

# SALES SNAPSHOT

## FARM AND SPECIALTY

WHILE THERE'S NO DOUBT THAT RISING INFLATION, COST OF DEBT AND INPUTS, AND OTHER MACRO TRENDS ARE HAVING AN IMPACT ON THE RURAL MARKET, FARM SALES ACTIVITY HAS BEEN ENCOURAGING ACROSS NEW ZEALAND. HERE'S A SAMPLING OF DAIRY, GRAZING, FINISHING, HORTICULTURE, VITICULTURE AND SPECIALIST FARM SALES COMPLETED BY BAYLEYS' NATIONWIDE COUNTRY TEAM SINCE SEPTEMBER 2022.

### DAIRY

**Leech Road, Waiotira:** 146.18ha dairy farm in five titles, milking 230 cows through a tidy 30ASHB cowshed and producing 85,024kgMS from the 2020/2021 season, sold for \$3,000,000. Property has 52 paddocks, 3bdrm dwelling and great infrastructure. (Catherine Stewart, Bayleys Bream Bay)



**Cullen Road, Waipu:** 45.4ha boutique dairy farm in two titles, milking 170 cows through a 24ASHB cowshed and producing 75,000kgMS, sold for \$2,300,000. Property has two dwellings: a 3bdrm home and a 2bdrm workers cottage, with land subdivided into 26 paddocks plus ample shedding. (Catherine Stewart, Bayleys Bream Bay)

**Heaven Road, Maramarua:** 251ha flat, naturally-fertile dairy farm, sold for \$7,537,000 + GST (if any). Infrastructure includes 42-bail external rotary cowshed with in-shed meal feeding system,

500-head yard capacity, host of other quality support infrastructure, and five dwellings. (Karl Davis, Lee Carter, Bayleys Waikato)

**Edmonds Road, Kerepehi:** 72.8ha dairy farm producing 3-year average 99,708kgMS from 320 cows (off a 110ha platform), sold for \$2,628,000 + GST (if any). (Karl Davis, Lee Carter, Bayleys Waikato)

**No.1 Road, Waitoa:** 68ha farm milking around 220 cows, with 3-year production average of 85,566kgMS, sold for \$4,760,000. Infrastructure includes 20ASHB with good support buildings and a 3bdrm home. (Mike-Fraser Jones, Bayleys Waikato)

**Valentine Road, Morrinsville:** 105.91ha dairy property run by an experienced sharemilker in conjunction with an adjoining 128ha dairy farm, sold for \$4,200,000. Well-located 20ASHB with support buildings handy, milking around 220 cows milked with production up to 77,000kgMS achieved with minimal inputs. (Mike Fraser-Jones, Bayleys Waikato)

**State Highway 30, Rotorua:** Self-contained dairy unit on 85.98ha, milking around 270 cows through a 24ASHB shed and averaging over 98,000kgMS, sold for \$3,000,000 + GST (if any). (Phil Badger, Bayleys Tauranga)

**State Highway 5, Reporoa:** 160.12ha farm with predominantly easy country plus some steeper hills at the rear, sold for \$5,370,000. Improvements include calf shed, implement shed, 40ASHB, and two dwellings. (Stan Sickler, Bayleys Taupo)



**Puketitiri Road, Patoka:** 458ha dairy with historical production of 300,000kgMS achieved, milking via a 60-bail rotary shed, sold for \$8,550,000. Improvements include 600-cow feed pad, calf-rearing shed and implement sheds, plus three dwellings. (Tony Rasmussen, Bayleys Havelock North)

**Huiarangi Road, Patoka:** 287ha certified organic dairy farm with 50-bail rotary, cup removers and electronic animal identification for somatic cell count, sold for \$8,000,000. Other improvements include a calf-rearing shed and four dwellings. (Tony Rasmussen, Bayleys Havelock North)

**Waihau Road, Patoka:** Well-developed 412ha self-contained dairy unit, historically winter milking around 475 cows, sold for \$7,100,000. Improvements include a 40ASHB with in-shed feedings, 4-bay implement shed and two dwellings. (Tony Rasmussen, Monty Monteith, Bayleys Havelock North)



**Skeet Road, Kaponga, South Taranaki:** 73ha trophy farm held in two titles, in a strong and proven dairy farming area and for sale for the first time in over 45 years, sold for \$4,200,000. Property is milking 225 cows producing 100,000kgMS, with good infrastructure and a quality family home. (Peter Kelly, Bayleys Waikato; John Blundell, Bayleys New Plymouth)

**Pinnacle Road, Gore:** Well laid-out 330.74ha farm, predominantly flat to gentle contour, milking 770 cows once-a-day through a 50-bail rotary shed, with a budgeted 270,000kgMS for 2022/23 season, sold for \$11,137,000 + GST (if any). The property has three houses and an array of farm buildings. (Shay Moseby, Matt Harrington, Pip Ryan, Paula Laughton, Country & Co. Invercargill)

**Waikouro-Wairio Road, Woodlaw:** Predominantly flat 222.19ha unit with scale and genuine production upside, milking 570 cows through a 56-bail rotary shed, averaging over 240,000kgMS across the past five seasons, sold for \$8,200,000 + GST (if any). Improvements include three houses and an array of farm buildings. (Hayden McCallum, Matt Harrington, Pip Ryan, Country & Co. Invercargill)



**Gladfield Road, Bayswater, Central Southland:** Well-presented 152.91ha farm with flat contour, milking 400

cows through a 40ASHB shed, averaging over 186,000kgMS across the past three seasons, sold for \$6,600,000 + GST (if any). Improvements include new in-shed feeding system and feed pad, plus two dwellings. (Pip Ryan, Paula Laughton, Chris Swale, Country & Co. Invercargill)

### GRAZING

**Omana Road, Tangiteroria:** 18.8ha of bare land, with stony-bottom stream below the potential house site, and native bush, sold for \$430,000. (Vinni Bhula, Mike Williams, Bayleys Whangarei)

**Hillcrest Road, Waiotira:** 104ha of rolling to steep contoured land across two titles, with bdrm family home, orchard and vegetable gardens, sold for \$1,200,000. (Vinni Bhula, Mike Williams, Bayleys Whangarei)



**Pukehuia Road, Arapohue:** 121.11ha beef farm in two titles with easy to rolling contour, excellent range of infrastructure, and newly-renovated 4bdrm home, sold for \$1,475,000. (Catherine Stewart, Bayleys Bream Bay)

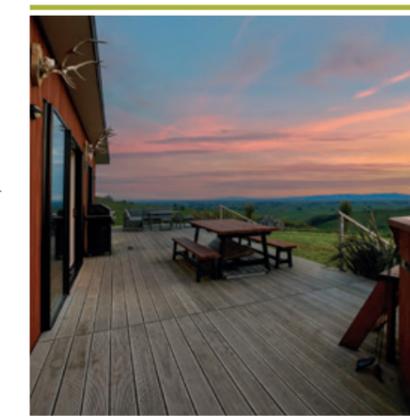
**Raymond Bull Road, Mangawhai:** Strategically-positioned 27ha grazing farm with development potential and significant dual road frontage, close to Mangawhai Central and the area's golden beaches, sold for \$5,750,000. (John Barnett, Bayleys Warkworth)

**Highway 22, Pukekawa:** 20ha grazing or horticultural land, with flat to rolling contour, sold for \$1,750,000. Property has milking shed, 3bdrm home and established gardens. (Mark Fourie, Bayleys Pukekohe; Karl Davis, Bayleys Waikato)

**Back Miranda Road, Miranda:** 57.70ha grazing land near local towns and the coast, sold for \$1,100,000 + GST (if any). (Karl Davis, Lee Carter, Bayleys Waikato)

**Ototara Lane, Whangaripo Valley, Wellsford:** 108ha grazing property with opportunity for further development, sold for \$1,875,000. (Catherine Stewart, Bayleys

Bream Bay; John Barnett, Dianna Coman, Bayleys Warkworth)



**Strange Road, Paeroa:** Mixed contour 82.65ha landholding currently used as a breeding property, with eco-credentials, \$2,100,000 + GST (if any). The large bank of solar panels and reliable water source makes the 3bdrm home with coastal views completely off-grid and self-sufficient. (Karl Davis, Lee Carter, Bayleys Waikato)

**Gordonton Road, Gordonton:** 22ha property in three titles, currently used for dairy grazing, with excellent shedding including a contemporary American-style barn plus two homes, sold for \$2,550,000. (Peter Kelly, Angus Kelly, Bayleys Waikato)

**McPhail Road, Tauranga:** 46.42ha undulating land, excellent for grazing, calf-rearing, or finishing with stands of established native trees, sold \$1,750,000. Property has river along the rear boundary, a renovated 3bdrm home, plus good farm infrastructure. (Phil Mangos, Bayleys Tauranga)

**Soldiers Road, Lower Kaimai:** 224ha in two titles spanning some grazing land with 70ha effective, and the balance in native bush, sold for \$2,960,000. Property has rivers with swimming holes, waterfalls and caves ideal for recreational ventures, or off-grid tourism. (Phil Mangos, Bayleys Tauranga)





**Pahihi Road, Tirau:** 119ha drystock property with hay barns, shedding and 3bdrm home, sold for \$3,700,000. (Sam Troughton, Bayleys Waikato)

**State Highway 1, Tirau:** Well-fenced 41.7ha of gentle contour grazing land in two titles, sold for \$3,400,000. Infrastructure includes a 2-stand woolshed, large 4-bay high-stud shed, implement shed and haybarn, cattle yards, quality water supply, and a 3bdrm brick home. (Sam Troughton, Bayleys Waikato)

**Arapuni Road, Putaruru:** 20ha grazing property in park like surroundings with the Pokaiwhenua Stream running the entire length of the boundary, sold for \$1,800,000. Property has a 3bdrm Hinuera Stone home. (Sam Troughton, Bayleys Waikato)

**McCutchan Road, Otakiri:** 7.88ha flat grazing land with large, secure 3-bay garage/workshop, and solid 3bdrm farmhouse, sold for \$763,000 (Rhys Mischefski, Bayleys Whakatane)

**Mangaiti Road, Te Kuiti:** 121ha mixed contour grazing block with 3-stand woolshed and covered yards, cattle yards and load-out race, two implement sheds/workshop, 4-bay half round barn, haybarn plus 3bdrm dwelling, sold for \$1,900,000. (Dave Kilbride, Bayleys Waikato)



**Mairoa Road, Piopio:** Well-farmed 17ha bare block fenced into 22 paddocks and with identified building sites, sold for \$751,000. There are troughs in each paddock, plenty of hay contour, and cattle yards with loading ramp. (Gary Scott, Bayleys Waikato)

**Kopuriki Road, Kaingaroa Forest:** Highly-productive 115.10ha dry stock farm, with flat contour terraced over three levels, sold for \$2,415,500. Improvements include two well-maintained homes with good garaging, two barns, fertiliser bin and stock yards. (Rhys Mischefski, Bayleys Whakatane)

**Mapara Road, Kinloch:** 183.3ha dry stock farm with mixed contour, sold for \$3,952,000. Two dwellings sit on the property, and support buildings include a working woolshed, sheep yards plus a near new set of cattle yards. (Stan Sickler, Bayleys Taupo)



**Hihiroroa Road, Ngatapa:** 458ha of well-managed, well-maintained farmland, with appealing contour, sold for \$9,100,000. Improvements include a 3bdrm home and sheds. (Simon Bousfield, Stephen Thomson, Bayleys Gisborne)

**Pehiri Road, Tahunga:** 566ha of hill country, wintering circa-5,600 stock units on a 3-year average, at a stocking rate of circa 10.6 SU/effective hectare, sold for \$9,800,000. Improvements include 4bdrm home, 5-stand woolshed and covered yards. (Stephen Thomson, Simon Bousfield, Bayleys Gisborne)

**Aorangi Road, Maraekakaho:** 230ha bare land block, predominantly easy rolling contour with good flats at the eastern end, and steeper, bush-clad valley on the western boundary, sold for \$3,900,000. A small set of cattle and sheep yards are sited centrally, with a haybarn adjacent. (Tim Wynne-Lewis, Luke Dee, Bayleys Havelock North)

**Dasent Road, Maraekakaho:** 261ha property with mix of flat to rolling terrain with a small area of steeper hill country,

sold for \$5,500,000. Property has a high standard of infrastructure plus a low-maintenance 4bdrm home with inground pool. (Tim Wynne-Lewis, Bayleys Havelock North)



**Masterton-Castlepoint Road, Masterton:** 750.39ha land, medium to steep hill country with a small area of flats, good infrastructure, and a 4bdrm home, sold for \$7,175,000. (Lindsay Watts, Simon Clinton-Baker, Andrew Smith, Bayleys Wairarapa)

**Pinnacle Road, Gore:** 48.21ha of medium contoured land, part of larger dairy farm with excellent building platforms throughout, and one hay shed, sold for \$1,591,000. (Shay Moseby, Matt Harrington, Pip Ryan, Paula Laughton, Country & Co. Invercargill)

**Taylor Road, Lorneville:** 84.01ha of flat contour grazing land on strong Waikiwi soils, extremely well-located and subdivided into multiple titles, sold for \$3,800,000. Improvements include main homestead, full range of farm buildings and water system, suitable for dairy support. (Shay Moseby, Hayden McCallum, Country & Co Invercargill)



**Rutland Street, Feldwick:** 198.04ha with balanced contour and soil types, and a variety of land use options, sold for \$3,800,000. Well-presented property with

tidy 3bdrm home, sheds and cattle yards. (Pip Ryan, Paula Laughton, Country & Co. Invercargill)



**Happy Valley Road, Tuatapere:** 285.05ha character farm with medium to steeper hill country and attractive pockets of native bush throughout, sold for \$3,470,000. Would make an ideal sheep and beef or forestry block, supported by full array of farm buildings, and a homestead. (Pip Ryan, Paula Laughton, Country & Co. Invercargill)



**Harrison Road, Happy Valley:** 247.13ha of flat to rolling contoured land with warm northerly aspect, currently leased for Wagyu cattle and dairy grazing, sold for \$2,900,000. Full array of farm buildings, and tidy 3bdrm homestead, (Pip Ryan, Paula Laughton, Country & Co. Invercargill)

## FINISHING

**Te Kowhai Road, Ruawai:** 146.39ha ex-dairy farm in six titles operating as a fattening unit and carrying 420 head of cattle, sold for \$3,350,000. Property has ample shedding, plus a 4bdrm home and a 3bdrm home. (Catherine Stewart, Bayleys Bream Bay)

**Gillon Road, Matakohe:** 242.2ha beef farm in four titles with flat to rolling contour, grazing 440 mixed age

cattle, sold for \$3,600,000. Property is subdivided into 150 paddocks, and has two dwellings – a 4bdrm homestead and a 2bdrm home. (Catherine Stewart, Bayleys Bream Bay)

**Tahuroa Road, Morrinsville:** 63.8ha of undulating land currently run as a fattening unit for export heifers and local trade, sold for \$2,690,000 + GST (if any). Features an architecturally-designed 3bdrm home with panoramic views. (Mike-Fraser Jones, Bayleys Waikato)

**Huiarangi Road, Patoka:** Intensively run 232ha farm, with circa-500 bulls finished each season, sold for \$4,150,000. Property has a 4-stand woolshed, sheep and cattle yards, excellent metal tracks through the property, and a 3bdrm home. (Tony Rasmussen, Monty Monteith, Bayleys Havelock North)

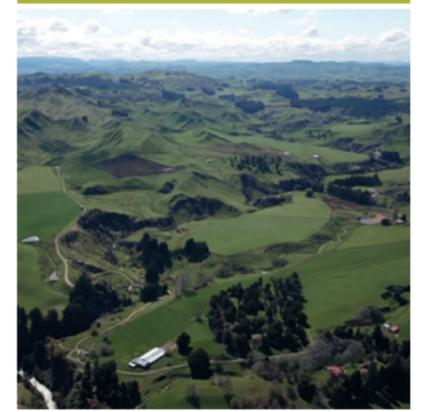


**Apley Road, Puketapu:** 332ha farm with 4-stand woolshed, implement shed, sheep and cattle yards, sold for \$6,550,000. Has benefitted from annual fertiliser applications, pasture renewal and reticulated water system. (Tony Rasmussen, Monty Monteith, Bayleys Havelock North)

**Oruawhoro Road, Takapau:** Easy rolling to flat 91.4ha finishing farm, suitable as deer or beef support block, with water reticulation system, deer handling facilities and 2bdrm cottage, sold for \$2,600,000. (Andy Hunter, Andy Lee, Bayleys Waipukurau)

**Hiranui Road, Wanstead:** 288ha medium hill country sheep and beef farm currently utilised as a breeding operation, with a portion of easy flat land, sold for \$3,700,000. (Andy Hunter, Andy Lee, Bayleys Waipukurau)

**Jones Road, Porangahau:** Entry-level 114ha sheep and beef breeding and finishing property with quality stock facilities and water reticulation system, sold for \$1,575,000. (Andy Hunter, Andy Lee, Bayleys Waipukurau)



**Mangapapa Road, Taihape:** 'Rawhiti', an 800ha property just off State Highway 1 south of Taihape, featuring a 280ha deer unit, large areas of cultivated contour, and a grand villa renovated in 1994, sold for \$13,815,000. (Pete Stratton, Bayleys Ruapehu)

**Wairanu Road, Taihape:** 'Grandvue', a 36.30ha farm with a full range of tidy stock and storage improvements, and a 3bdrm homestead with unobstructed views including Mount Ruapehu to the north, sold for \$1,590,000. (Pete Stratton, Bayleys Ruapehu)

**Mangamahu Road, Fordell, Whanganui:** 'Riverty', a 690ha multi-titled finishing and breeding property featuring 200ha of flats, sold for \$15,320,000. (Pete Stratton, Bayleys Ruapehu)

**Mangamahoe Central Road, Eketahuna:** Large 834.58ha sheep and beef breeding farm, with predominately clear hill country, sold for \$12,600,000. Property has two main woolsheds with covered yards, and two homes. (Lindsay Watts, Andrew Smith, Simon Clinton-Baker, Bayleys Wairarapa)

**Clifton Grove, Admiral Hill, Masterton:** 487ha sheep and beef farm with 125ha flat land and 67ha of river silts, sold for \$5,900,000. Good laneways, fencing, fertiliser and stock water system, plus a 4bdrm home. (Andrew Smith, Simon Clinton-Baker, Bayleys Wairarapa)





**State Highway 6, Canvastown:** Circa-71ha run-off block suitable for grazing, held in four titles and subdivided into 26 paddocks, sold for \$1,600,000. (*Kurt Lindsay, Will Porter, Harrison Martin, Bayleys Marlborough*)

**Wilden Settlement Road, Tapanui:** 447.48ha medium scale sheep and beef property with a balance of contour, sold for \$6,025,000. Includes full array of farm buildings, and modern 5bdm family homestead. (*Hayden McCallum, Pip Ryan, Paula Laughton, Chris Swale, Country & Co Invercargill*)

## HORTICULTURE

**Kapiro Road, Kerikeri:** Total landholding of 4.95ha with Zespri Sungold kiwifruit orchard development comprising 3.37can/ha of G3 planted in 2018, sold for \$4,100,000 + GST (if any). (*Alan Kerr, Bayleys Bay of Islands*)

**Kapiro Road, Kerikeri:** 6.93ha property with new Zespri Sungold development of 3.2can/ha G3, sold for \$3,200,000 + GST (if any). Improvements include new artificial shelter, AG beam structure and automated irrigation and fertigation. (*Alan Kerr, Bayleys Bay of Islands*)



**Barrett Road, Whakamarama, Western Bay of Plenty:** 6.27ha landholding with around 410 Hass avocado trees of mixed age, and four grazing paddocks, sold for \$1,800,000. Property has a 3bdm Golden Home with views, 120sqm high-stud shed with its own access used for an engineering base, and a family motocross track. (*Phil Mangos, Riki Walls, Bayleys Tauranga*)

**Armstrong Road, Tauranga:** 3.55 can/ha kiwifruit orchard comprising 1.7 can/ha of G3 and 1.85 can/ha of Hayward, sold for \$4,700,000. Property also has a cottage and private certified building site, bordered by 1,000-strong native plantings providing a genuine ecosystem for many species of birdlife. (*Phil Mangos, Snow Williams, Bayleys Tauranga*)



**Napier Road, Havelock North:** 5.0ha apple orchard with infrastructure including a 6-bay implement shed and very good water consents for irrigation, sold for \$1,900,000. Located close to the village centre, the property has a 3bdm home with views towards Te Mata Peak. (*Tony Rasmussen, Jeff Kevern, Monty Monteith, Bayleys Havelock North*)

## VITICULTURE

**Northbank Road, Kaituna:** 30.94ha of land with a 17.83ha Sauvignon Blanc vineyard planted in 2016, sold for \$3,800,000. Property has good scale, an A-class water consent and four frost fans. (*Kurt Lindsay, Tarin Mason, Bayleys Marlborough*)

**Selmes Road, Rapaura:** 8.25ha with 5.54ha Sauvignon Blanc, large 3-bay implement shed, A-class water consent, one frost fan, and identified building site, sold for \$2,250,000. (*Tarin Mason, Kurt Lindsay, Bayleys Marlborough*)

**Brook Street North, Renwick:** 2.56ha property with 2.1ha of Sauvignon Blanc having a 5-year average of 38 tonnes and easily maintained by an owner operator, sold for \$812,500. (*Kurt Lindsay, Tarin Mason, Bayleys Marlborough*)

## SPECIALIST

**Arapaoa Road, Tinopai:** 57ha cutover forest block, with multiple building sites offering harbour views, sold for \$670,000. (*Tracy Dalzell, Bayleys Whangarei*)



**Manawatu River Road, Norsewood:** A private hunting block in a central area only 1.5 hours to Napier, comprising 125ha medium hill country with mix of clear grazing land and native bush home to many wild deer, sold for \$1,515,000. (*Andy Hunter, Andy Lee, Bayleys Waipukurau*)

**Delta Lake Heights, Renwick:** Mixed-use property with total land area of 30.38ha over two titles, comprising 14ha maturing pine forest. 4.69ha Pinot Gris, and the balance in grazing, sold for \$2,002,000. (*Kurt Lindsay, Tarin Mason, Bayleys Marlborough*)

**Tadmor-Glenhope Road, Glenhope:** 18.4ha with Hope River boundary, swimming holes, trout fishing, 2-3ha of grazing, mature native bush and trees, birdlife and native wetland, sold for \$760,000. Property has easy road access and an elevated building site. (*Fritz Horlemann, Bayleys Nelson Bays*)

