

SPRING 2022

# Property Express



 PGG Wrightson Real Estate

## INTRODUCTION

# WELCOME

**M**ost regions have gone through a slower than normal winter in the rural property market. In some instances that has been due to a shortage of listings after a busy autumn when all or most of the available properties sold. Elsewhere volatile climatic conditions and sharp increases in input costs caused a degree of caution.

For buyers and sellers of rural property spring is traditionally more buoyant than winter, and a rebound appears likely through the next few months. Picking up the trends from autumn, plenty of listings are in prospect and historical highs for lamb and beef schedules are encouraging positive sentiment for breeding and finishing property. Dairy farmers are also enjoying record returns. Sustained income over recent seasons has enabled significant debt reduction. Some farmers will see this season as their final opportunity to capitalise on such a sustained period of rural confidence, so are offering property for sale. This is their chance to exit the market, ushering in others ready to participate as the cycle repeats.

That means a good volume of new spring listings has or will enter the market. Dairy and dairy support property features, and a sellers' market prevails in many regions for larger sheep and beef properties. Listings in both categories will be closely monitored, especially by other farmers considering offering property for sale.

Buyers are still searching, in which case momentum should gather as the season progresses. Vendors willing to sell at values that realistically reflect the current market can be confident of success.

This Spring 2022 edition of Property Express, PGG Wrightson Real Estate's premier rural property listings publication, contains many outstanding farms available to purchase, including some in the 'once in a generation' category. We are delighted that their owners have put their faith in PGG Wrightson Real Estate to find buyers for these excellent properties.

Whether you intend to buy or to sell a farm or orchard, PGG Wrightson Real Estate's nationwide network of specialist rural property salespeople is your trusted source of impartial, informed, expert guidance.

We are ready to help you achieve your objectives in the current rural property market, and beyond.



**PETER NEWBOLD**

General Manager  
PGG Wrightson Real Estate




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## OUR COMPANY

# HELPING GROW THE COUNTRY

**P**GG Wrightson Real Estate Limited is New Zealand's only nationwide non-franchised real estate company assisting clients throughout the country and across the globe to buy and sell New Zealand property. We are a national network of experienced, local real estate agents who have been connecting people with property across the country, for generations.

With 14 regional offices plus an additional 38 offices covering every region of New Zealand, our 13 managers and over 170 sales specialists span the country ready to work together with you to exceed your best outcome.

As an organisation, our mission is to help grow the country – helping farmers to become successful. Ultimately, our ability to do this comes down to the products and services that we provide and, in particular, the capability and integrity of our people. While we are a big company, we value the importance of the local touch and encourage our people to bring fresh thinking to “go the extra mile” to help our clients succeed.

### **A NETWORK THAT REALLY WORKS**

When you deal with us you are dealing with one company and one team, not a group of franchised operators and offices. This means you get access to our national network, with salespeople covering the entire country, who really do work together to achieve the best possible outcome for you.

### **AN OUTSTANDING BRAND**

The PGG Wrightson Real Estate brand stands out from all the others – signifying trust, integrity and remarkable results.

### **SPECIALIST KNOWLEDGE AND WORLD-CLASS SERVICE**

Our experienced, specialist staff will go out of their way to ensure your property objectives are met, delivering the very best service for your entire real estate experience, whether your property choice is urban, lifestyle or rural.

### **PEOPLE FOCUSED**

Our clients and our staff mean everything to us. This is our company's hallmark and we are proud of it. Our clients are the core, the heart of our business, and the very reason for our success. Our staff are among the best and most accomplished in the real estate industry. Together, they have made us who we are today and we recognise their importance in every aspect of our business.

### **UNBEATABLE TRACK RECORD**

We aim to be the best in what we do and we have been focused on achieving this since our business was founded almost 170 years ago. Added to this is a genuine desire to make the process of buying and selling property an exciting and seamless experience for everyone.



# WE LIVE HERE TOO

For specialist knowledge on buying and selling rural, lifestyle and rural-residential real estate throughout New Zealand, contact your local branch.



## NORTH ISLAND

Cambridge	07 823 0647
Dargaville	09 439 3342
Feilding	06 323 0076
Hamilton	07 858 5338
Hastings	06 878 3156
Kaitia	09 408 6130
Katikati	07 571 5795
Kerikeri	09 407 4832
Levin	06 367 0820
Masterton	06 370 1867
Matamata	07 858 5338
Morrinsville	07 889 0171
Pukekohe	09 237 2014
Rotorua	07 349 5486
Taihape	06 323 0076
Tauranga	07 571 5795
Te Awamutu	07 858 5338
Te Kuiti	07 878 0265
Te Puke	07 573 0243
Waihi	07 863 6589
Waipukurau	06 858 6073
Wairoa	06 873 7701
Whakatane	07 349 5486
Whangarei	09 470 2522
Wellsford	09 423 9712

## SOUTH ISLAND

Alexandra	03 440 2380
Amberley	03 313 0610
Ashburton	03 307 8700
Balclutha	03 418 1381
Blenheim	03 578 3019
Christchurch	03 341 4301
Cromwell	03 445 3735
Culverden	03 343 3999
Darfield	03 343 3999
Dunedin/	
Mosgiel	03 470 0317
Fairlie	03 687 7330
Geraldine	03 687 7330
Gore	03 209 0300
Greymouth	03 768 1222
Invercargill	03 211 3130
Kaikoura	03 579 3703
Leeston	03 343 3999
Lincoln	03 341 4301
Nelson	03 543 8592
Oamaru	03 433 1340
Palmerston	03 470 0317
Ranfurly	03 470 0317
Rangiora	03 313 0610
Te Anau	03 249 8611
Temuka	03 687 7330
Timaru	03 687 7330
Waimate	03 687 7330

# GREAT PROPERTIES, OUTSTANDING RESULTS

The following is a sneak peek into the past few months' successful sales from our top regions nationwide. If you are after local knowledge, experience and the best outcome, contact our real estate specialists today to get your property listed and sold!

## DATE RANGE

APRIL 2022 - OCTOBER 2022

### **SOLD** | ALEXANDRA

230.33ha | Mike Direen

Close to Alexandra, Cromwell, Wanaka and Queenstown, Springfield combines the qualities of a land bank and a productive unit under pivot irrigation, making it one of the finest examples of its type in Central Otago. It features a spacious architect-designed five-bedroom home, a generous water quota and potential for subdivision.



### **SOLD** | PAENGAROA

9.67 | Stan Robb

Developed to the highest horticultural standards, Positano's tree-lined, tar-sealed entrance reflects the quality of the 9.01 canopy hectare Sungold kiwifruit orchard. Strip-maled, with narrow spacings, state-of-the-art irrigation and frost protection, and on flat contour, it ranks as one of the best kiwifruit orchards sold in recent years.



### **SOLD** | PENDARVES

263ha | Tim Gallagher & Calvin Leen

An immaculately presented turn-key arable and lamb finishing unit, with full compliance documentation, nutrient budgets and a detailed crop history. Irrigated from ground and scheme water, with a pond, infrastructure includes over 1000 tonnes of grain storage with drying capability, numerous implement sheds and a three-stand woolshed.



### **SOLD** | CLYDEVALE

200.61ha | Jason Rutter & Stewart Rutter

A dairy farm on flat to easy undulating country, with a northerly aspect, which has produced an average of 260,000 kilograms of milk solids over the last six years, off a partly leased 277 hectare effective dairy platform, milking 664 cows in a 50 bale rotary shed. Three bedroom home with multi fuel burner and two heat pumps.



### **SOLD** | WAIRAU VALLEY

122.46ha | Greg Lyons & Joe Blakiston

An impressive lifestyle grazing property featuring a modern three bedroom, large open plan homestead, set off the road on an elevated terrace with commanding views over the Wairau plains and Richmond Ranges. Farm land comprises a balance of gently sloping paddocks leading onto steeper hills and sheltered gullies.



### **SOLD** | CAMBRIDGE

144.17ha | Martin Lee

A grazing and calf rearing property in an established dairy support locality on a mix of easy undulating to moderate and steep contours that includes a QEII covenant over bush and gully land. Previously running deer farm, this farm also offers potential for carbon credits and land banking.





### **SOLD** | BANKSIDE

365.68ha | Peter Crean & Mark Clyne

An impressive modern dairy farm located close to Christchurch and Ashburton in a high production area. Fully irrigated from a mix of community scheme surface and bore water, it features two modern 44 bale herringbone dairy sheds, making it capable of being farmed singly or as two separate farms.



### **SOLD** | MANAWAHE

265.32ha | Phil Goldsmith

Offering scale, easy contour and extensive improvement, Ngapuke Farm is suitable for dairy, drystock or forestry. Presently milking 450 cows through a 32 a-side herringbone shed, with a best average three-year production of 146,000 kilograms of milk solids, the milking platform includes a 40 hectare adjoining property lease.



### **SOLD** | GERALDINE

233ha | Simon Richards

Belrari Farm is a well-established flat dairy unit milking 650 cows in two herds and averaging approximately 296,000 kilograms of milk solids through a centrally located 40 a-side herringbone shed. Irrigation is via four pivots and gun over approximately 207 hectares with water sourced from on-farm bores.



### **SOLD** | TURAKINA

92ha | Wayne Brooks & Michael Campion

Held in the same family for several generations, and originally a sheep and beef farm, this property has been leased for several years for dairy, though would suit finishing or cropping. Its artesian bore and proximity to Wanganui and Marton, with local shop and beach minutes away, are additional attractions.



### **SOLD** | ELSTHORPE

33.73ha | Paul Harper & Wills Buchanan

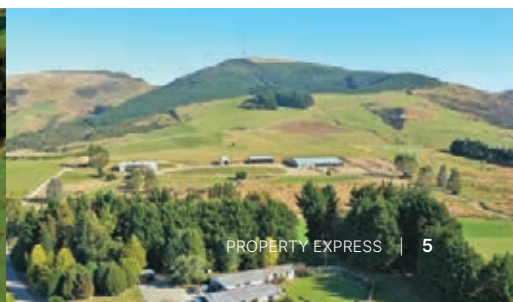
Flat to easy rolling land, substantially recently re-grassed in plantain, chicory and rye grass mixes, while this property is set up for livestock, its flats offer cash cropping potential. Improvements include a recently made-over three-bedroom home, a three-stand woolshed, sheep yards, a large haybarn and a workshop.



### **SOLD** | WAIMUMU

1118.44ha | Derek Ayson

Kone Burn offers sheep, cattle and deer options in easy proximity to Gore. Comprising a balance of pasture and tussock, farm improvements include a three bedroom dwelling with sleepout, a five-stand woolshed and covered yards, two four bay implement sheds, a deer shed, and cattle yards.



OCTOBER 2022

# MARKET SNAPSHOTS

## NORTHLAND

Despite undergoing a slower than normal winter, the Northland rural property market is poised for a more enthusiastic spring, with plenty of listings confirmed or indicated. As in other regions, forestry buyers are still evident, though less dominant than previously. Promising dairy returns and the continued strong beef schedule are positive market indicators. Listings that will draw particular attention from purchasers include two established substantial dairy farms at Ruawai, 30 kilometres south of Dargaville, totalling 839 hectares, which are offered for tender in November. Other dairy properties closer to Dargaville for sale this spring should also attract interest from farmers may seek to augment their holdings after benefiting from the recent record payout. An approximately equal balance between listings and potential buyers in the region suggests deals will be done and satisfactory outcomes are likely through the spring.

## WAIKATO

A winter market characterised by caution and low sales activity throughout the Waikato and King Country should signal a buoyant spring. With plenty of listings due to hit the market, and a continuation of strong income levels enabling significant debt reduction, expectations are for a busy spring and summer for willing sellers and motivated buyers, albeit lenders will also influence market sentiment. A 152-hectare Tirau dairy farm averaging 140,000 kilograms of milk solids per annum, and an 872-hectare sheep and beef breeding and finishing property rated as one of King Country's most prestigious farms will surely both attract strong interest from purchasers as the season proceeds. Although the quality of listings in the region is excellent, with so many Waikato and King Country properties offered for sale, the depth of demand will be interesting to gauge.

## BAY OF PLENTY

Typical for the region, as the Bay of Plenty's most significant rural property category horticulture experienced a slow winter. Spring brings a change of pace, with several new orchard listings, campaigns that many will watch to gauge market enthusiasm. A 9.01-hectare Paengaroa Sungold kiwifruit orchard, developed to the highest standards, sold in autumn for \$2 million per canopy hectare. While other orchards sold similarly, a below par kiwifruit harvest and lingering worker shortages will likely increase buyer caution. Horticulture aside, a 265 hectare Manawahe, Eastern Bay of Plenty dairy property, averaging 146,000 kilograms of milk solids, sold in July for \$5.5 million; while a 62 hectare Otakiri, Rangitaiki Plains property sold for \$3.2 million. Several dairy farms are scheduled for spring sale, all offering good opportunity, though potentially shifting the supply-demand balance in favour of buyers.

## LOWER NORTH ISLAND

Through the winter the market for rural property in the lower North Island has been steady, with strong demand for any properties offered. One notable June transaction was a 92 hectare Turakina, Manawatu grazing property, with multiple options, that sold for \$3.05 million. Favourable commodity prices and exchange rate trends are boosting confidence, which should prevail through the rest of the spring and summer. As in most other regions forestry interests are active in the market for sheep and beef farms, requiring conventional farmers to compete at a higher price level to secure hill country property. Meanwhile in the dairy sector those farmers who might otherwise retire are holding on for at least another year, encouraged by the record payout. For the same reason those intending to remain in the sector are looking to secure future productivity from their recent good returns.

## HAWKE'S BAY

Historical highs for lamb and beef schedules have maintained positive sentiment for Hawke's Bay breeding and finishing property, while banks are also more willing to support farmers. For the past two years many of the region's farm sales have gone to production forestry, which the recent amendment to overseas investment requirements could reduce. New tabled regulations to restrict change from certain land classes to residential or lifestyle land use may also impact some Hawke's Bay rural property sales, reducing the potential for land banking in some localities. Several Patoka dairy farms will list for spring sale. Frosts and excessive rain have made early spring difficult for horticulturalists: those aiming to initiate cash cropping are unable to go onto heavily sodden paddocks, as a consequence of which interest in the market for orchards and other horticulture property is currently low.



## **TASMAN**

Serious flooding in the region in August, particularly the Marlborough Sounds and Rai Valley, has affected vendor motivation and buyer enquiry in those locations for dairy, sheep and beef properties as the clean-up continues. Meanwhile corporate interest in Marlborough bare land suitable for viticulture development is at peak levels. A 122 hectare Wairau Valley grazing property with a balance of gentle sloping paddocks and river terraces sold for \$2.85 million, above \$110,000 per hectare for the land suitable to plant vines. Existing vineyards without long-term grape supply agreements are also reaching premium prices, with sales over \$400,000 per canopy hectare. Supply and demand factors for Tasman rural properties suggest a sellers' market will continue. Demand for all farm categories remains elevated and a shortage of listings means any land offered for sale will be eagerly received.

## **CANTERBURY**

A busy autumn preceded a quiet winter rural property market in Canterbury. Despite good enquiry new listings were scarce. With some exceptional dairy, sheep and beef, and dairy support farms set to list, activity should rise again soon. Recent notable sales include a modern 366 hectare Bankside dairy farm that sold in June; and 330 hectare Ridgeway, Cheviot, offering multiple farming options on easy rolling contour. Set to generate attention, Claremont a 362 hectare Waipara sheep, cattle and deer breeding and finishing farm with an historic homestead; and Aroha Downs a 601 hectare View Hill farm suitable for cultivation and irrigation, are highlights among an excellent offering of exceptional spring listings. Demand for quality farms remains high, in which case strong buyer interest is likely across all classes of rural property.

## **WEST COAST**

An active winter in the rural property market on the West Coast included a 156 hectare Ross dairy farm going under contract in August and a 123 hectare Barrytown grazing block selling in August for \$2 million. Meanwhile, from the Landcorp portfolio of West Coast properties that was offered for sale in the autumn, 1453 hectare Mawheraiti Farm at the top of the Grey Valley sold in late March. As in several other regions, exceptional product prices are leading to excellent farm gate returns, in turn boosting confidence that those rural properties with good business cases will be favourably considered by financial institutions. Yili's acquisition of Westland Milk three years ago and subsequent investment in the company continues to underwrite farmer confidence in the region, in which case the rural property market should remain enthusiastic.

## **MID AND SOUTH CANTERBURY AND NORTH OTAGO**

Several notable autumn and winter sales included three North Otago hill stations: Twin Peaks, Mt Otekaieke and Danseys Pass. In Mid Canterbury a 115 hectare Lowcliffe dairy support farm wintering 1500 cows sold in June, while a 263 hectare Pendarves arable and lamb finishing unit sold in September, both firm on recent pricing. Transacting rural property right through winter is unusual, demonstrating high demand for sheep and beef farms, and quality dairy units and support blocks. With recent steep rises in average farm working costs, purchasers are more focused on cost structure for any farm they inspect. Notable spring listings include a good portfolio of low cost dairy units, a 7000 stock unit sheep and beef property, and some smaller drystock farms. A 7500 stock unit South Canterbury/North Otago property, available for lease, is a rare opportunity that will attract great interest.

## **OTAGO**

A moderate spring coupled with strong demand has set up a bumper selling season for rural property in Otago. Several family-owned sheep, beef and deer farms listed for sale in early spring, including 774 hectare Mata Mata in South Otago, 2496 hectare Warthill in West Otago, and 764 hectare Springhills, near Lawrence. Demand for such properties has been keen recently, and initial market indicators suggest favourable outcomes as the season progresses. A higher number than usual of vendors, looking to sell part or all of their properties, should come to the market from late October. A balanced market is in prospect, and business should be brisk with demand from the North Island, Southland and local buyers, alongside some forestry interest, set to meet the elevated supply of Otago farms offered for spring sale across all land uses.

## **SOUTHLAND**

Southland's autumn rural property market was active, with sales to the end of June, including Gore sheep, beef and deer properties 581 hectare Craigie Glen Farm and 1118 hectare Kone Burn, both selling strongly. Winter was quieter due to a lack of listings, particularly farms with scale. Buyers are still searching, and momentum will gather when spring arrives in Southland. While a sellers' market prevails for larger sheep and beef properties, supply and demand in the dairy sector is more evenly matched. With the increased payout dairy farmers seek to secure control of stock quality and grazing costs. Several purchased additional property last year, and well managed scale properties will continue to find ready buyers this year, as will smaller run off properties suitable for grass production, given dairy farmers are also investing in long term sustainability by building wintering barns.

NORTH ISLAND



# NORTH ISLAND

PROPERTY EXPRESS | SPRING 2022





## KAEO, NORTHLAND

268 Taratara Road

 3  2

### Endangered Species - 78ha in Three Titles

Only 21km south of the historic Mangonui waterfront village, this unique and picturesque farm will turn your dream into a reality.

A three bedroom home gives a birds eye view of the farm.

Owners have done all the hard work and thoughtfully restructured this farm with a central race access to the well fenced 38 paddocks with the stoney bottom creek water pumped to tank, that is reticulated to farm and troughs. Presently set up for calf rearing with a five-bay calf rearing shed, a three-bay utility shed and a HB cowshed. Currently wintering 141 mixed head.



**PAUL YATES**

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### Price by Negotiation

 [pggwre.co.nz/KAI36672](https://pggwre.co.nz/KAI36672)



## KAEO, NORTHLAND

75 Hauriri Road

 4  1

### Superb Bay Of Islands Dairy Unit With a View

This immaculate dairy unit, 81ha in four titles, with views stretching down to Takou Bay, is located at the end of a quiet rural road, approximately 20km north east of Kerikeri and 10km to Matauri Bay.

The property comprises of a comfortable four-bedroom home, a 20 ASHB with ACR, an attached feed pad for 200 cows, half round barn for calf rearing and 180 cow split calving herd with a 100kg MS winter milk contract.

Excellent formation and maintenance of the races, stands of mature natives, a small stream and very good fencing are all noted. Eye appeal alone would be enough to suggest this property has sub-divisional potential.

### Price by Negotiation

Plus GST (if any)

 [pggwre.co.nz/KER35949](https://pggwre.co.nz/KER35949)



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## OTAUA, NORTHLAND

274 Ninihi Road

3 2 1

### Good Value Dairy Unit

This farm contains 93.103ha and is a two title subdivision, of a four title existing dairy unit, so the production figures and carrying capacity can only be a best estimate. Infrastructure includes a three bedroom home, 20 ASHB with ice bank refrigeration unit, PKE shed/workshop, calf sheds and a 250 cow feed pad with flood wash, all infrastructure is in a reasonable condition and with the right management will be a good little producer. Fertility levels are good and adjacent lease land is a possibility to extend the milking platform. There is a constant reliable water supply via the Otaua Stream that runs down one boundary.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 2.00pm, Thursday 1 December

[pggwre.co.nz/KER36462](https://pggwre.co.nz/KER36462)



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## MAUNGATAPERE, NORTHLAND

493 Mangakahia Road

3 1 3

### One, Two, Three Which One Will It Be?

Lot One is a private spot, to build a house and have the lot. Historic stone walls stand with grace, and 4.242ha is a decent size space. With established avocado trees and a bit of bush in the QE11.

Lot Two is 7.0655ha the established avocado trees have award winning production, and it comes with the old cow shed and pad, and a lovely little spot for chickens to be had.

493 Mangakahia Road is set on 3.0573ha, with the avocado trees being in their third and fourth year. With three bedrooms and three car internal garaging this 1950's home has established gardens, large external sheds and is an accredited healthy house.

### Tender

Plus GST (if any)  
(Unless Sold By Private Treaty)  
Closes 1.00pm, Monday 21 November

[pggwre.co.nz/WHG36637](https://pggwre.co.nz/WHG36637)



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## DARGAVILLE, NORTHLAND

1067 Hoanga Road

🏠 4 🚿 2 🚗 2

### Opportunity Only Knocks Once

Simply one of Northland's best low input dairy farms. An excellent opportunity to own this property that has been held in the Kay family for 80 plus years. This 204 hectare property has potential for increased production with continued sound management. Milking 420 cross bred cows. Fertile soils, strong pastures and fertile flats. A very grand brick and tile homestead that is on its own title that overlooks the property, and two further homes. 35ASHB cowshed, calf/implement sheds. All this only 11 kilometres from a rural town. Call us now to discuss all the options available.

### Auction

Plus GST (if any)  
(Unless Sold Prior)  
11.00am, Tuesday 22 November  
PGG Wrightson Real Estate, Dargaville

🔍 [pggwre.co.nz/DAG36491](https://pggwre.co.nz/DAG36491)

📺 Video Available



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## DARGAVILLE, NORTHLAND

6320 State Highway 12

### Will Tick Your Boxes

42 hectares in two titles, dam water, cattle yards, hay barn and old cowshed. Flat to easy contour. Blocks like this don't come onto the market often, with land that would suit cropping, grazing, or just as a lifestyle. Both titles having some gorgeous rural and river views the opportunity is there to build your home and enjoy the views. The block is well set up with a central race to paddocks and the dam water is pumped to the back of the property and to a tank which gravities down to the flats. 126 head of young cattle graze block over winter then end of October they are removed and the whole block is shut up for silage and hay.



**MEGAN BROWNING**

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### Auction

Plus GST (if any)  
(Unless Sold Prior)  
11.00am, Tuesday 22 November  
PGG Wrightson Real Estate, Dargaville

[pggwre.co.nz/DAG36511](https://pggwre.co.nz/DAG36511)





## DARGAVILLE, NORTHLAND

 4  2  3

### One of the Very Best

Rare opportunity to purchase 192ha (in ten titles), 95% flat with 105 paddocks, all well raced and watered. 34ASHB shed, two herd shelters (400 cows), effluent bunkers, calf shed, workshop, seven bay implement and kumara storage shed. Two dwellings with the main superior dwelling set in park-like surroundings. This property is well located and offers the best of both worlds of dairying and cropping, or simply increase the dairy operation. It is being offered with several purchasing options which includes purchasing just the 115ha dairy platform.

Call your local PGG Wrightson Real Estate rural salesperson to view this exciting property.

### Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/DAG35890](https://pggwre.co.nz/DAG35890)



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## RUAWAI, NORTHLAND

🏠 4 🛏 1

### Large Scale Northland Opportunity - 369ha & 469ha

We are pleased to bring these two large dairy units to market with multiple options for purchase, our vendors have made great improvements which has made these farms very profitable. 188 Wallace Road consists of 369ha with a milking platform of 306ha, milking 940 cows with the balance of land for cropping and support, infrastructure consists of a 60 bail rotary cowshed, three smart shelter barns, four homes. 353 Wallace Road consists of 469ha with a milking platform of 226ha milking 620 cows, the property has 128ha runoff with the balance of land used for cropping. Infrastructure includes 40ASHB shed, two smart shelter barns and four homes.

### Tender

Plus GST (if any)  
(Unless Sold By Private Treaty)  
Closes 2.00pm, Thursday 17 November

🔍 [pggwre.co.nz/DAG36602](https://pggwre.co.nz/DAG36602)



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**DENNIS WALLACE**

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## TOMARATA, AUCKLAND

29 Dunning Road

 3  1  1

### Exceptional Tomarata Dairy Unit

Approximately 186 hectares in three titles in the heart of arguably Northlands most productive dairy area is this highly impressive unit, producing a best of 265,000kg MS from approximately 500 autumn dairy cows. A significant winter milk contract has secured a premium to the current owners, along with feed pads and facilities ensuring maximum feed utilisation. Three homes and significant farm infrastructure with a fully upgraded water system and excellent access tracks. Opportunities are there to finalise a wetland covenant to create three additional lifestyle titles with a consent already in place.

### Sale by Set Date

Plus GST (if any)  
(Unless Sold Prior)  
Closes 2.00pm, Friday 11 November

 [pggwre.co.nz/WEL36730](https://pggwre.co.nz/WEL36730)



**SCOTT TAPP**

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AUCKLAND

# PORK INDUSTRY OPPORTUNITY



A Franklin district rural property is for sale. Containing a large piggery and located between Mangatangi and Maramarua just off State Highway Two, the farm provides an excellent opportunity to invest in the New Zealand pork industry.

Mark Needham and Kane Needham of PGG Wrightson Real Estate, Pukekohe are offering the 143 hectare property on behalf of Sunpork Australia.

“Sunpork is Australia’s largest pig producer, also with a substantial New Zealand operation.

“As well as the piggery, this property presents additional income streams from forestry and grazing land.

“This listing offers investors an ideal entry to the pork industry. While pork producers face some hurdles at present, the sector’s fundamentals are sound, which provides good opportunity for investors prepared to take a long term approach,” says Mark.

Like many others in the primary sector, pork producers are facing multiple challenges, which for pig farmers range from the price of feed, to sourcing labour, issues around country of origin labelling, and concerns about pending animal welfare regulations.

“Most primary production investment requires the capacity to weather cyclical trends. At present, pork is at a relatively low point in its cycle. However, the sector is well placed to overcome its challenges, suggesting investment now should reap good medium to longer term rewards. All pork presently produced in New Zealand is consumed in this country: we do not export pork, though our pork production is at the leading edge on country of origin and welfare issues, which also bodes well for the future,” says Mark.

Accommodating a maximum of 4900 pigs, the piggery sits on a nine hectare footprint within the property.

“Comprising offices and several specialised facilities such as a workshop, laboratory, food storage and preparation area, isolation unit and sheds for various stages of the pig lifecycle, from mating and gestating to finishing, the property also has a four-bedroom and three three-bedroom staff houses. The pigs are housed in enclosed sheds that have either retractable sides for ventilation, or are mechanically ventilated.

“They feed on a diet of dairy by-products such as whey and dissolved air flotation, and/or pelleted feed. Drinking water is sourced from a bore on the property, and the sheds are flushed regularly with clean water.







"Effluent from the sheds, comprising approximately 100 cubic metres per day, is washed and scraped through channels and underground pipes to an anaerobic/aerobic oxidation treatment system. This consists of three wastewater ponds, which operate in sequence and are located within a gully to the west of the piggy complex. Treated wastewater is irrigated onto pasture within the north-eastern portion of the farm in an area split into 15 blocks, providing a total land area of 22.4 hectares available for irrigation," says Mark.

Along with the piggy operation, the property has 11,500 recently planted pines in three locations, plus one older block of approximately 3.7 hectares in forestry nearing harvest. This offers the opportunity to use the latter for grazing and cropping once the trees are taken off, diversifying the property's potential income.

"Several purchase options are available. These include Sunpork, the current owner, entering into a lease back agreement with the new owner for the piggy itself. Alternatively, the property could sell as a going concern. If required, including supply contracts as part of that agreement is a further option," says Mark.



**MARK NEEDHAM**  
Rural & Lifestyle Sales Consultant  
027 704 6833



**KANE NEEDHAM**  
Rural & Lifestyle Sales Consultant  
027 336 8709

VIEW ONLINE LISTING AT: [pggwre.co.nz/PUK36278](http://pggwre.co.nz/PUK36278)







# MANGATANGI, AUCKLAND

561 Monument Road

## Unique Opportunity

A 142ha farm with a diverse income stream is what's on offer with this property. A 400 Sow piggery unit that has the capacity to hold up to 4900 stock units on it at any one time, with the piggery itself contained into a 9ha section of the property, the remaining land is used for grazing of beef and has a number of forestry planting.

Several purchase options are available. These include Sunpork, the current owner, entering into a lease back agreement with the new owner for the piggery itself. Alternatively, the property could sell as a going concern. If required, including supply contracts as part of that agreement is a further option.

## Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/PUK36278](https://pggwre.co.nz/PUK36278)

 Video Available



**MARK NEEDHAM**

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**KANE NEEDHAM**

027 336 8709

kane.needham@pggwrightson.co.nz





# ONEWHERE, WAIKATO

246 Allen and Eyre Road

## Mixed Contour Grazing Block

Comprising of a mixture of flat sandy loam soil type to the hill country rising up the side of the valley. Its unique climate caused by the contour gives it opportunity to grow good grass for finishing of cattle.

The Mangapapa Stream runs through the 135ha property which the stock water system draws from, via a solar power pump system to the header tank and then gravity feed to the 12 troughs on the property. A central raceway system, two cattle yards and 18 paddocks make up the infrastructure of the property.

## Auction

Plus GST (if any)  
(Unless Sold Prior)  
11.00am, Thursday 3 November BNZ Business  
Centre, 10 Massey Avenue, Pukekohe

[pggwre.co.nz/PUK36092](https://pggwre.co.nz/PUK36092)

[Video Available](#)



**MARK NEEDHAM**

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**ADRIAN VAN MIL**

027 473 3632

[avanmil@pggwrightson.co.nz](mailto:avanmil@pggwrightson.co.nz)





## WAITERIMU, WAIKATO

189 Hoult Road

 5  1  2

### Privacy and Potential

Set in the quiet hills of Waiterimu this 109ha sheep and beef property has plenty of appeal. Featuring a comfortable five bedroom home with lovely rural views, set in mature grounds with privacy.

This farm has run sheep and beef and could continue as it is but would equally make a great hunting retreat with approximately 70ha of the property deer fenced. Much of the property is surrounded by native bush with bush walks on the boundary, this creates potential for hosting farm stays/tourism. With pockets of native bush, excellent tracks and reliable spring water feeding the farm and house this property is a pleasure to farm.

**\$1.85M**

Plus GST (if any)

[pggwre.co.nz/HAM35338](https://pggwre.co.nz/HAM35338)



**RICHARD THOMSON**

027 294 8625

[richard.thomson@pggwrightson.co.nz](mailto:richard.thomson@pggwrightson.co.nz)





# RUAWARO, WAIKATO

197 Broughton Road

4 1 2

## Winter Milk Opportunity

This property of three titles is 76ha of flat to gentle rolling land with fertile soils and healthy pasture. There is an attractive four bedroom brick home and tidy three bedroom second dwelling.

Improvements include a 24ASHB dairy, six bay calf shed, six bay implement shed (two bays closed workshop) round barn, covered 50x18m feed pad, recently upgraded effluent system, 200T silage bunker, and PK bunker. 200 cows producing 105,000 - 110,000kg MS per season.

Opportunities to secure winter milk dairy farms don't come along very often. This highly productive owner operated unit with excellent modern infrastructure and facilities is a must see.



**RICHARD THOMSON**

027 294 8625

richard.thomson@pggwrightson.co.nz

## For Sale

[pggwre.co.nz/HAM36306](https://pggwre.co.nz/HAM36306)





## WAITOA, WAIKATO

256 No 1 Road

### When Location Counts - Graze or Maize

Just up the road from the Waitoa Dairy Factory is this 24.2800 hectare (more or less) block of land with 100% flat contour and good raceway. Subdivided into 16 paddocks with two hotwire internal fencing and four and five wire boundaries. Good water supply by way of a bore on the property. Good set of cattle yards and turning area with load-race. Three bay shed with an attached two bay lockable shed, currently being used for grazing 150 calves from November to June and cutting 350 bales of grass silage. The vendor has another property in mind. Could be a possible 8 December 2022 takeover date.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 12.00pm, Monday 21 November  
PGGWRE, 168 Thames Street, Morrinsville

[pggwre.co.nz/MOR36759](https://pggwre.co.nz/MOR36759)



**ALLISTER COOMBE**

027 507 7622

[allister.coombe@pggwrightson.co.nz](mailto:allister.coombe@pggwrightson.co.nz)





# WHITIKAHU, WAIKATO

760 Whitikahu Road

## When Location Counts

Located in the middle of the Whitikahu village this 138 hectare (subject to survey – more or less) dairy farm has scale and untapped potential. Milking 320 cows through a well-equipped 24 ASHB shed. With an average production of 136,519kg MS and with all young stock being grazed on farm. Excellent contour made up of 60% highly fertile consolidated flat peat loam soils and 40% very gentle rolling mineral soils. 47 paddocks, 12-15 hectares of maize is grown on farm plus lucerne and grass silage. The 1960s main home has four double bedrooms, two heat pumps and an office. The second dwelling of three bedrooms was completely renovated in 2017.

## Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/MOR36236](https://pggwre.co.nz/MOR36236)



**AIDAN COWLEY**

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[aidan.cowley@pggwrightson.co.nz](mailto:aidan.cowley@pggwrightson.co.nz)





## PIARERE, SOUTH WAIKATO

254 State Highway 1

 4  2  2

### Outstanding Dairy Farm

PGG Wrightson Real Estate is privileged to be able to offer this very valuable and well-established dairy farm to the market this spring. Currently milking approximately 380-400 cows with 25 heifers retained, supplemented with both maize and grass silage grown on farm. All infrastructure including a 30 ASHB shed, and seven-bay calf shed, and all supporting farm buildings in very good condition. Lovely balance of contour in an excellent location with stunning views over the lake and mountains. A must view to appreciate.

### Tender

Plus GST (if any)  
(Unless Sold By Private Treaty)  
Closes 4.00pm, Thursday 17 November  
PGGWRE, 72 Firth Street, Matamata

 [pggwre.co.nz/MAT36486](https://pggwre.co.nz/MAT36486)



**TREVOR KENNY**

021 791 643

[trevor.kenny@pggwrightson.co.nz](mailto:trevor.kenny@pggwrightson.co.nz)









WAIKATO

## BLUE CHIP FARM

A 152 hectare Waikato dairy farm, situated in the region's farming heartland, is for sale for the first time since 1967. Located in Piarere, Tirau, 46 kilometres south east of Hamilton and 23 kilometres south east of Cambridge, the farm has been held in the Watkins family for 55 years. Martyn Watkins' family farm was across the road when his parents Harold and Ella bought the farm, as he explains.

"We farmed as a family, alongside my three brothers, with Dad having financial oversight. It was mainly sheep and beef. We would go shearing and haymaking for extra income, with everything we brought home going into the same bucket. Our parents managed to buy extra property, and eventually we had enough land to share out between us. Although we carried on working on each other's farms, by the time we were each married all of us were ready to split and make our own way as separate family units, which the four brothers did in a totally amicable way." This was in the 1980s.

Martyn and wife Kay took the Piarere farm, at that stage just over 100 hectares, one brother took a farm in Mamuku, one in Te Kuiti, and Martyn's youngest brother stayed on the original family farm.

Over the next few years, during which time they added the back half of a neighbouring farm to their property, Martyn and Kaye tried goats, then trended more towards grazing heifers, until by the mid 1990s a big change became logical, as Martyn explains.

"We were so close to being a dairy farm, with similar pasture management practices and stock carrying capacity, it seemed like the right time to make a shift, and in 1996 NZ Dairy Group shares were relatively affordable.

Several other farmers in the district were either considering going to dairy or already had done. We were unsure whether it was the best thing for our farm, though took the plunge and did the big conversion for the 1996 season."

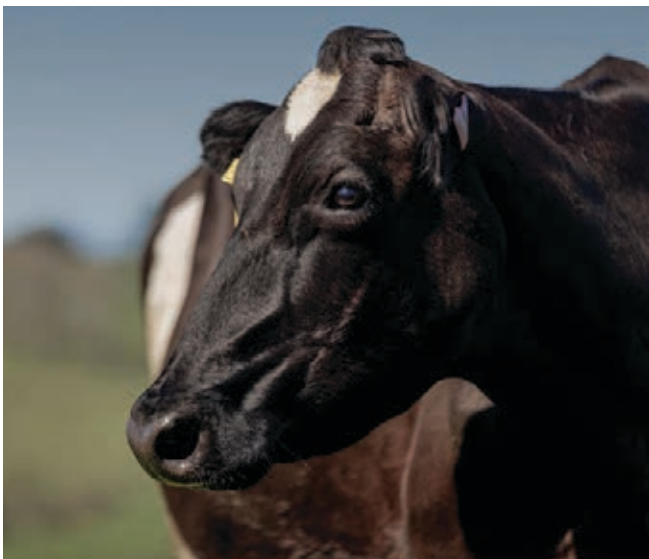
"Although in hindsight it seems like an easy and obvious decision, at the time it was huge: the biggest challenge ever, both physically and mentally," says Kay.

Two of Martyn's brothers also went to dairy at around the same time.

Taking on a lower order sharemilker was their preference to manage the farm. Starting with a 330 cow milking herd, and continuing grazing some heifers, after a few years they expanded the milking platform.

Over the past ten years they have averaged production of 140,000 kilograms of milk solids, though previously, with higher inputs, they achieved up to 160,000 kilograms per annum. They also carry 25 replacement heifers on steeper parts of the farm, with the other replacements grazed off.





Trevor Kenny of PGG Wrightson Real Estate, Hamilton is selling the Watkins' farm. He says it is well-maintained, and frequently admired.

"This is in a blue chip location, with extensive million-dollar views over Lake Karapiro and surrounding countryside. These features, alongside the premium levels of care spent on the farm, make it a hugely attractive proposition. Complementing its wonderful outlook, the beautification the Watkins family has undertaken to showcase this property and its stunning natural vistas down to the lake, make it a lovely farm to work on.

"A farm of this quality easily achieves the Fonterra 10 cent premium milk payment, earned for its sustainability credentials and milk quality.

"Aesthetics, locality and performance set this farm apart as one of the best Waikato rural properties offered to the market this spring".

This property is for sale by tender, with offers sought by 4pm on 17 November 2022.



**TREVOR KENNY**

Rural Sales Consultant  
021 791 643

VIEW ONLINE LISTING AT: [pggwre.co.nz/MAT36486](https://pggwre.co.nz/MAT36486)





## KATIKATI, BAY OF PLENTY

33C Connelly Lane

### Divide and Thrive A1 Orchard

0.89can ha G3 SunGold kiwifruit, 0.68can ha Hayward green, around 1.87can ha of avocados. 7.758ha deep, rich ash soils in the heart of horticulture country. Protect and plant the wonderful 700m long stream boundary and enjoy the opportunity to add value.

Amazing chance to build a home and lifestyle.

G3 SunGold - \$113,610 OGR per ha (2 year average)  
Hayward green \$50,061 OGR per ha (2 year average)  
Estimated avocado pick for 22/23 season is 23 bins



**ANDREW FOWLER**

027 275 2244

afowler@pggwrightson.co.nz

### Tender

Plus GST (if any)  
(Unless Sold By Private Treaty)  
Closes 3.00pm, Thursday 10 November

[pggwre.co.nz/TAR36518](https://pggwre.co.nz/TAR36518)



Video Available





## AONGATETE, BAY OF PLENTY

52 Pine Ridge Lane

 4  2  2

### Numerous Income Streams

Dual rentals or an executive home with income. Tastefully presented home, with dual bathrooms. The sun soaked kitchen/dining has a spectacular rural outlook, with peeps of the Tauranga Harbour. The cosy studio flat with pot belly heating would suit a teenager or elderly parents or would make a perfect B&B. All furniture and appliances are negotiable. 1.92can ha of Hayward green kiwifruit. Mainly mature vines and a smaller block about to reach maturity. On pergola with amazing shelter, irrigation and infrastructure. Professionally managed. There is a block of 130 young avocado trees and 22 mature avocado trees in full production.

### Price by Negotiation

Plus GST (if any)

 [pggwre.co.nz/KAT35675](https://pggwre.co.nz/KAT35675)

 Video Available



**SUE MCNEIL**

021 748 200

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## WHAKAMARAMA, BAY OF PLENTY 3 1

116 Turner Road

### Magnificent Ocean Views

It is a rarity that a rural-lifestyle block of over 25ha is presented to the market on the 'ocean side' of SH2, between Tauranga and Katikati.

Located at the end of Turner Road, this property offers unrivalled privacy and some of the most expansive Pacific ocean and Tauranga harbour views in the area. Significant value-add opportunities exist with incredible building sites and the potential to create additional titles through the establishment of protected New Zealand native wetland and a productive horticulture block (subject to WBOPDC consent).

### Price by Negotiation

Plus GST (if any)

 [poggwre.co.nz/TAR36215](https://poggwre.co.nz/TAR36215)

 Video Available



**ANTON TERBLANCHE**

021 324 702

[anton.terblanche@poggwrightson.co.nz](mailto:anton.terblanche@poggwrightson.co.nz)





## WHAKAMARAMA, BAY OF PLENTY 5 2 2

771 Whakamarama Road

### Private Off-Grid Tranquility

8.0372ha of land with approx 5ha of grazing, exotic and native trees and bush and a beautiful stream. The family home offers passive solar design features, five large bedrooms, en suite, separate lounge, open plan living, underfloor heating and log burner. The kitchen/living area flows through to the outdoor entertainment area and offers views over the Puketoki Reserve on the northern boundary. A detached building with office, laundry and double carport, Kiwispan shed, woodshed and chook house add to the value of the property. The off-grid energy system features hydroelectricity, solar power and solar hot water.

### For Sale

 [pggwre.co.nz/TAR36476](https://pggwre.co.nz/TAR36476)



**ANTON TERBLANCHE**

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## PAHOIA, BAY OF PLENTY

1572B State Highway 2

3 2 3

### Wide Water View Orchard

Sun streams into the double-glazed home which opens onto an alfresco deck. Gaze over the harbour and watch fiery sunsets over the Kaimai Ranges. 6.8590 hectares total land area with grazing for a horse or two and a good shed for toys and tools. 326 mainly mature avocados produce 17,193 trays per year (three year average). All equipment, as viewed, is included in the sale. A registered bore for pure filtered water with irrigation components supplied but not in service.

Expect a wide water view once you enter the front door of this stunning home.

### Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/TAR36151](https://pggwre.co.nz/TAR36151)

[Video Available](#)



**ANDREW FOWLER**

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[afowler@pggwrightson.co.nz](mailto:afowler@pggwrightson.co.nz)





## PUKEHINA, BAY OF PLENTY

101 Pukehina Station Road

🏠 5 🛁 3 🛏 2

### State of the Art Gold Orchard

This established G3 kiwifruit orchard is one of the very best you will see for sale in the WBOP. 8.5240 total with 7.4can ha covered; the production history is outstanding delivering \$203,708 average OGR last five years. The location, contour, altitude and overall set up of the orchard are why this orchard is one of the most admired properties in the district. The large contemporary five-bedroom home has too many wonderful features to mention. The attention to detail, tasteful decor and quality is evident throughout. The owners have worked hard to establish one of the very best orchards in the area. Early inspection is recommended.

### \$14.5M - Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 3.00pm, Wednesday 9 November

🔍 [pggwre.co.nz/TEP36605](https://pggwre.co.nz/TEP36605)

📺 Video Available



**DAVID MCLAREN**

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**KAREN MCLAREN**

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## TE PUKE, BAY OF PLENTY

162 Waimea Drive

 3  2  1

### Ticks All the Boxes

2.90 canopy hectares high producing G3, 1.97 canopy hectares green kiwifruit, 10-year average 12,129 trays per canopy hectare.

Three-bedroom recently renovated throughout, family home with two lounges, office, large high-stud garaging.

The entire orchard has been developed to the highest of orchard standards. Ag-beam structures, excellent shelter, large loadout area, flat contour. This excellent orchard has it all.

### Tender

Plus GST (if any)  
(Unless Sold By Private Treaty)  
Closes 4.00pm, Friday 25 November

[pggwre.co.nz/TEP36737](https://pggwre.co.nz/TEP36737)



**STAN ROBB**

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candsrobb@pggwrightson.co.nz





BAY OF PLENTY

VIEW ONLINE LISTING AT: [pggwre.co.nz/WHK36617](https://pggwre.co.nz/WHK36617)

## PROPERTY OFFERS DIVERSIFICATION OPTION

**A** Paengaroa, Te Puke property is selling with a potential solution for any land that might otherwise end up converting to forestry. Phil Goldsmith of PGG Wrightson Real Estate, Whakatane is offering the 166 hectare property for sale. He says innovative land use, based on carbon neutral farming, has resulted in a creative way to continue running livestock profitably on the steeper slopes, which better complements the property's productive flat land.

"Throughout New Zealand, many sheep and beef farms have sold in recent years for conversion to forestry. On this farm the current owners have come up with a progressive and far-sighted solution that diversifies revenue from their steeper slopes, without planting pine trees.

"To complement its 70 hectares of fertile flat land, three years ago this property's present owners planted 14 hectares of the farm's slopes in 960 elms and maples. Spaced to create a 30 per cent canopy cover, these were established to control erosion and mitigate the farm's carbon footprint.

From 2025 they will also generate revenue from the Emissions Trading Scheme (ETS). This creative combination of the slopes, the tree species and the level of cover they will provide enables stock to continue grazing the paddocks, therefore diversifying revenue from land that under traditional management would be less productive.





"Elsewhere, on the farm's steeper sections, in 2019 1.2 hectares was planted in 4200 natives, which are similarly on track for ETS revenue generation, and further support the property's future-proofed credentials," he says.

Grazing a mix of Wiltshires and Herefords on the elm and maple planted slopes, the trees are flourishing and were selected to grow to medium height only, therefore enabling pasture to grow underneath. They are registered with the ETS, and forecast to return full value under the scheme by 2029. Maple syrup production is another potential future revenue opportunity from the planting, which would have zero impact on livestock production or ETS returns.

Intelligent adaptation to the ETS is not the only innovation to broaden the farm's revenue streams.

"Falcon's Nest, a new build luxury cabin situated in an appealing and secluded part of the farm is marketed via the Canopy Camping website: [canopycamping.co.nz/falcons-nest](http://canopycamping.co.nz/falcons-nest). It ranks as one of the Bay of Plenty's foremost accommodation retreats, with outstanding occupancy, making a significant contribution to the property's bottom line," says Phil.

Since 2018 several other improvements have been undertaken on the property.

"First among these is full renovation of what was previously a standard 1960s era rural three bedroom house, which has had a sheltered outdoor entertainment space added off the living area, an ensuite and walk-in wardrobe added to an extended master bedroom, addition of a large rumpus room/fourth bedroom, and an office, and high quality decoration. On the farm, a new five bay implement shed; new cattle and sheep yards; and new laneways, fencing and culverts have also been added," says Phil.

Recent neighbouring horticulture development at equivalent altitude highlights an easy opportunity to contour and plant approximately five hectares in kiwifruit or avocados. Additional sections of the farm could support similar land use.

An attractive, elevated and serviced 0.74 hectare bare land lifestyle lot has been established and is in the subdivision process, presenting as another revenue generation option.

Phil says a drystock farm of this size is rarely capable of economically supporting its owner.

**"This farm proves that scale is not the only consideration: smart thinking and a progressive approach will also find a way."**

"This farm's strong emphasis on sustainability and diversification provides inspiration for the future of smaller family livestock units. It stands as a wonderful opportunity for a purchaser committed to the vision that the vendors have set in motion, achieving enhanced profitability via carbon neutral farming," he says.

For sale by tender, offers are invited by 10 November 2022, with registration required by anyone interested in attending an open day.



**PHIL GOLDSMITH**

Rural & Lifestyle Sales Consultant  
027 494 1844





## PAENGAROA, BAY OF PLENTY

155 Ridge Road

🏠 4 🛁 2 🚗 2

### Innovative Grazing with Multiple Revenue Streams

A total of 166.083ha four bedroom plus office and two bathroom home. Multiple revenue streams that make it a most unique proposition. Elevated 0.74ha bare land lifestyle Lot for sale. Grazing breeding ewes and lambs, breeding cows with calves at foot, replacement heifers and dairy grazers. 14ha planted in elms and maples to generate revenue from the Emissions Trading Scheme (ETS). 'Falcon's Nest' - a new luxury home stay retreat. Opportunity for horticulture development in kiwifruit or avocados.

### Tender

Plus GST (if any)  
(Unless Sold By Private Treaty)  
Closes 4.00pm, Thursday 10 November

🔍 [pggwre.co.nz/WHK36617](https://pggwre.co.nz/WHK36617)

🎥 Video Available



**PHIL GOLDSMITH**

027 494 1844

[pgoldsmith@pggwrightson.co.nz](mailto:pgoldsmith@pggwrightson.co.nz)





## PIKOWAI, BAY OF PLENTY

598 Pikowai Road

### Grazing / Dairy Support or Forestry

Presently a grazing/dairy support & finishing production property totalling 237.59ha. Subdivided into 70 paddocks, the property has an effective grazing area of 200ha (more or less) with the balance made up of 20ha mixed age Pinus Radiata and 15ha Lusitanica trees and riparian plantings. Carbon credits available. Improvements within the property include a load out with cattle yards, a three-stand wool shed, a calf rearing shed that holds 140 calves and all paddocks have water reticulated to them. Fencing is a mix of conventional post and batten with electric over the entire property with deer fencing on the second 28ha title.



**PHIL** GOLDSMITH

027 494 1844

[pgoldsmith@pggwrightson.co.nz](mailto:pgoldsmith@pggwrightson.co.nz)

### Tender

Plus GST (if any)  
(Unless Sold By Private Treaty)  
Closes 4.00pm, Thursday 17 November

[pggwre.co.nz/WHK36630](https://pggwre.co.nz/WHK36630)





## EDGECUMBE, BAY OF PLENTY

504 West Bank Road

3 1 2

### Exceptional Soils - Great Location

48.86 flat fertile hectares - 47.5ha (more or less) effective, in three titles. Milking 185 mixed age Jersey cows - rearing 60 calves on whole milk. Best production 82,776kg MS milking on 58ha. Rangitaiki Plains water scheme supply, ring loop reticulation, ring loop raceway. 14 ASHB dairy shed. Six bay half-round calf rearing shed/hay barn. Four bay storage shed with concrete floor and loading bay. Three bay, with one bay concrete floor, electricity implement shed. Quality flat fertile weed free pastures. Comfortable three bedroom family home.

Every aspect of this property reflects a high standard of improvement.

### Tender

Plus GST (if any)  
(Unless Sold By Private Treaty)  
Closes 4.00pm, Friday 11 November

[pggwre.co.nz/WHK36529](https://pggwre.co.nz/WHK36529)



**PHIL GOLDSMITH**

027 494 1844

[pgoldsmith@pggwrightson.co.nz](mailto:pgoldsmith@pggwrightson.co.nz)





## TE AWAMUTU, WAIKATO

2528 Cambridge Road

### Rare Earth Opportunity

The three pillars of Real Estate - Contour, Quality and Location - 39 hectare (more or less) dairy farm located only 8km from Te Awamutu. This flat fertile farm has had decades of family ownership which in turn have prioritised fertility and grass production. On average milking 117 cows, long term regrassing and cropping programme in place. Four bedroom homestead privately set back from the road, 10 ASHB, four bay implement shed, two hay barns and subdivided into 42 paddocks. Options here - continue milking, change to grazing or supplement block with fantastic location.



**PETER WYLIE**

027 473 5855

[pwyllie@pggwrightson.co.nz](mailto:pwyllie@pggwrightson.co.nz)

### Auction

Plus GST (if any)  
(Unless Sold Prior)  
11.00am, Wednesday 16 November  
PGGWRE, 87 Duke Street, Cambridge

[pggwre.co.nz/TEK36355](https://pggwre.co.nz/TEK36355)

 Video Available





## TE KUITI, WAIKATO

80 Queen Street

### Where Town Meets Country

What an impressive find! We are privileged to bring to the market, a very special lifestyle property located at top end of ever popular Queen Street, Te Kuiti. Our vendors are on the move and have already purchased elsewhere so motivation is high as will the interest be on such a blue chip property as this one. The land size is 12.1474 hectares (more or less). A section at the front of the property alongside the cul-de-sac end of the street has also been recently subdivided and is for sale separately. The family home is nestled amongst beautifully landscaped grounds in an elevated setting.

### Auction

Plus GST (if any)  
(Unless Sold Prior)  
11.00am, Friday 18 November  
Panorama Motor Inn, 59 Awakino Road, Te Kuiti

[pggwre.co.nz/TEK36504](https://pggwre.co.nz/TEK36504)

[Video Available](#)



**PETER WYLIE**

027 473 5855

[pwylie@pggwrightson.co.nz](mailto:pwylie@pggwrightson.co.nz)





## TE KUITI, WAIKATO

Mangatea Road

### Location and Contour

261 hectares (more or less) of predominantly easy, cattle contour country. Located just south of Te Kuiti. Lane-way access to the back of the farm. This bare block is a little gem of a farm. Only 4km from Te Kuiti. Good woolshed and implement sheds, solid fertiliser history and excellent water. Traditionally been farmed as a sheep and beef breeding and finishing farm but would make a great supplement cattle farm. If you're looking for a location and contour, then this is a property well worth looking at.

### Auction

Plus GST (if any)  
(Unless Sold Prior)  
11.00am, Friday 9 December  
Panorama Motor Inn, 59 Awakino Road, Te Kuiti

[pggwre.co.nz/TEK36514](https://pggwre.co.nz/TEK36514)



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KING COUNTRY

## KING COUNTRY ‘TROPHY’

One of King Country’s most prestigious farms is for sale for the first time in 47 years. Jocelyn Chambers grew up on her parents’ Rangitoto farm. In 1976, with her late husband Gerald, she purchased the Tiki Tiki Road property, 23 kilometres south of Te Kuiti, as she explains.

“Gerald and I had been living overseas, and were back in New Zealand for the birth of our first child. We wanted a rural lifestyle for our family and were looking for a property to provide that when the opportunity arose to buy this farm.

“My mother was an environmentalist before it was in vogue. She planted a lot of trees herself and knew the family that was selling this farm. She knew about all the trees they had planted here in the 1940s and 50s, and the philosophy behind that. This was the right option for us. We bought the farm and came back to live here permanently the following year,” she says.

Originally from England, Gerald Chambers was a mechanical engineer who served his apprenticeship in Buckinghamshire, where he regularly cycled past Chequers, the country house of the British prime minister. When he and Jocelyn bought the farm its tree and daffodil lined driveway reminded him of the entrance to that famous house, which inspired the couple to borrow the name.

In the late 1970s they built a new homestead and wool shed at Chequers. From the start the Chambers have employed at least two staff to manage the farm. Over the past few years Jocelyn has taken a more active role.

“I’ve always been an environmentalist, and have adopted a more regenerative approach to the farm recently. Basically that means we have to stop poisoning the environment: at Chequers our use of chemicals is minimal. We follow research-based practices that seek to nurture the soil, which results in better grass, and is reflected in our stock quality.

“Every year we make sure to put on micronutrients that are not included with regular fertiliser. We send away soil to the United States for testing.

“Because we use minimal sprays, we have plenty of beehives. Regenerative agriculture is particularly useful to improve animal health, for example the incidence of facial eczema on the farm has dropped noticeably since we have followed this philosophy,” says Jocelyn.

Jocelyn has engaged Peter Wylie of PGG Wrightson Real Estate, Te Kuiti to offer the 872 hectare farm for sale. He describes Chequers as a King Country ‘trophy.’

“Chequers is an exquisite property. As well as being a sheep and beef breeding and finishing farm with immaculate infrastructure, its magnificent five bedroom homestead features natural timbers, exposed beams, rustic brickwork and imported hand painted ceramics, plus a swimming pool sauna and spa, set in a majestic 8000 square metre park of English-inspired gardens, with 80 hectares of native bush as a back drop. A water-lily covered lake with a cottage alongside characterises Chequers’ charm and ambience.









"Most of the farm is flat to easy rolling contour, running up to steeper hill country. Well maintained laneways make farm management a pleasure; there are two sets of cattle yards and three sheep yards, plus an excellent airstrip. Stock currently comprises a 200 head herd of Angus breeding cows, plus replacements and steers, and 2900 highly productive ewes producing around 3300 lambs per annum. For the past few years the farm has been conservatively managed, which offers a new owner some options," says Peter.

Chequers is acknowledged as a King Country show piece.

"In the 1980s and 90s it was used several times as a film location, including for a feature film and television commercials. Its grandeur remains as strong today as it was back then, and it could easily be used as a location in future.

"Chequers offers an opportunity for farmers to add to their portfolio. Equally, for a non-farmer motivated to invest in New Zealand, it presents as a chance to own something very special while reaping the benefits of a productive farm, and experiencing everything that is good in rural life," he says.

Adjacent to the multi-level brick, tile and redwood homestead is a matching single building incorporating stables, tack room, feed room, chicken house and log shed. Chequers' four bedroom, two bathroom manager's house also has an in-ground swimming pool, and the property includes another workers' residence, maintained to a high standard.

Chequers is 62 kilometres north of Taumarunui, 70 kilometres south of Te Awamutu and 209 kilometres south of Auckland Airport. It is for sale by tender, with tenders sought by a deadline of 25 November 2022.



**PETER WYLIE**

Rural Sales Consultant  
027 473 5855

VIEW ONLINE LISTING AT: [pggwre.co.nz/TEK36682](https://pggwre.co.nz/TEK36682)





## WAITOMO DISTRICT, WAIKATO

1741 Tikitiki Road

### Trophy Farm Opportunity

'Chequers' - Outstanding 872 hectare trophy farm opportunity. Traditionally and conservatively run sheep and beef breeding and finishing property with top infrastructure on the market for the first time in 47 years. Most of the farm is flat to easy rolling contour, running up to some steeper hill country. Well maintained laneways make farm management a pleasure. All farm buildings and amenities are catered for to a high level plus an excellent airstrip. Fantastic water supply. For many decades the vendors have carried out a planting programme which has resulted in an ambient park like setting.



**PETER WYLIE**

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[pwyllie@pggwrightson.co.nz](mailto:pwyllie@pggwrightson.co.nz)

### Tender

Plus GST (if any)  
(Unless Sold By Private Treaty)  
Closes 11.00am, Friday 25 November  
PGGWRE, 57 Rora Street, Te Kuiti

[pggwre.co.nz/TEK36682](https://pggwre.co.nz/TEK36682)

 Video Available





## TE KUITI, WAIKATO

State Highway 3

### Well Located Hill Country Sheep and Beef Farm

Located only 2km south of Te Kuiti is this very fertile hill country breeding farm. Location and fertility are key here. It has been farmed with breeding cows and replacement heifers along with on average recently 50 steers. They also run a ewe flock and replacements. Very good water supply. This is a bare block as the vendors have lived in Te Kuiti and made the short drive out each day. Faithfully farmed and has produced well over the years. Three stand woolshed and covered yards. So close to Te Kuiti and all the services is a huge plus for this farm. Location, Location, Location!

### Tender

Plus GST (if any)  
(Unless Sold By Private Treaty)  
Closes 3.00pm, Friday 2 December  
PGGWRE, 57 Rora Street, Te Kuiti

[pggwre.co.nz/TEK36515](https://pggwre.co.nz/TEK36515)



**PETER WYLIE**

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## ARIA, WAIKATO

80 Parakoko Road

 4  2  1

### Pukeho Partnership - The Grass Grower

647 hectares (more or less) - four multi purchaser options available. Nicely contoured balanced farm, two dwellings, all the farm buildings needed, very good fencing, reliable water and a very good fertiliser record. Contour runs from extensive flats to easy rolling to steeper in the south of the farm. The vendors have set themselves targets over the years and have achieved them through soil fertility, management, water reticulation and livestock care management. Attention to detail throughout the farm is evident. Breeding finishing farm with brought in bulls also finished. This farm is a performer make no error.

### Tender

Plus GST (if any)  
(Unless Sold By Private Treaty)  
Closes 3.00pm, Friday 25 November  
PGGWRE, 57 Rora Street, Te Kuiti

 [pggwre.co.nz/TEK36407](https://pggwre.co.nz/TEK36407)

 Video Available



**PETER WYLIE**

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## RANGIWAHIA, MANAWATU

434 Marshall Road

### Grazing, Forestry or Carbon

Bare land - 441.035ha in three titles. Currently part of a large station running sheep and beef, this block has access from Marshall Road and Mangapapa/Ireland Roads.

Medium hill country with large areas of easy basins. Good water and well tracked and fenced. Two areas of QEII Bush.

This is an excellent opportunity to secure sound hill country with a range of options.

### Tender

Closes 2.00pm, Wednesday 9 November

[pggwre.co.nz/FDG36432](https://pggwre.co.nz/FDG36432)



**WAYNE BROOKS**

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**GEOFF WHITE**

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## MEEANEE, HAWKE'S BAY

240 Meeanee Road

### Invest In Meeanee

We are proud to offer this 8.2 hectare (20 acre) block in this very sought after location. The soils are heavy Farndon silts and have been fallow or used for horse grazing for many years. It has its own artesian bore suitable for stock and domestic purposes and a wide five-metre frontage onto Meeanee Rd. It is approximately 5km to either Napier or Taradale and one of the larger undeveloped blocks remaining this close to town.

Build and develop or simply land bank properties of this size in this location will be increasingly harder to acquire.

### Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/HAS36501](https://pggwre.co.nz/HAS36501)



**MARK JOHNSON**

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## DANNEVIRKE, TARARUA DISTRICT

412 Tamaki West Road

### Scale With Location 'River View'

This 558 hectare (1387 acres) held in six titles only 15.8km west of Dannevirke has scale with great location. The farm bounds the Ruahine State Park and has the Tamaki River running through it. A sportsman's playground. In excess of 95 paddocks, very well tracked with reliable stock water and good fencing. Good main service area with woolshed, sheep and cattle yards plus numerous satellite yards.

Breeding units support block or forestry, Riverview ticks a multitude of boxes.

### Tender

Plus GST (if any)

Closes 4.00pm, Thursday 8 December

[pggwre.co.nz/HAS36684](https://pggwre.co.nz/HAS36684)



**PAUL HARPER**

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**WILLS BUCHANAN**

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wills.buchanan@pggwrightson.co.nz





## MANAKAU, HOROWHENUA

385 Waikawa Beach Road

 6  2

### Horowhenua Dairy Farm - 216 Hectares (534 Acres)

Far larger farm (three titles) than usually available in the district, in a central location, in a fast-growing area south of Levin and adjacent to a popular lifestyle block development area strongly influenced by the proximity to Wellington and the Kapiti Coast. Contour is estimated 60% flat to undulating with the balance mainly rolling. All round good grass cover from well managed fertiliser history and a regular regrassing program. Above average infrastructure includes six bedroom home, 24 ASHB dairy shed, farm sheds, silage bunkers, good access roads and water system. Conscientiously farmed by the vendors with most of the hard work done.

### Price by Negotiation

Plus GST (if any)

 [pggwre.co.nz/LEV36133](https://pggwre.co.nz/LEV36133)



**IAN ROSS**

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**ROBERT HARDING**

0276464393

[Robert.Harding@pggwrightson.co.nz](mailto:Robert.Harding@pggwrightson.co.nz)





## MANAKAU, HOROWHENUA

Kristin Place

### 77.84ha (192 acres) Manakau Farm Land, Horowhenua

Check out the location! Check out the potential!

Great central location in a fast growing area south of Levin, off Waikawa Beach Road on seaward side of State Highway 1 and adjacent to a lifestyle block development area. Very appealing mainly flat to rolling contour, good pasture and well subdivided with laneway access, new water supply, new cattle yards, power supply. Currently being farmed in conjunction with the vendors dairy farm adjacent so is also part of the milking platform. Also ideal for agistment, bull beef, beef finishing plus growing some maize.

### Auction

Plus GST (if any)  
(Unless Sold Prior)  
11.00am, Tuesday 15 November

[p ggwre.co.nz/LEV36135](https://pggwre.co.nz/LEV36135)



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# SOUTH ISLAND

PROPERTY EXPRESS | SPRING 2022





# THORPE, TASMAN

1517 Dovedale Road

## Dovedale Dairy

Dovedale Dairy is a 161ha property in two titles. 138ha effective, 50ha of flats, 20ha rolling - balance medium to steep hill. Flats are irrigated via K-Line from a large storage dam. Excellent farm improvements. 54 Bail Rotary cowshed with in-shed feeding. Four-bedroom bungalow. Supplying Fonterra and a local milk supplier, for a premium return.

**\$4.1M**

Plus GST (if any)

[pggwre.co.nz/NEL34789](https://pggwre.co.nz/NEL34789)

 Video Available



**DOUG SMITH**

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**JOE BLAKISTON**

027 434 4069

jblakiston@pggwrightson.co.nz





## DOVEDALE, TASMAN

213 Win Valley Road

 3  2  3

### Attractive Dovedale Home and Grazing

Located in the desirable Win Valley and a real grass factory this 70ha (172 acres) property will appeal to astute buyers.

A meandering driveway leads to a stunning three-bedroom, two-bathroom Adobe brick homestead on an elevated site with ample garaging and storage. A designer kitchen and open-plan living are just some of the features of this impressive home. There is a full range of farm buildings and being well-tracked provides easy access to all areas of the farm. A very productive farm, ideal for dairy grazing, cattle finishing, or any class of livestock.

Inspection will not disappoint.



**JOE BLAKISTON**

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**DOUG SMITH**

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### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)

Closes 12.00pm, Friday 11 November, 6  
Gladstone Road, Nelson

 [pggwre.co.nz/NEL36422](https://pggwre.co.nz/NEL36422)

 Video Available





## CANVASTOWN, MARLBOROUGH

52 Daltons Road

5 2 2

### Premium Dairy Farm of Scale

Dalton Downs is widely regarded as one of Marlborough's premium dairy properties. An opportunity presents itself to secure this 313ha (774 acres) top-performing dairy farm with a full range of high-quality dairy infrastructure. Located in the heart of dairying in Marlborough, this dairy operation is nestled in a sheltered valley adjacent to the Pelorus River. The farm is predominantly flat with gentle slopes on the valley and consists of four titles. The average production over the last three seasons is 290,000kg, including calf milk from a milking platform of 242ha.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 1.00pm, Tuesday 22 November

[pggwre.co.nz/BLE36761](https://pggwre.co.nz/BLE36761)

 Video Available



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**JOE BLAKISTON**

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[jblakiston@pggwrightson.co.nz](mailto:jblakiston@pggwrightson.co.nz)





## AWATERE VALLEY, MARLBOROUGH

Ballochdale Road

### Forestry Opportunity or Carbon Farming

287 ha (subject to final survey) good access to the property off Ballochdale Road, Awaterere Valley. Easy to moderate hill country, established forestry on one boundary. Some of the property already approved by M.P.I for registration in the Emission Trading Scheme. Fair percentage clean tussock country, balance scrub. Well tracked.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 3.00pm, Tuesday 15 November, 20  
Westwood Ave, Blenheim

[poggwre.co.nz/BLE36744](https://poggwre.co.nz/BLE36744)



**KEN MCLEOD**

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## WARD, MARLBOROUGH

1505 Peggioh Road

### Peggioh Station

'Peggioh Station' is an east coast, limestone hill country farm comprised of 1304 hectares (3220 acres) in two titles, with a four bedroom home and associated farm infrastructure including woolshed, sheep and cattle yards. The land is a mix of flats, medium to steeper hill with good tracks and incorporates approximately 200 hectares of QEII covenant area. The property has been leased over recent years and provides an outstanding opportunity for an astute buyer to acquire a property with scale and development potential including favourable contour and altitude for forestry and carbon farming in a desirable Marlborough farming location.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 2.00pm, Friday 9 December

[pggwre.co.nz/DAR36472](https://www.pggwre.co.nz/DAR36472)



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**MARK TERRY**

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## STAG AND SPEY, KAIKOURA

540 Spey Forest Road

 4  4

### Spey Creek Trophy Hunting Estate

A truly unique land and business opportunity to be sold by international tender as a going concern. At 1200ha, Spey Creek is a high-end destination for predominantly overseas hunting clients wanting a truly New Zealand hunting experience.

A purpose-built hunting lodge with a new managers house and support buildings in an off-the-grid setting in the Kaikoura hills, where the mountains meet the sea.

With New Zealand borders fully open to international hunters and the proven track record of Spey Creek Trophy Hunting Estate, this unique property is a prime target for new owners.

### Tender

Plus GST (if any)  
(Unless Sold By Private Treaty)  
Closes 4.00pm, Thursday 1 December

 [pggwre.co.nz/BLE36632](https://pggwre.co.nz/BLE36632)



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## KANIERE, WEST COAST

199 Milltown Road

### A Golden Opportunity

A wonderful 207 hectare, off-grid property with a five-bay shed with workshop and amenities, large 10m x 4m wood/storage shed, and cattle yards. A large portion of land has been cleared, ready for further development, well tracked throughout, and includes two quarries with the added possible income from the sale of gravel and sphagnum moss.

A developer's dream, whether it be gold mining, subdividing, lifestyle living, or a tourism venture, you decide. This property is a must view so much to offer only 18 kilometres to Kaniere Township.

**\$1.5M**

Plus GST (if any)

🔍 [pggwre.co.nz/GRE36345](https://pggwre.co.nz/GRE36345)



**SHARYN** OVERTON

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## KAKAPOTAHU, WEST COAST

859 Waitaha Road

 3  1  2

### First Farm Opportunity

108.0346ha smaller scale property is currently in transition from an all-dairy operation to a more easily managed small dairy herd of around sixty cows on once-a-day milking complementing a herd of beef breeding cows, replacement heifers and calves. The property is well fenced and laned, with reticulated, pressurised stock water supplied to all but two paddocks on the farm. Three-bedroom permanent material home, full array of well-maintained support buildings. Older style 16 ASHB shed with a yard capacity for 130 cows. Recent shed upgrades include Read milking plant, new teat spray system, refurbished milk cooler and effluent pump.

**\$1.6M**

Plus GST (if any)

 [pggwre.co.nz/GRE36676](https://pggwre.co.nz/GRE36676)



**AUSTEN** RUSSELL

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## CULVERDEN, CANTERBURY

447 Isolated Hill Road

### 'Inniskillen' - Outstanding Dairy Farm

This outstanding modern dairy farm is located 11km from Culverden. Consisting 339.1673ha, it includes the dairy platform approx 245ha and adjacent 77ha support farm. Features of the farm are a high standard of pasture, paddock subdivision, lane systems, modern irrigation, stock water systems and farm infrastructure including the 50 bail rotary dairy shed and support buildings. Irrigation is part of the AIC Ltd and incorporates both mainly pivot with a limited amount of fixed grid and laterals in the corners. Two four-bedroom homes, two three-bedroom homes and one-bedroom singleman's cottage. Herd and replacements available for purchase.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 2.00pm, Friday 18 November

[pggwre.co.nz/CHR36631](https://www.pggwre.co.nz/CHR36631)

 Video Available



**PETER CREAN**

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[pcrean@pggwrightson.co.nz](mailto:pcrean@pggwrightson.co.nz)





## GRETA VALLEY, CANTERBURY

406 Blythe Road

### Impressive Well-Located Hill Farm

'Deans Hills' is a stand-alone, well regarded sheep and cattle hill farm, with potential for forestry and carbon farming. Originally part of a larger farm, this property has been very well developed with a new stock water system, fertiliser and oversowing. It is expansive in nature with rolling to medium hill with a few steeper areas. Areas of native bush in some gullies are a very attractive feature. It is well fenced and tracked and access is very good around the whole property. Currently farming cattle, there are also other options, including sheep, with potential for forestry and carbon farming, subject to obtaining a consent.

### Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/CHR35528](https://pggwre.co.nz/CHR35528)

 Video Available



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# HISTORIC HOME, ADMIRER FARM

One of Canterbury's most notable historic country homes, located on one of the region's most admired farms, is for sale. Claremont, a Georgian-style house built in 1866 from locally hand cut limestone blocks is the homestead for a 361 hectare sheep, cattle and deer breeding and finishing farm 17 kilometres north west of Amberley and 63 kilometres north of central Christchurch. Peter Crean and John Davison of PGG Wrightson Real Estate, Christchurch are offering the homestead to the market, either with or without the farm.

"Within the Waipara wine region close to Christchurch, Claremont serves as a sanctuary, though offers multiple layers of opportunity to a new owner. Unlike timber-framed stone-façade buildings typical of its period, Claremont adheres to classic Mediterranean mortar-bound double skin construction techniques, proven over two millennia.

"Lacking for nothing in terms of luxury, the homestead is an approximately 587 square metre building extensively recently refurbished to the highest aesthetic and structural standards, therefore combining all the benefits of modernity with period detailing, ensuring no compromise to its grand legacy. Set in lovingly manicured grounds on a 4.95 hectare title, it comprises six large bedrooms, five with ensuite; three living rooms; shaded verandas; and extensive cobbled courtyards and a separate 100 square metre four-car garage. As a further option, purchasers may also acquire one or both of two adjacent similar sized land titles.

"Trading as Claremont Country Estate, in the decade preceding 2012 the homestead operated as an intimate five-star luxury lodge, categorised alongside the likes of Huka Lodge, Blanket Bay and Kauri Cliffs. During this period Claremont was twice nominated in the World Tourism Awards, also featuring in the Harper Hideaway Report, the United States' most prestigious hospitality and tourism journal, as New Zealand Grand Award winner. While Claremont Country Estate ceased trading ten years ago, returning the homestead to its primary function as a family sanctuary, a new owner could easily re-initiate the exclusive tourism business," he says.

In addition to the homestead, the property is complemented by an approximately 115 square metre three-bedroom, two-bathroom caretaker's cottage. Built in 2004, the cottage is fully insulated, double glazed, and has four heat pumps.

According to Peter, Claremont's livestock production is widely renowned.

"This is one of the district's most admired farms, and has been for many decades.

"Farm infrastructure includes a four-stand woolshed, covered yards, and separate sheep and cattle yards, plus many other quality utility buildings, excellent paddock subdivision and access laneways. In place for 14 years, the current lessee is available to continue husbanding this superlative farm, should that be the new owner's preferred option."

As well as being one of North Canterbury's best performing commercial livestock properties, Claremont has additional development potential.

Claremont's high lime levels will suit viticulture and truffles. Among New Zealand's first commercial truffleries, Claremont's was established during the mid-1990s, and last year produced the Southern Hemisphere's largest ever truffle at just under 1.5 kilograms. Meanwhile a pilot Pinot Noir vineyard was planted recently. Although neither of these is offered with this sale, expansion into viticulture, truffles, or both, would offer revenue diversification with minimal impact on the existing farm. Olives are another opportunity," says Peter.

Bounded by 7.25 kilometres of the Waipara River, including the outstanding natural beauty of Waipara Gorge, Claremont's geology gives rise to additional splendours.

"A dramatic limestone escarpment with a 90 metre drop-off runs through the property. This incorporates a natural rock sculpture that has the profile of a face with a mitre hat, so is known as Bishop's Head rock. At 45 metres high, Bishop's Head compares to the presidents' heads at Mt Rushmore, which are less than 20 metres high.

"Also within the river are numerous rocks akin to the Moeraki Boulders. These are nicknamed locally as God's Marbles, and in the past several hundred were extracted and shipped to museums around the world. There are half dozen at the entrance to the Auckland Domain. In 2004 one of these boulders was found naturally broken open, and contained the complete fossilised head of a mosasaur," says Peter.

Adding yet another dimension, still more remarkable secrets lie beneath the farm.

"A limestone seam through the property contains one of New Zealand's richest deposits of cretaceous material, a 70 million year-old fossil lode including plesiosaurs, mosasaurs, 16 species of pre-historic shark, the world's oldest, largest and smallest penguins and the KT boundary, evidence of the meteor dust that caused the extinction of the dinosaurs.

"For that reason, of course, Claremont is highly regarded by palaeontologists," he says.





Claremont includes several blocks of forestry. In addition to an artificial lagoon complete with an island, numerous other regeneration opportunities will abound for a purchaser seeking to enhance Claremont.

With so many different dimensions, the property will make certain demands on a new owner, though will repay those handsomely.

“Our vendor purchased Claremont in 1997, which is the only time it has changed hands in four generations. In his view, to acquire a ‘trophy’ property such as this doesn’t make you its owner: more accurately you become the property’s custodian. Anyone who brings that philosophy will benefit immensely in taking on Claremont,” says Peter.

Claremont is for sale by deadline private treaty, with offers sought by 2 pm on Friday 25 November 2022.



**PETER CREAN**  
Real Estate Manager  
027 434 4002



**JOHN DAVISON**  
Sales Consultant  
027 436 4464

VIEW ONLINE LISTING AT: [pggwre.co.nz/CHR36120](https://pggwre.co.nz/CHR36120)







## BROOMFIELD, CANTERBURY

828 Ram Paddock Road

### Claremont Country Estate - North Canterbury

At 361ha 'Claremont' effortlessly carries its mantle as one of Canterbury's finest farms. Close to Amberley, the estate features an exceptional recently refurbished historic homestead and a modern caretaker's cottage. Impeccable infrastructure includes a four-stand woolshed, covered yards, numerous farm buildings with separate sheep and cattle yards. Excellent paddock subdivision and access laneways are another feature. Breeding and finishing sheep, cattle and deer, Claremont's livestock production is renowned. In place for 14 years, the current lessee is available to continue farming this 'trophy' property, offering a unique opportunity.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 2.00pm, Friday 25 November

[pggwre.co.nz/CHR36120](https://pggwre.co.nz/CHR36120)

 Video Available



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## SEFTON, CANTERBURY

686 Lower Sefton Road

This 129.7574ha farm is well located close to Sefton and Rangiora. Subdivided into approximately 52 paddocks, it features an extensive lane system throughout the farm. Fencing is of a good standard with electric fencing throughout. The property will be sold with two irrigation consents in place and is able to be fully irrigated using approximately 100 long line lateral sprinklers. Fertile soils have produced fantastic wheat crop records and there is good farm infrastructure in place including two homes and a good selection of farm buildings. Contact Peter or Mark for more information.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 2.00pm, Thursday 8 December

[pggwre.co.nz/CHR36313](https://pggwre.co.nz/CHR36313)



**PETER CREAN**

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**MARK CLYNE**

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## VIEW HILL, CANTERBURY

431 Harmans Gorge Road

### 'Aroha Downs' - A Premier Property With Irrigation

This outstanding 601ha farm is situated in a foothills location with high rainfall and has long been regarded as one of Canterbury's most favourable properties. It is a mixture of mostly flats with some easy hill country. An excellent lane system, deep fertile soils, the ability to cultivate most of the property and approx 175ha of irrigation ensure it is suitable for any livestock or cropping practice. Current farming practices include a long history of large dairy grazing and bull finishing. Stock and domestic water supply are a feature. Substantial four-bedroom home, three-bedroom cottage and quality farm buildings.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 2.00pm, Thursday 17 November

[pggwre.co.nz/CHR36614](https://pggwre.co.nz/CHR36614)

 Video Available



**PETER CREAN**

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**MARK CLYNE**

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## WEST MELTON, CANTERBURY

Weedons Ross Road

### Leasehold Farming Opportunity

175ha bare land, of which approximately 20ha is in trees, the rest for farming. Annual rental of \$12,750 plus GST with lease to be renewed until December 2027. Well subdivided into 20 paddocks with stock water in all paddocks. Three-stand raised board woolshed with attached covered yard (400 capacity), three-bay shed, and cattle yards. Good internal access via well-formed track, stop bank and fenced to allow ease of stock movement. Irrigation for approximately 20ha with updated pastures and regular fertiliser. Environmentally up to date with full FEP available.

### Deadline Private Treaty

Plus GST (if any)  
Closes 12.00pm, Tuesday 15 November

[pggwre.co.nz/LCN36709](https://pggwre.co.nz/LCN36709)



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**MICHAEL BICKLEY**

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## ASHBURTON, CANTERBURY

Forks Road and Goughs Crossing Road

### Self-Contained Dairy Opportunity - 541ha

'Lowe Farms Limited' is a spray irrigated, self-contained dairy farm with opportunity for further development located in the Canterbury foothills. A 54 bail rotary shed is equipped with modern technology. Currently milking 1,160 cows off 390ha platform consistently above 560,000kg MS with young stock and wintering all in-house. Sound housing and ample sheds. Irrigation water sourced from BCI and Ashburton River with a large storage pond. Available as one large farm or on three separate blocks (207ha dairy, 230ha dairy support and 104ha dairy support - subject to water and nutrients being split). 'A' audit.

### Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/ASH36603](https://pggwre.co.nz/ASH36603)



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**TIM GALLAGHER**

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## COLDSTREAM, MID CANTERBURY

185 Stevens Road

### Arable, Lamb Finishing and Dairy Support - 294ha

Very well presented 294ha arable, lamb finishing and dairy support property in five titles. Spray irrigated with cheap water being a mix of long-term surface and MHV scheme water. 132,000m<sup>3</sup> storage pond with outstanding duck shooting, boat ramp and jetty. Over 1500T of grain storage and a drying elevator. Two homes, numerous implement/storage sheds and a two-stand woolshed and sheep yards. A-grade FEP Audit with max winter grazing area of 117.3ha under NES Fresh Water 2020 regulations. Outstanding production history of vegetable and speciality seeds.

**\$13.1M**

Plus GST (if any)

[pggwre.co.nz/ASH35715](https://pggwre.co.nz/ASH35715)

 Video Available



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## HAZELBURN, SOUTH CANTERBURY

617 Raincliff Road

### 'Rockpool' - 317 Hectares\*

'Rockpool' is located in the Raincliff area and is currently run as a deer unit but would be suitable for cattle and sheep.

Farming approximately 317ha (freehold and accretion land) and subdivided into 44 paddocks, including a 64ha trophy/game park.

Rockpool has a balance of contours and soils with flats, rolling hills and steeper country with picturesque limestone outcrops.

Good deer handling facilities with hydraulic crush and various other implement sheds and support buildings.

Access throughout the property is via a central laneway with arterials to all parts of the farm.

\*Subject to issue of new titles for accretion claim.



**ROBIN FORD**

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**SIMON RICHARDS**

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### Deadline Private Treaty

Plus GST (if any)

Closes 1.00pm, Tuesday 22 November

Q [pggwre.co.nz/ASH36616](https://pggwre.co.nz/ASH36616)





## TEMUKA, SOUTH CANTERBURY

385 Earl Road

### 'Hillside' - 161 Hectares

'Hillside' is a flat to easy rolling property with excellent productive Waitohi and Timaru silt loam soils capable of a wide range of farming activities. Currently run as a sheep, beef and cropping operation finishing both lambs and cattle.

The farm is well subdivided and holds 10 units of Downlands water that is reticulated throughout the property.

Farm support buildings include a two-stand woolshed and yards, cattle yards, multiple implement sheds, grain silos and a solid 1920s four bedroom homestead.

Hillside presents a great opportunity to purchase a fourth-generation property that has been farmed by the Lyon family since 1902.



**SIMON** RICHARDS

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### Deadline Private Treaty

Plus GST (if any)

(Unless Sold Prior)

Closes 1.00pm, Wednesday 23 November

[pggwre.co.nz/TIM36696](https://pggwre.co.nz/TIM36696)





## TEMUKA, SOUTH CANTERBURY

219 and 221 John Talbot Road

### 'Woodlands' - 142 Hectares

'Woodlands' is an intensive mixed cropping and fattening property located only 7km from Temuka in the highly regarded area of Waitohi.

These rich versatile silt loam soils have a proven production history and have been farmed by the same family for over 150 years.

Farm infrastructure consists of two good homes and large quality shedding and workshop facilities to support farm operations and other off-farm activities. Excellent grain storage facilities with drying capabilities.

Woodlands provides an opportunity for farmers or contractors to purchase a quality property with logistical advantages being so closely located to Temuka and Timaru.



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### Deadline Private Treaty

Plus GST (if any)

Closes 1.00pm, Thursday 17 November

[pggwre.co.nz/TIM36724](https://pggwre.co.nz/TIM36724)





## PLEASANT POINT, SOUTH CANTERBURY

267 Smart Munro Road

### Quality Home With Sensational Views - 24 Hectares

This excellent farmlet has a very functional and tastefully decorated four bedroom plus office home positioned upon the crest of a hill to capture the uninterrupted panoramic views which are some of the best in South Canterbury.

On the land there is ample shedding including a drive-through shed, a high stud implement shed, both cattle yards and sheep yards and a second large double garage with workshop is conveniently located close to the house. The farm is all in pasture and is well subdivided into paddocks.

This property is in three titles which provides plenty of options for the new owners in the future.



**SIMON RICHARDS**

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### Deadline Private Treaty

Plus GST (if any)

(Unless Sold Prior)

Closes 1.00pm, Tuesday 1 November

[pggwre.co.nz/TIM36669](https://pggwre.co.nz/TIM36669)





## HILDERTHORPE, NORTH OTAGO

390 Steward Road

### 'Simpson Park' - A Tier One Dairy Unit - 149ha

'Simpson Park' is a tier one spray irrigated, high performing dairy unit in the Waitaki Plains. A 54 bail rotary dairy shed is equipped with all modern technology. Consistently milking between 560-570 cows with production 260,000 - 265,000kg MS. Irrigated by one of the cheapest irrigation schemes in the country, Lower Waitaki Irrigation. Two Valley pivots cover 110ha with the remainder by K-Line. Three homes. Fully compliant environmentally. A consistent, low cost, farm with ideal location.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 12.00pm, Friday 11 November

[p ggwre.co.nz/ASH36655](https://pggwre.co.nz/ASH36655)



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NORTH OTAGO

## NORTH OTAGO HILL PROPERTIES EXCEPTIONAL RESULTS

**T**hree extensive North Otago sheep and beef hill properties, each well respected among the local farming fraternity, have sold in recent months.

Twin Peaks Station, a 1980 hectare property, sold in April after being offered to the market by David Heffernan of PGG Wrightson Real Estate, Oamaru. Ranging from 500 to 700 metres above sea level, situated 10 kilometres south of Omarama among the Upper Waitaki country lakes and mountains, Twin Peaks carries more than 5000 stock units, focusing mainly on fine wool production and finishing merino store hoggets, along with store lambs, and trading and finishing store beef cattle.

Carrying around 4000 stock units, 1229 hectare Mt Otekaieke Station in the Waitaki Valley between Duntroon and Kurow was sold by John Sinnamon, North Otago Manager for PGG Wrightson Real Estate in July. A mix of sunny and darker lying country, the Mt Otekaieke run block ranges from 400 to 1000 metres above sea level. With lower altitude paddock country, this combines to present a solid history of fine wool and halfbred sheep, with some cattle, offering options to diversify.

A few weeks later John Sinnamon and his colleague Barry Kingan combined to sell the 1934 hectare Danseys Pass Station, carrying approximately 5000 stock units and located 22 kilometres south west of Duntroon.





Offering options from fine wool to crossbred, store stock to finishing, comprising a 255 hectare homestead block and a 1679 hectare run, the majority of Danseys Pass Station is low to mid altitude tussock country.

David said Twin Peaks Station was one of the final pastoral lease properties to complete the tenure review process.

"On that basis it attracted considerable market interest to sell satisfactorily as a freehold property. Comprising 810 hectares of downlands, including 84 hectares under irrigation via two six span pivots, with the balance in hill country, in common with other properties in the Upper Waitaki lakes district, buyer motivation was partly inspired by the aesthetics and scenic splendour of farming in such remarkable surroundings.

"Although we received inquiry from around the country, the property ended up selling to a farmer with established interests at Lindis Pass," says David.

John Sinnamon said the sales of Mt Otekaieke and Danseys Pass both realised his vendors' expectations.

"In both instances we fielded interest from Southland to North Canterbury, and also the North Island. Due to its options for diversification Mt Otekaieke, in particular, attracted plenty of attention.

"Buyers were well-informed, and had done their homework, which underlines the shortage of good, sizeable sheep and beef units available for sale, and the strong demand in the market. We marketed both properties in late Autumn and early Winter.

"With an inspection held on the shortest day, even marketing at that time of year didn't deter potential purchasers.

"While it's difficult to have a conversation with anyone at present without raising the subject of forestry, due to their altitude and contour buyers for these farms were not competing with forestry interests," says John.

Twin Peaks, Mt Otekaieke and Danseys Pass each changed hands at the upper end of per stock unit values, with the scale and location of each influencing prices.

John Sinnamon says similar properties expected to list for sale in the spring are likely to satisfy a portion of the unmet demand for North Otago sheep and beef hill properties of scale. However, a sellers' market will still prevail in the sector for the foreseeable future.



**BARRY KINGAN**

Rural & Lifestyle Sales Consultant  
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**DAVE HEFFERNAN**

Rural & Lifestyle Sales Consultant  
027 215 8666



**JOHN SINNAMON**

North Otago Branch Manager  
027 457 0710





## DUNTROON, NORTH OTAGO

3635 Kurow-Duntroon Road

### Lundie Braes - Scale, Quality and Opportunity

An attractive 445ha irrigated dairy property located on the western boundary of Duntroon township adjoining SH 83 and only 40km ex Oamaru. A well-presented unit with excellent pasture management, sound production and a good range of farm improvements. Current production based in part association with adjoining property, estimated sale portion to run 1250 cows or 550,000-560,000kg MS. A unique feature of this unit is that it can, due to the nature of improvements which include housing, 60 bail rotary, 40 bail Herringbone shed, irrigation and titles, be sold as a single sizable dairy farm, or could also be sold as two separate dairy units.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 2.00pm, Thursday 24 November

[pggwre.co.nz/OAM36647](https://pggwre.co.nz/OAM36647)



**JOHN SINNAMON**

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**DAVE HEFFERNAN**

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## OTEKAIEKE, NORTH OTAGO

26 Eastern Road

### 'Oteawai' Dairy Farm

Located in the picturesque Waitaki Valley, 52km inland from Oamaru. 320ha dairy farm with 292ha approx spray irrigated, 244ha approx pivot irrigation with low cost effective irrigation water pumped from consented (165 litres/sec) on farm gallery. Oceania supply farm milking 970 cows with consistent production increases 490,000kg MS, 2021/22 season. 50 bail rotary shed and dairy support sheds, three main houses. Superb paddock and lane design, strong fertile soils, cost effective irrigation, proven production history and all cows wintered on, prioritising a sustainable farm environment plan. Dairy farms like Oteawai are rare to the market.

### Price by Negotiation

[pggwre.co.nz/OAM36658](https://pggwre.co.nz/OAM36658)



**DAVE HEFFERNAN**

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## MAHENO, NORTH OTAGO

Waimotu Road

### 'Punchbowl'

This attractive 261.05 hectare property lies 5km ex Maheno and under 20km from Oamaru. Complete with a strong history Punchbowl has been a name synonymous with the stud sheep and sheep industry in the wider New Zealand farming fraternity for more than a century. The five bedroom homestead is well laid out in a spacious and secluded setting with an additional two dwellings, woolshed, livestock yards, implement and sundry shedding and tree lined shelter. Location of property combined with soil type, contour and options of diversification combine to present a genuine and unique opportunity for the discerning purchaser.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 2.00pm, Tuesday 29 November

[pggwre.co.nz/OAM36733](https://pggwre.co.nz/OAM36733)



**JOHN SINNAMON**

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## CROMWELL, CENTRAL OTAGO

Mount Pisa Road

### One of the Best

An opportunity to purchase 4ha with 3ha planted in a cherry orchard in full production managed by 45 South. Located in a prime cherry growing area this property has consistently produced top quality export cherries. Planted in 2006 with 2000 cherry trees with water provided from the Mt Pisa Irrigation Scheme and frost protection from one Orchard Rite wind mill, included in the sale are 24 bins plus buckets and picking ladders. The property has no buildings but has a building platform that is fully serviced and has magnificent views of the Pisa ranges and surrounding areas.

### Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/CRO36591](https://pggwre.co.nz/CRO36591)



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## CROMWELL, CENTRAL OTAGO

Luggate-Cromwell Road

### The Complete Investment

An opportunity to purchase 11.48ha with 5.7ha planted in a cherry orchard in full production. Located in a prime cherry growing area, this property has expansion potential with management and pack-house shares for sale. Planted in 2013 with 5,400 cherry trees, these five varieties are all export quality. Water is provided from the Mount Pisa Irrigation Scheme and frost protection from two Orchard-Rite windmills. The property has no buildings but has an elevated building platform with magnificent views of the St Bathans, Pisa ranges and surrounding areas.

### Price by Negotiation

Plus GST (if any)

🔍 [pggwre.co.nz/CRO36512](https://pggwre.co.nz/CRO36512)



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## MOA CREEK, CENTRAL OTAGO

983 Poolburn-Moa Creek Road

 4  2

### Balmoral Farm

A substantial irrigated dairy support/beef fattening property located at Moa Creek in the Ida Valley, Central Otago.

With 377.1315 hectares in total, all flat land, 221 hectares under Pivot irrigation, 60 hectares of flood irrigation, the balance of the land suits Lucerne production.

The property is complemented by a four-bedroom brick home, five bay implement shed, a good set of cattle yards and an older two stand woolshed.

With 373 shares in the Ida Valley Irrigation Company delivered on a continuous flow there is plenty of water for the irrigated areas.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)

Closes 3.00pm, Friday 2 December

 [pggwre.co.nz/ALE36652](https://pggwre.co.nz/ALE36652)



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## WAIPIATA, OTAGO

O'Neill Road

### Maniototo Bare Land

101.72 hectares

This well developed dryland block with both domestic and stock water system along with a modern set of cattle yards would make an ideal retirement block or first farm opportunity. A proposed elevated building site has been developed with north facing 270 degree views towards the spectacular Hawkdun ranges along with private rural views over the Maniototo plains. Recent pasture development includes cropping for dairy cattle wintering followed up with re-grassing for supplements and young stock grazing.

### Deadline Private Treaty

Plus GST (if any)

(Unless Sold Prior)

Closes 12.00pm, Tuesday 22 November

[pggwre.co.nz/DUN36578](https://pggwre.co.nz/DUN36578)



**PAUL THOMSON**

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## CLARENDON, OTAGO

30 Phosphate Road

### Circle Hill Dairy Farm

This 205 hectare dairy farm in the Waihola District currently producing 238,000kg MS with 580 cows. The improvements include a 40 aside herringbone dairy shed, numerous calf and calving sheds, tidy five bedroom home, three bedroom home and self contained single quarters. A mix of easy fertile flats to rolling contour with reliable rainfall. Handy to Dunedin Airport. A resource consent pending for an eight building platform lifestyle subdivision should a purchaser choose to complete. An additional 119 hectare dairy support wintering block is available overlooking Lake Waihola with lifestyle subdivision potential.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 12.00pm, Wednesday 9 November

[pggwre.co.nz/DUN36717](https://pggwre.co.nz/DUN36717)



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# FORESTRY CHANGES

A hot topic nationwide for many in the farming fraternity is trees. We certainly receive enquiries almost daily from farmers considering selling sheep and beef hill country, encouraged by the premium forestry companies are paying to acquire suitable property.

Demand is unprecedented, both for land to plant production forests, and land suitable for trees that will generate carbon credits under the Emissions Trading Scheme (ETS).

Several districts throughout the country have particular appeal to those involved in production forestry: where a locality has a temperate climate, low altitude, and proximity to a port, the main forestry companies will take an interest. Despite low prices for logs at present, investment from local, national and overseas companies continues steadily: rotation cycles of 25 to 35 years even out peaks and troughs to provide assurance on stable long term returns that give these companies the confidence to invest.

A recent change that may slow the trend is the government's removal of the exemption on forestry from rules on overseas investment. Since August, when the Overseas Investment (Forestry) Amendment Bill was enacted, any transaction on land for forestry is now treated as a normal overseas investment application. In effect, the financial hurdle for overseas investors applying to purchase land in New Zealand is now also in place for forestry, alongside all the foreign investment intended for other land uses, which have faced the same 'benefit to New Zealand' test for several years. While this is challenging the appetite of investors, it is unlikely to diminish the overall trend towards production forestry.

Understandably, some in the sheep and beef sector are unhappy with the conversion of farms to forestry, fearing a negative impact on rural communities.



Others are seeing the upside. Planting or regenerating the less easily grazed parts of a farm for carbon sequestration, therefore earning ETS revenue and reducing the carbon footprint of pastoral farming, is an option we discuss regularly with farmers. Some are already endeavouring to become carbon neutral, which is a trend that is likely to grow as more farmers appreciate the potential of a revenue stream that has not been available to them in the past.

While we have enough experience of the general principles of land use conversion to assist anyone buying or selling a farm, like anything new and different, to really understand how to use the ETS to your advantage requires particular expertise and detailed practical knowledge of the system. Fortunately, there are several professional forestry companies and environmental consultants that have developed methods to assess the viability of forests and potential forest land. These are the people providing farmers with the information they need to make sound decisions on how best to use carbon sequestration or production forestry to future proof and diversify revenue from a farm.

Change is constant in farming, and always has been. Those who take a rational approach to research and understand the threats, trends and opportunities presented here will negotiate this particular change in the best shape.



**CRAIG BATES**

Otago Sales Manager  
027 489 4361





## TE HOUKA, OTAGO

173 Soper Road

6 1 3

### Dairy Grazing History, Fertile River Flats

286.2 hectares (707 acres). Situated only 12km from Balclutha is this strong dairy support/finishing property including approximately 80 hectares of fertile river flats. Utilised for dairy support for the last six years featuring strong fertility, new pastures, rural water scheme with new stock water system. Spacious six bedroom homestead set in a well established attractive lawn and garden setting. Four stand woolshed, combined covered yards and cattle yards, numerous supporting farm buildings. This is a tremendous opportunity for purchasers to secure a quality farm in a great location.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 12.00pm, Friday 4 November

[pggwre.co.nz/BAL36600](https://www.pggwre.co.nz/BAL36600)



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## CLINTON, SOUTH OTAGO

1071 Slopedown Road

 3  1

### Unique Opportunity

660ha freehold. This unique property offers a diverse range of land ranging from well subdivided fertile flats, paddocks, wetlands, hill blocks with an area of native bush. Improvements include a comfortable three bedroom home, a three-stand woolshed and array of sheds. The property is subdivided with good access off the Cairn and Slopedown Road which separates the property with the majority of cultivable paddocks having been re grassed. Properties offering such a diverse range of land classes and options running livestock, with potential income streams from carbon/forestry incorporated with wetlands and native bush are rare in South Otago.

### Tender

Plus GST (if any)  
(Unless Sold By Private Treaty)  
Closes 12.00pm, Thursday 24 November

 [pggwre.co.nz/DUN36714](https://pggwre.co.nz/DUN36714)



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## POPOTUNOA, OTAGO

Wairuna Settlement Road

### Calling All Deer Farmers!

Brand new to the market is this extremely well presented 80 hectare (subject to survey) sheep, cattle and deer bare land block located at approximately 610 Wairuna Settlement Road, Popotunoa.

Improvements include a deer shed and yards, centrally located all weather rock track, well subdivided with quality deer fencing plus a water scheme providing stock water to all paddocks.

Boasting some outstanding 360-degree panoramic views over the stunning rural landscape, this property has a superb site to build your new home and capture the all day sun.

### Enquiries Over \$1.3M

Plus GST (if any)

[pggwre.co.nz/GOR36551](https://pggwre.co.nz/GOR36551)



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## WOODLANDS, SOUTHLAND

59 Garvey Road

### Woodlands Top Quality Dairy Farm

156.1973 hectares. Located in the well sought-after Southland area of Woodlands is this tidy established unit. Improvements include two three-bedroom homes, sleepout, 40 bail rotary dairy shed with ACR's, in shed feeding and excellent calf sheds. 470 cows milked. Production is up to 206,793kg MS. Excellent lanes with metal on farm. Predominantly Waikiki soils. Flat to easy contour with easily managed layout. Situated only a short 4km from Woodlands and an easy 21km drive to Invercargill city. Inspection is highly recommended.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 12.00pm, Wednesday 30 November

[pggwre.co.nz/DUN36500](https://pggwre.co.nz/DUN36500)



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## MANDEVILLE, SOUTHLAND

27 Mandeville Kingston Crossing Road

### Calling All Entrepreneurs!

This property boasts a substantial, elevated four-bedroom home built in the 1980s and has an internal access double garage. Heating is via a diesel boiler to radiators, multi fuel fire and heat transfer system, plus a modern kitchen and carpets complement the home nicely. A great bonus is the huge array of sheds with some quality brands including a huge 25m x 18m steel framed Alpine shed with two full height doors, a 20m x 10m ply lined Ideal shed, a 12m x 12m Total Span shed with enclosed lean-to, plus a six bay individually partitioned wooden shed.

**\$895,000**

Plus GST (if any)

🔍 [pggwre.co.nz/GOR35306](https://pggwre.co.nz/GOR35306)



**DEREK AYSON**

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## FIVE RIVERS, SOUTHLAND

245 Selbie Road

### Bare Land Wintering Block

42,4541 hectares. Currently utilised for dairy and cattle grazing, wintered between 1000-1500 cattle each season since 2017. Flat contour with stoney silt loam soils.

A rare opportunity to purchase land on free draining soils in northern Southland with a good grazing history during reference period.

### Tender

Plus GST (if any)  
(Unless Sold By Private Treaty)  
Closes 12.00pm, Friday 4 November

[pggwre.co.nz/INV36579](https://pggwre.co.nz/INV36579)



**ANDREW PATTERSON**

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## PIKO PIKO, SOUTHLAND

52 Gully Road

### Small Farm Opportunity

This property features a modern four-stand raised board woolshed with attached four-bay hay shed. All deer fenced, easy to rolling contour with some steeper faces, predominantly Merrivale & Lillburn soils.

Great opportunity to purchase a small farm situated only 4km to Tuatapere with spectacular mountain views, native bush area and a hunting pond making it your forever place to build that home you have been dreaming of.

**\$600,000**

Plus GST (if any)

[p ggwre.co.nz/INV36599](https://pggwre.co.nz/INV36599)



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## EDENDALE, SOUTHLAND

174 Homestead Road

### Location, Location, Location

90.85 hectares. 18 aside herringbone shed with Clean Green effluent system, consented for 200 cows to 2024.

Six-bay shed with one bay being lockable, hay shed plus three-bay calf shed.

Two dwellings, main home being four bedrooms, open plan, very well presented. Second dwelling a three-bedroom weatherboard home.

### Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/INV34486](https://pggwre.co.nz/INV34486)



**ROBIN GREER**

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## MATAURA ISLAND, SOUTHLAND

Oakland Road

### Tidy Productive Unit

This 69.0860 hectare property offers many options, currently running sheep and wintering bulls. It is in a great location, well fenced, has good pastures and a very good three-bay shed.

Add to your existing unit or get started with this productive block.

**\$980,000**

Plus GST (if any)

[pggwre.co.nz/INV35473](https://pggwre.co.nz/INV35473)



**ROBIN GREER**

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## GORGE ROAD, SOUTHLAND

96 Holz Road

### Dairy Support At Its Best

Approximately 120 hectares (subject to survey). This property is well subdivided into 45 paddocks with permanent electric fencing. There is a central lane making for very easy management, water in each paddock fed from a bore, centrally located cattle yards with capacity to hold up to 300 R1 cattle, majority of the cattle yards are concreted. Four-bay shed and workshop, includes fertiliser bin, old dairy shed.

Four-bedroom, two storied weatherboard home, master bedroom has en suite, combined kitchen and dining, separate living, two bathrooms, two log burners, heat pump, gas hot water, double garage with workshop and sleep-out.



**ROBIN GREER**

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### Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/GOR35278](https://pggwre.co.nz/GOR35278)





## QUARRY HILLS, SOUTHLAND

1572 Waimahaka Fortification Road

### Forget the World

59.9513 hectare property. Three-stand flat board woolshed, two-bay hayshed, four-bay workshop (two bays with concrete floor and power), fertiliser bay plus two-bay hayshed, tunnel house approximately 24 x 8 metres, utilised for wintering cattle.

Homestead built 2009, four bedrooms, master bedroom has en suite and walk-in robe, combined kitchen, dining, living with separate lounge and double internal access garage

Great opportunity to purchase a small farm with a modern home and good range of farm buildings. Situated in a reliable district being suitable for finishing and grazing cattle and sheep.



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### Enquiries Over \$1.2M

Plus GST (if any)

[pggwre.co.nz/INV36255](https://pggwre.co.nz/INV36255)





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**FRONT COVER IMAGE**  
"King Country" Trophy

(see page 46 for details on this property)