conjunction with a neighbouring 10ha title, sold for \$3,650,000. Infrastructure includes 20ASHB cowshed, 6-bay implement shed, cattle yards, and 3bdrm cottage. *(Sam Troughton, Bayleys Waikato)*



O'Regan Road, Ngahinapouri: 141ha with flat contour, milking 300 cows through a 36-bail rotary cow shed, sold for \$7,500,000. Improvements include implement sheds, silage bunker and two dwellings. *(Dave Kilbride, Bayleys Waikato)*

Lake Arapuni Road, Arapuni: 120.9ha dairy unit supplying Fonterra, with a 28ASHB cowshed, expansive feed pad, centrally-located 4-bay shed with power, two calf sheds and haybarn, sold for \$6,240,000. Property has two 3bdrm homes. *(Peter Kelly, Bayleys Waikato)*



State Highway 5, Tirau: 81ha dairy farm with a 3-year average of 142,000kgMS from 275 cows, sold for \$5,585,000 plus GST (if any). Infrastructure includes 23ASHB cowshed with in-shed feeding, good support buildings plus two 4bdrm homes. *(Sam Troughton, Bayleys Waikato)*

Taumata Road, Lower Kaimai: 215.70ha carrying around 360 dairy cows and around 140 calves with 36-aside milking shed and associated infrastructure, sold for \$7,000,000. Improvements include calf-rearing sheds, implement shed, 30 tonne covered fertiliser shed, travelling irrigator, small rhyolite pit, and two houses. *(Phil Mangos, Bayleys Tauranga)*



Taneatua Road, Whakatane: 128.29ha held in 10 separate titles with a modern 20-aside cowshed, implement shed, calf rearing shed, deer handling facilities, plus a 3bdrm home, sold for \$3,800,000. *(Rhys Mischefski, Bayleys Whakatane)*

Otakiri Road, Otakiri: 61.51ha fully-irrigated dairy farm with 36-aside cow shed and concrete feed pad, half-round barn with attached lean-to, calf load-out ramp, and two 3bdrm bedroom dwellings, sold for \$3,000,000. *(Rhys Mischefski, Bayleys Whakatane)*



Braemar Road, Rotoma: 372.20ha irrigated dairy unit, milking 950 cows averaging 300,000kgMS, sold for \$12,500,000. Property has a range of support buildings, a 60-bail rotary cowshed, and five houses. *(Rhys Mischefski, Bayleys Whakatane)*

GRAZING

Dip Road, Kaeo: 80ha flat to easy hill country bare grazing block with river frontage, sold for \$600,000. Improvements include a lockable 2-bay shed and yards with loading ramp. *(Craig De Goldi, Bayleys Bay of Islands)*

Broadwood Road, Broadwood: 164.70ha mixed contour grazing property running Black Angus stock, with 4bdrm home in established grounds, sold for \$1,725,000. *(Catherine Stewart, Bayleys Bream Bay; Craig De Goldi, Bayleys Kerikeri)*



Tremain Road, Ruatangata West: 40.45ha rolling land in 11 paddocks with woodlots, rock formations and year-round fresh running water, sold for \$1,350,000. *(Tracy Dalzell, Lin Norris, Bayleys Whangarei)*

Omana Road, Tangiteroria: 482.13ha rolling hill country with 400ha of plantable land, 20ha of harvested Radiata pines, 10ha 5-year-old and 4ha of leased Radiata pines, sold for \$5,937,200. Infrastructure includes a 4-stand woolshed, 3-bay hayshed with workshop, additional 3-bay hayshed, implement shed, calf rearing sheds and two sets of cattle yards. *(Catherine Stewart, Bayleys Bream Bay)*



Hackett Road, Mamaranui: 122ha block with streams, waterfall native bush and grazing land, with identified building sites, sold for \$750,000. *(Todd Skudder, Bayleys Dargaville)*

Arapohue Road, Dargaville: 45ha quality grazing land fenced into 15 paddocks, centrally-raced with 4ha of

flat land potentially for cropping, sold for \$1,775,000. Infrastructure includes cattle yards, haybarn, 3-bay workshop plus an adjoining large multi-use room, plus a 3bdrm home. *(Todd Skudder, Bayleys Dargaville)*

Mititai Road, Dargaville: 80ha of rolling grazing land held in six titles, sold for \$1,675,000. The farm is centrally-raced with cattle yards, 4-bay implement shed, two hay barns and 3bdrm home. *(Todd Skudder, Bayleys Dargaville)*



Awakino Road, Dargaville: 33ha flat block, sold for \$825,000. *(Todd Skudder, Bayleys Dargaville)*

Pahi Road, Paparoa: 215.44ha property in three titles operating as a beef fattening and finishing block carrying 250-350 head of mixed age cattle, sold for \$3,000,000. Accommodation consists of a 4bdrm home and a 1bdrm cottage. *(Catherine Stewart, Bayleys Bream Bay)*



Tinopai Road, Matakoho: 31.18ha grazing 40 head of beef, with 2.5ha covenanted native bush, water sourced via a bore, high standard of fencing and a solid set of cattle yards, sold for \$920,000. *(Catherine Stewart, Bayleys Bream Bay)*



Parahi Road, Ruawai: 108.45ha run-off block in two titles and well-fenced into 30 paddocks, used as a dairy support/grazing block and running 240 head of stock, sold for \$1,450,000. *(Catherine Stewart, Bayleys Bream Bay)*

Tara Road, Mangawhai: 158ha prime land within 1km of Mangawhai village with road frontage, disused milking shed, 3bdrm staff housing and implement sheds, with subdivision potential, sold for \$12,000,000. *(Christine Thomas, Keri Condon, Bayleys Mangawhai)*



Lawrence Road, Kaiwaka: 184ha quality rolling land with 78 paddocks, implement sheds, cattle yards and bore, plus 3bdrm home, sold for \$5,100,000. *(Christine Thomas, Bayleys Mangawhai; John Barnett, Bayleys Warkworth)*

Biddle Road, Wellsford: 67ha former dairy farm with predominantly undulating contour, subdivided into approximately 30 paddocks and linked by an extensive central race system, sold for \$1,600,000. Features a 3bdrm and 2bdrm home, year-around water supply pumped to troughs in every paddock, large set of cattle yards, implement shed, workshop and two hay sheds. *(John Barnett, Bayleys Warkworth)*

School Road and Worker Road, Wellsford: 87ha grazing farm with significant dual road frontage, and favourable underlying development zoning, sold for \$7,750,000. *(John Barnett, Bayleys Warkworth)*



Vipond Road, Wellsford: 281.24ha dry stock farm utilised for grazing and fattening 250 head of steers, sold for \$5,750,000. Property has a 39ASHB disused cowshed with feed pad, large maize bunkers, remodelled set of good solid cattle yards plus calf rearing facilities, and an array of sheds. *(Catherine Stewart, Bayleys Bream Bay)*

Guy Road, Kaipara Flats: 58ha grazing farm with elevated 4bdrm home and in-ground heated swimming pool, sold for \$3,376,490. Land is well-subdivided into 18 paddocks, with infrastructure including cattle yards, large workshop, 3-bay implement shed, hayshed and reliable water supply from the property's waterfall. *(John Barnett, Bayleys Warkworth)*



Ahuroa Road, Puhoi: 23ha farm with resource consent to create an additional title, sold for \$1,400,000. Infrastructure includes a 4-stand woolshed, cattle yards, implement/hayshed, artesian water bore and airstrip. *(John Barnett, Bayleys Warkworth)*



Findlay Road, Miranda: 49.23ha with excellent farm infrastructure and shedding, plus 4bdrm home with views over the Firth of Thames, sold for \$3,700,000 plus GST (if any). *(Karl Davis, Lee Carter, Bayleys Waikato)*

Mangatangi Road, Mangatangi: 84.14ha block set up for deer, but with options for grazing, or equine, sold for \$3,220,000 plus GST (if any). *(Karl Davis, Lee Carter, Bayleys Waikato)*

Monument Road, Maramarua: First time to market in 80 years, 190ha over 3 titles and subdivided into two blocks of 150ha (including a 220sqm 4bdrm home) and 40ha, sold for \$5,730,000 and \$1,525,000 plus GST (if any), respectively. *(Karl Davis, Lee Carter, Bayleys Waikato)*

Tuakau Bridge Port Waikato Road, Port Waikato: 58.5ha, mix of flat land and hill country with native bush cover and good water supply from a spring, sold for \$1,200,000 plus GST (if any). *(Peter Kelly, Bayleys Waikato)*

Bain Road, Huntly: 25.28ha flat to rolling land with good infrastructure and a quality family home, sold for \$1,400,000 plus GST (if any). *(Peter Kelly, Karl Davis, Bayleys Waikato)*





Ngarua Road, Waitoa: 24ha, mostly flat with quality fertile soils, well-fenced to 15 paddocks off a central race, sold for \$1,700,000 plus GST (if any). Property has an easily-accessed set of cattle yards with load-out facilities, plus a 4-bay half-round barn. *(Mike-Fraser Jones, Bayleys Waikato)*

Tahuna-Ohinewai Road, Morrinsville: 133ha property with mixed contour and well-raced to 35 paddocks, sold for \$4,800,000. Infrastructure includes a 2-stand woolshed, gable haybarn, implement shed and 4bdm home. *(Mike Fraser-Jones, Bayleys Waikato)*



No 8 Road, Morrinsville: 45ha with multiple pastoral options, currently running bulls and grazing cattle, with a central race from the old dairy shed, sold for \$2,820,000 plus GST (if any). *(Mike Fraser-Jones, Bayleys Waikato)*

Top Road, Morrinsville: 32.91ha grazing, cropping or investment block with mostly flat contour, sold for \$1,790,000 plus GST (if any). *(Mike-Fraser Jones, Bayleys Waikato)*

Wilton Colliers Road, Glen Massey: 1,405ha with approximately 840ha of pasture, 200ha with trough water and 120ha cultivated, plus 3bdm eco house built in 2021, sold for \$8,800,000. *(Russell Bovill, Bayleys Waikato)*

Buckland Road, Matamata: Predominantly steep 69.28ha, fully deer fenced throughout, well-raced and subdivided with deer shed, 2-stand woolshed, and implement shed, sold for \$2,400,000 plus GST (if any). *(Sam Troughton, Bayleys Waikato)*



Tower Road, Matamata: Flat 15ha block well-fenced into 20 paddocks, with a gable implement shed, enclosed 3-bay half-round barn plus stockyards with load-out facilities, sold for \$1,365,000 plus GST (if any). *(Mike Fraser-Jones, Bayleys Waikato)*

Te Poi South Road, Te Poi: 8ha bare block with flat to slight undulating contour and quality fertile soils, sold for \$1,160,000 plus GST (if any). *(Sam Troughton, Bayleys Waikato)*

Crawford Road, Tauranga: 11.80ha farmlet with well-fenced grazing paddocks, native trees, stream, oversized high-stud shed and workshop, plus modern 5bdm home, sold for \$3,000,000. *(Phil Mangos, Craig Orr, Bayleys Tauranga)*



State Highway 41, Kuratau: 315.34ha easy to slight hill land with a deer shed and yards, water supplied via a spring, and numerous potential building sites with views over Lake Taupo, sold for \$9,000,000. *(Stan Sickler, Maurice Heappey, Bayleys Taupo)*



Horehore Road, Raukumara: 1,676ha of predominantly medium to steep contoured land with summer-safe climate and good annual rainfall, sold for \$13,000,000. Farm infrastructure includes woolshed and cattle yards, satellite yards, hunting hut and a homestead, *(Simon Bousfield, Stephen Thomson, Bayleys Gisborne)*

Glenroy Road, Whangara: 1,275ha mainly medium contoured, very sheltered hill country providing superior breeding conditions, sold for \$18,000,000. Property has an extensive natural supply of water across the farm, good farm infrastructure, 7bdm homestead and a second 3bdm home. *(Simon Bousfield, Stephen Thomson, Bayleys Gisborne)*

Matawai Road, Te Karaka: 131ha hill country, including smaller lots of mature forestry and a range of potential house sites, sold for \$1,710,000. *(Simon Bousfield, Stephen Thomson, Bayleys Gisborne)*

Ohuka Road, Ohuka: 383ha sheltered farm with improvements including a 4bdm Lockwood home, two sets of satellite sheep yards, cattle yards, and a 4-stand woolshed, sold for \$5,200,000. *(Stephen Thomson, Simon Bousfield, Bayleys Gisborne)*



Maraetotara Road, Kahuranaki: 153ha property with a mix of easy to medium hill country plus some flatter areas capable of crop or hay production, sold for \$3,152,500. *(Tim Wynne-Lewis, Bayleys Havelock North)*

Te Kura Road, Otane: 141ha with a mix of flats, easy rolling and medium steep hill country, sold for \$3,300,000. Improvements include woolshed, yards, two haybarns, set of satellite yards, and a 3bdm home. *(Tim Wynne-Lewis, Kris August, Bayleys Havelock North)*

Dorsets Road, Mauriceville: 85.79ha easy rolling limestone grazing block with near-new sheep and cattle yards and airstrip with rental income, sold for \$1,200,000. *(Simon Clinton-Baker, Andrew Smith, Bayleys Wairarapa)*



Barracks Road, Hawkesbury: 21.1ha of hill grazing land, with 4bdm home with expansive views, sold for \$1,600,000 *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*

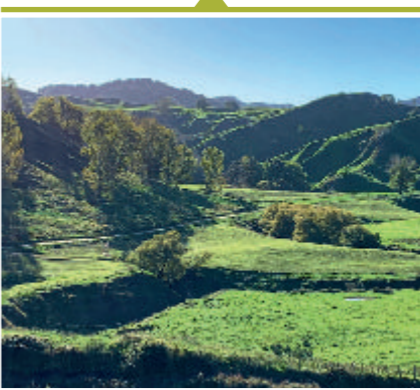
Kennedys Hill Road, Fernside: 79.64ha across three separate titles, sold for \$2,900,000. Improvements include substantial shearing shed, undercover sheep yards, cattle load-out ramp, 3-bay and 2-bay implement shed, additional sheds, and a 240sqm farmhouse with

inground swimming pool. *(Mark Pringle, Jack Pringle, Jane Moody, Kerry Eyles, Bayleys Rangiora)*

FINISHING

Tauwhareparae Road, Tolaga Bay: 340ha easy to medium, well-sheltered hill country, sold for \$8,150,000. Improvements include a 5bdm homestead, 2bdm home, and large self-contained outbuilding. *(Simon Bousfield, Stephen Thomson, Bayleys Gisborne)*

Brownlie Road, Frasertown: 380ha bare land subdivision of easy, mainly medium contour sold for \$4,800,000. Farm has recent good fertiliser history, weed control and pasture renewal. *(Tony Rasmussen, Bayleys Havelock North; Stephen Thomson, Bayleys Gisborne)*



Ruataniwha Road, Wairoa: 40.13ha with farm infrastructure including conventionally-fenced paddocks, subsurface drainage, large implement sheds, sheep and cattle yards, and 3bdm house, sold for \$3,865,000. *(Jacob Geuze, Simon Bousfield, Bayleys Gisborne)*

Mahia East Coast Road, Mahia: 355ha flat to easy contour land with some sheltered hill country and around 65ha strategically-planted native trees on retired land, led by the Whangawehi Catchment project, on the farm's lower boundary, sold for \$5,000,000. *(Simon Bousfield, Stephen Thomson, Bayleys Gisborne)*

State Highway 2, Tutira: 273ha subdivision off Melrose Station with easy tractor country, reticulated water system and metalled laneways, sold for \$7,900,000. Improvements include two dwellings, two woolsheds, ancillary buildings, and a house site with power. *(Tony Rasmussen, Bayleys Havelock North)*

Kahuranaki Road, Kahuranaki: 174ha easy and medium to steep limestone hill country with potential house sites, sold for \$2,100,000. Approximately 10ha of Pinus Radiata, and improvements include woolshed, sheep yards, cattle yards and two hay barns. *(Tony Rasmussen, Bayleys Havelock North)*



State Highway 2, Takapau: 79ha flat land with Takapau silt loams, pivot irrigation, woolshed, sheep and cattle yards, sold for \$2,500,000. *(Andy Hunter, Bayleys Waipukurau)*

Paget Road, Takapau: 52ha in three terraces, with free draining soils, good plantings, stream boundary and new water system, sold for \$1,440,000. *(Andy Hunter, Andy Lee, Bayleys Waipukurau)*

Tourere Road, Flemington: 1,038ha finishing farm with large areas of tractor contour, reticulated water and a consistent fertiliser history, sold for \$15,800,000. Considerable areas of both production and carbon forests. *(Tony Rasmussen, Bayleys Havelock North; Andy Hunter, Bayleys Waipukurau)*

Wilder Road, Wallingford: 662ha with easy to rolling contour and good infrastructure, sold for \$9,420,000. *(Andy Hunter, Andy Lee, Bayleys Waipukurau)*



Eparaima Road, Wallingford, Central Hawke's Bay: 164.47ha property with 60ha of alluvial flats and the balance easy rolling land, sold for \$3,402,000. Originally part of a larger farm, the property has a woolshed and sheep yards. *(Andy Hunter, Andy Lee, Bayleys Waipukurau)*



Mangarei Road, Bideford: 944ha, hill country sheep and beef breeding property, with a large homestead on separate 12ha title, sold for \$15,200,000. *(Lindsay Watts, Andrew Smith, Bayleys Wairarapa)*

White Rock Road, Martinborough: Turn-key 1,579ha sheep and beef hill country station with a large range of improvements, sold for \$21,000,000. Infrastructure includes 6-stand woolshed with attached 2,000 head covered yard, three sets of cattle yards, four sets of sheep yards, 4-bay storage/workshop and a further four bay implement/hayshed. There is also a character homestead plus another home plus shearers' quarters ideal for a tourism operation. *(Lindsay Watts, Andrew Smith, Simon Clinton-Baker, Bayleys Wairarapa)*



HORTICULTURE

Kapiro Road, Kerikeri: 7.14ha mature kiwifruit orchard, with 5.3 can/ha Zespri SunGold G3 on good quality ag beam structures, sold for \$5,950,000. *(Alan Kerr, Bayleys Bay of Islands)*

State Highway 10, Kerikeri: 6.24ha property with profitable 1.51 can/ha Zespri SunGold G3 kiwifruit orchard, 3bdm main home and additional income from three rental units, sold for \$3,200,000. *(Alan Kerr, Bayleys Bay of Islands)*

Blue Gum Lane, Kerikeri: 6.99ha kiwifruit orchard, comprising approximately 1.6 can/ha Zespri SunGold G3, 0.6 can/ha Hayward Green, plus 0.5 can/ha mature rootstock, sold for \$2,050,000. *(Alan Kerr, Bayleys Bay of Islands)*

Te Puna Road, Te Puna, Tauranga: Elevated 3bdm home with 2.2 can/ha Hayward green kiwifruit on well-spaced structures, shedding and lunch room, sold for \$3,300,000. *(Brent Trueman, Bayleys Tauranga)*

Omanawa Road, Lower Kaimai: 3.77ha property with 1.58 can/ha Zespri SunGold G3 kiwifruit and approximately 396 Hass avocado trees, along with a decommissioned cowshed for storage, sold for \$2,800,000. *(Phil Mangos, Steve Low, Bayleys Tauranga)*



Bruce Road, Ormond: 8.11ha versatile highly productive river flats with fertile silt loam soils, including 0.8ha of Valencia oranges and 7.2ha of arable, bare land, sold for \$630,000. *(Jacob Geuze, Bayleys Gisborne)*

College Road, Waerengaahika: High-performing horticultural operation comprising 24.57ha licensed Zespri SunGold G3 kiwifruit and persimmon plantings, with quality support infrastructure and highly fertile tile-drained silt loam soils – orchard and lease sold for \$9,583,000. *(Jacob Geuze, Simon Bousfield, Bayleys Gisborne)*

Harper Road, Waerengaahika: 22.82ha orchard of early maturing, high-yielding licensed Zespri SunGold G3 kiwifruit, persimmon and citrus plantings, with quality infrastructure – lease sold for \$7,617,000. *(Simon Bousfield, Jacob Geuze, Bayleys Gisborne)*

Willows Road, Matawhero: 24.73ha property with good scale, shape and contour and premium silt loam soils, sold for \$6,426,516. *(Jacob Geuze, Bayleys Gisborne)*



Riverpoint Road, Matawhero: 4.33ha property with 3.54 canopy hectares can/ha Zespri SunGold G3 kiwifruit, sold for \$6,024,242. Improvements include new hail net, frost fan, irrigation system, and a tidy 4bdm home. *(Simon Bousfield, Jacob Geuze, Bayleys Gisborne)*

Wharerata Road, Matawhero: 3.44ha premium soils with a productive avocado orchard and 4bdm bungalow with scope to add value, sold for \$965,000. *(Jacob Geuze, Greg Robertson, Bayleys Gisborne)*



VITICULTURE

Kaituna-Tuamarina Road, Kaituna: 8.14ha property with river access and 4.85 can/ha Sauvignon Blanc, sold for \$2,655,000. Improvements include large sheds, deer-fenced grazing paddock, and 4bdm home. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*

Matthews Lane, Jacksons Road, Rapaura, and Alma Street, Renwick, Marlborough: Premium vineyard portfolio across three properties, sold for \$17,000,000. Comprising 20.86ha Sauvignon Blanc with two dwellings; 6.4 can/ha hectares Sauvignon Blanc and 1.2 can/ha Pinot Gris with no dwelling; and 10.48 can/ha Sauvignon Blanc, with 4bdm home, 4-bay large pole shed and various other outbuildings. *(Mike Poff, Harrison Martin, Bayleys Marlborough)*



Fareham Lane, Renwick: 5.6ha of Sauvignon Blanc and Pinot Noir vines, plus architecturally-designed 4bdm home on a northwest-facing upper terrace, sold for \$3,250,000. *(Harrison Martin, Bayleys Marlborough)*

Hawkesbury Road, Hawkesbury: 9.3ha property with 8.1 hectare mixed varietal vineyard of Sauvignon Blanc, Pinot Gris and Pinot Noir, plus 190sqm farmhouse, sold for \$3,150,000. *(Mike Poff, Harrison Martin, Bayleys Marlborough)*

Kahu Way, Hawkesbury: 8.1ha block with 5.14 can/ha Pinot Noir vineyard, along with a modern 4bdm home and large shed, sold for \$2,150,000. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*



State Highway 63, Wairau Valley: 28.46 can/ha Sauvignon Blanc vineyard with lease agreement in place, supported by an A-class water consent, five frost fans and 23,600 cubic metre storage reservoir, sold for \$6,820,525. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*

State Highway 63, Wairau Valley: 16.19ha property with 13.85 can/ha Sauvignon Blanc with strong historic yields, and improvements including storage reservoir, sheds and farmhouse, sold for \$4,650,000. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*

State Highway 63, Wairau Valley: 18.63 can/ha Sauvignon Blanc planted in 2021 with a lease in place, and improvements including A class water consent, 22,000 cubic metre storage reservoir and four frost fans, sold for \$4,213,600. *(Kurt Lindsay, Tarin Mason, Bayleys Marlborough)*

SPECIALIST

Matthew Road, Warkworth: 320ha forestry property with resource consent granted for up to 29 lots, offering panoramic views, and recreational options, sold for \$5,500,000. *(John Barnett, Bayleys Warkworth)*

Airfield Road, Ardmore, Auckland: Agistment facility including 17 covered yards, tack room, feed storage, straight greyhound training track, 15 kennels, stock yards, loading race, and shedding, on 8.17ha flat land, sold for \$4,500,000. Property has two dwellings on town water supply. *(Peter Sullivan, Kristina Liu, Bayleys Counties)*



Pourerere Road, Waipawa: 4.2ha property alongside the Tukituki River with two dwellings set in established parklike grounds, sold for \$1,775,000. Currently utilised as an event centre, with facilities including commercial kitchen, walk-in chiller, storeroom, two bars and powered camp sites. *(Rodger Howie, Tony Rasmussen, Bayleys Havelock North)*

Tokomaru East Road, Whanganui: 44.84ha second rotation forest, with all-weather access and shell rock logging road to a central platform, sold for \$625,000. *(Knud Bukholt, Bayleys Whanganui)*

Wiseman Road, Te Aroha: 61ha all-flat contour and mostly silt and sandy loam soils, currently used as a maize growing unit, sold for \$3,350,000. *(Mike Fraser-Jones, Bayleys Waikato)*

State Highway 27, Matamata: First-class equine training facility on the boundary of Matamata Racecourse consisting of 5.8ha level land with high quality free draining soils, sold for \$3,200,000. Extensive facilities include 60 horse boxes, 10-bay horse walker, two horse gyms, post and

rail-fenced paddocks, plus 4bdm home with pool. *(Sam Troughton, Bayleys Waikato)*

Whitehall Road, Cambridge: Elevated 12.24ha property set up for breeding horses but suitable for a variety of stock, with a ring race providing access to 20 paddocks and all supplied with water to troughs, sold for \$2,325,000 plus GST (if any). Further infrastructure includes 4-bay implement shed and haybarn, sand arena, income-generating 3bdm cottage, modern 6bdm home, and shedding. *(Dave Kilbride, Bayleys Waikato)*



Te Puke Quarry Road, Te Puke: 89.47ha multi-zoned property with options to continue with forestry, return land to grazing, land banking or perhaps subdividing (subject to Council consent), sold for \$1,960,000. Forestry enterprise covers some 78ha with 27-year old stands of timber nearing end of harvesting in first rotation. A further 6.76ha has been retired and protected. *(Phil Mangos, Bayleys Tauranga)*

Awatere Valley Road, Awatere Valley: 119ha deer-fenced hill country capable of running circa-300 red deer, accompanied by a full set of stock handling facilities, tidy 2bdm cottage, airstrip and aircraft hangar, sold for \$1,550,000. *(Harrison Martin, Bayleys Marlborough)*

State Highway 1, Kaikoura: 1.01ha property with coastal and mountain views, purpose-built as a winery and events centre, and including a unique underground cellar with an opportunity to add accommodation, plus office and commercial space, sold for \$1,500,000. *(Kurt Lindsay, Craig Neal, Bayleys Marlborough)*

