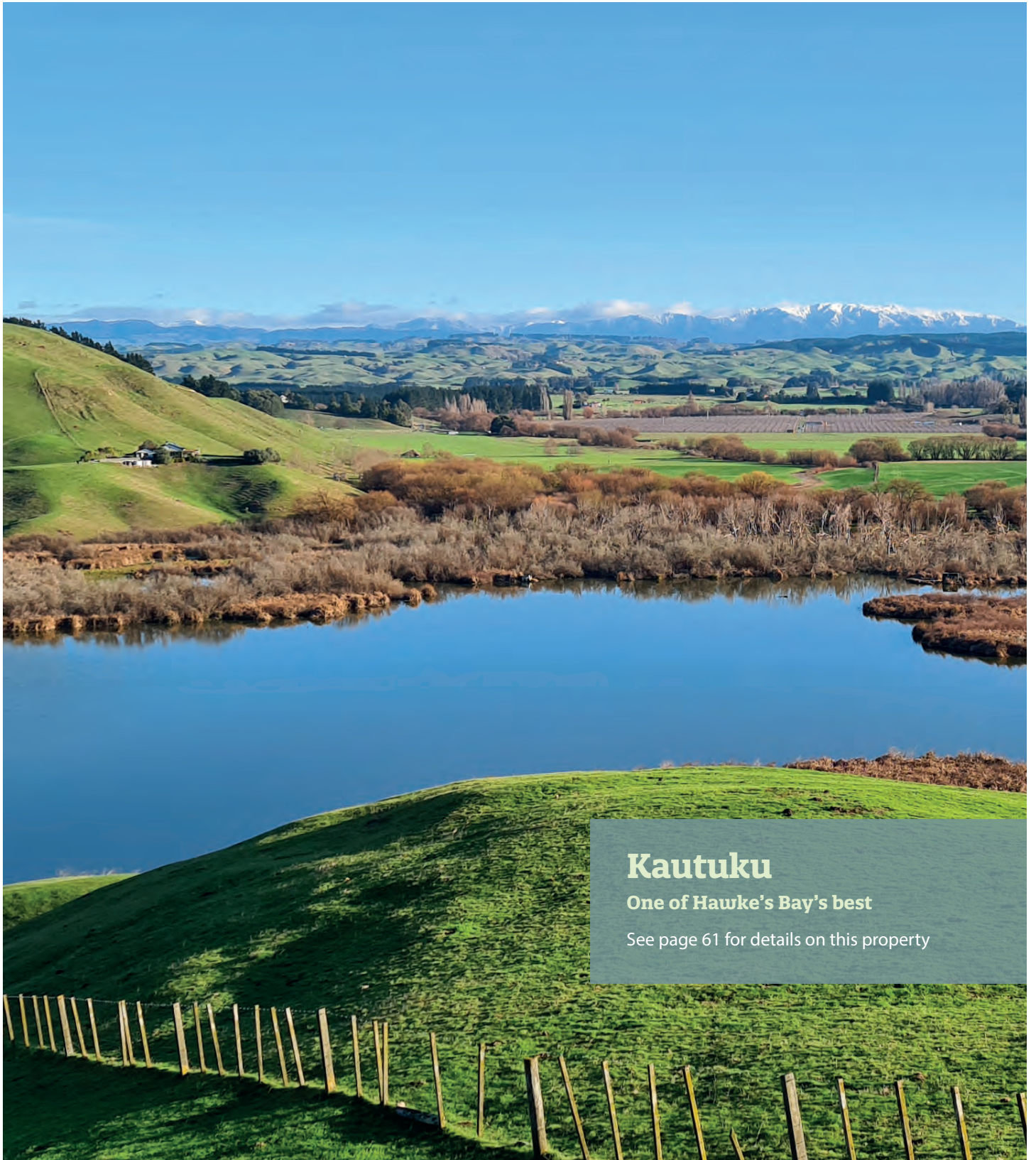


# Property Express



## Kautuku

One of Hawke's Bay's best

See page 61 for details on this property





# Welcome

## Busy spring rural property market

Clearly 2020 has been an extraordinary year. Relatively speaking however, New Zealand's primary production sector is in good shape. At least at present. Given the unpredictable nature of virtually everything, perhaps it would be unwise to assume too much more than that.

In terms of rural property, at the start of spring in several regions and sectors of the market, sales were particularly buoyant. Sheep and beef farmers have enjoyed positive returns for a prolonged period, which, coupled with favourable winter weather, prompted many to offer breeding and finishing property for sale. In some regions that represents a catch up scenario, where vendors who have held off, sometimes for several years, are now more confident that market conditions are

in their favour. They are probably right as a surfeit of buyers is evident.

Most associated with horticulture also have a positive mindset. This growing season has started well, and appetite for our export produce across various categories is trending up, despite what the world is going through. Investors are motivated to take advantage and development is proceeding steadily, which is a factor in the property market. However, while their returns are so strong many growers and orchardists are disinclined to sell, meaning any who do can expect an enthusiastic response from an eager gallery of buyers.

Returns for dairy farmers also now look steadier than in recent seasons. However, the market for dairy property has been

subdued for an extended period. Several factors are influencing dairy farmers' and investors' appetite to buy. Since legislation around overseas investment was strengthened, sales of large dairy properties have been almost non-existent. Likewise, new regulations designed to improve the quality of New Zealand's freshwater, which came into force recently and requires significant change to land use practices, will take some time for buyers and sellers to adapt to, and are therefore likely to inhibit dairy property market activity. That aside, dairy farmers can view the future with confidence.

Members of our sales team throughout the country have been busy leading into the spring, with inquiry from prospective purchasers and action from aspiring





vendors. Activity is growing. As you can see in this edition of Property Express, we have plenty of excellent listings awaiting your inspection.

Whether you are motivated to buy or sell rural property, a PGG Wrightson salesperson is nearby, ready to assist. We look forward to hearing from you.

**Peter Newbold**

General Manager  
PGG Wrightson Real Estate Limited



Cover: **Hawke's Bay cropping and finishing | HAS32730**  
**400 Taihape Road, Hastings** (See page 61 for details on this property)

# *Contents*

- 2 Our offices
- 3 Our company
- 4 Top regions significant sales
- 6 Regional update
- 9 Grazing
- 24 Sheep & Beef
- 43 Dairy
- 57 Finishing
- 76 Horticulture
- 88 Specialist

## Feature articles

- 8 Wayne Brooks new iwi liaison role
- 10 New freshwater legislation
- 25 Balmoral North Otago high country run
- 30 King Country sheep & beef
- 35 Buoyant spring market for North Canterbury
- 53 Seaward Downs selling after seven decade stewardship
- 58 The Hummocks
- 61 One of Hawkes Bay's best
- 69 Beef country in demand in Northland
- 77 Northland's strengthening horticulture
- 79 Grower demand for SunGold kiwifruit
- 82 Cherry expansion in Central Otago
- 84 Bay of Plenty Kiwifruit
- 89 Grape growers deal with Covid H



# Our offices

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

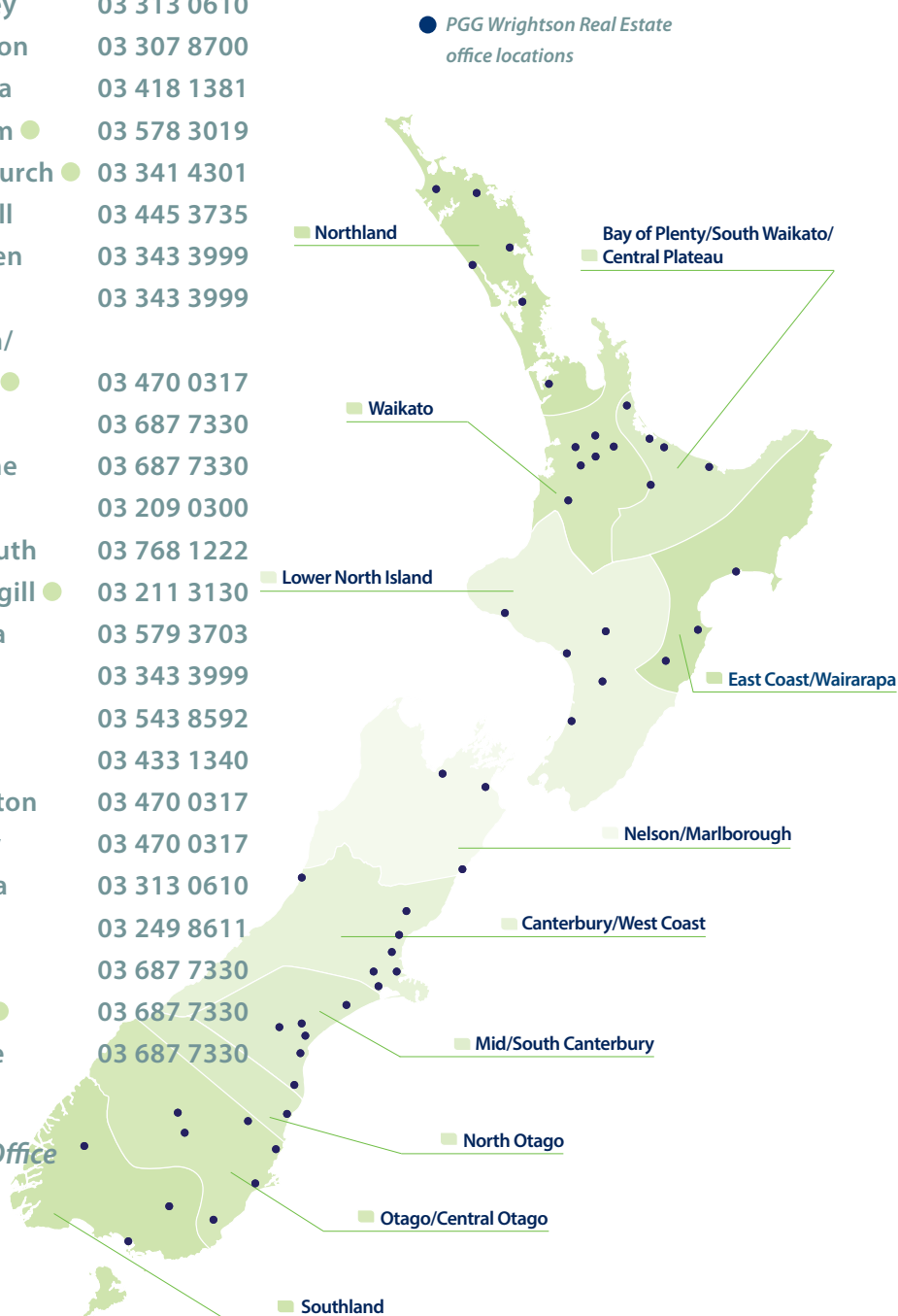
## North Island

Cambridge	07 823 0647
Dargaville	09 439 3342
Feilding ●	06 323 0076
Hamilton ●	07 858 5338
Hastings ●	06 878 3156
Kaitaia	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
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

● PGG Wrightson Real Estate Regional Office





# Our company

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PGG Wrightson Real Estate Limited is one of New Zealand's largest single full-service real estate companies and is well-placed to offer exceptional specialist service throughout the nation. With 32 offices and 19 sub offices covering every region of New Zealand, our 14 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.

## An outstanding brand

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

## 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.

## 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.

## *A national team of expert locals.*





# Significant sales

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: October 2019 - March 2020**

**SOLD**



**Mata, Northland** 144.07ha  
Scott Tapp

A once-a-day dairy operation producing approximately 94,000 kilograms of milk solids, the property offers land use change options, and is well located relative to Ruakaka, Marsden and Whangarei, plus the East Coast beaches of Waipu and Langs. Features include excellent water from a large dam and farm bores, plus two dwellings.

**SOLD**



**Pongakawa, Bay of Plenty** 342.08ha  
Amanda Edwards & Andrew Fowler

A large cattle station with a motorsport track and tourist business, plus an eight bedroom lodge-style home, the property offers diverse options. Around 50 hectares invite conversion to kiwifruit; land and views suit a lifestyle subdivision; horse trails suggest an equine eco-lifestyle area; and Manuka and forestry plantation indicate further opportunity.

**SOLD**



**Te Puke, Bay of Plenty** 15.69ha  
David McLaren & Karen McLaren

With 1.46 hectares in gold kiwifruit, 5.04 hectares in green, plus a four bedroom home, the property sits at a relatively high altitude for premium orchards. A huge implement shed, attached accommodation, good contour and excellent vine support structures qualify this as a superior large scale kiwifruit orchard.

**SOLD**



**Manakau, Manawatu** 38.67ha  
Joe Havill

A property currently under a mix of cropping and cattle grazing, described as good strong land, with well-functioning lane ways. Selling features include a retired cowshed, a hay shed, a water bore and vehicle access from State Highway One. A bare land block with a designated house site.



**SOLD**

**Fairhall, Marlborough** 8.19ha  
Greg Lyons & Joe Blakiston

A Sauvignon Blanc vineyard with a history of premium production and a solid grape supply agreement, this property is located in one of Marlborough's premium viticulture areas. A well-positioned north facing four-bedroom home adds to the property's appeal, as does its location, close to Blenheim schools and airport.

**SOLD**

**Saltwater Creek, North Canterbury** 225ha  
Bruce Hoban

A milking platform with a 40-a-side herringbone shed. Irrigated by a mix of centre pivots and spray irrigators, the farm features a liberal range of infrastructure, plus three dwellings. Future options include complementing another dairy property, using the farm as a runoff, or to grow winter feed, cut and carry, or beef fattening.

**SOLD**

**Ruapuna, Canterbury** 422.70ha  
Tim Gallagher & Robin Ford

A dry land sheep, beef and cropping property, this summer safe farm receives 1200 millimetres per annum rainfall. Flat, though terraced over three levels with a 90 metre elevation change from top to bottom, it winters large numbers of cattle, and is described as one of the district's nicest looking farms.

**SOLD**

**Timaru, Canterbury** 592.86ha  
Simon Richards

Close to Pleasant Point and Timaru, this breeding and finishing farm sits on rolling to medium hill country, with better than average rainfall. It includes 30 hectares in a forestry joint venture and QEII Trust land. A four bedroom home, the homestead enjoys great views to the ranges.

**SOLD**

**Kaka Point, Southland** 609.27ha  
Stewart Rutter & Jason Rutter

A coastal property on the Nuggets scenic route, Erlistoke boasts a record of top calves sold annually in local sales, and excellent lamb finishing weights. Quality improvements include a well-appointed homestead, woolsheds and cattle yards. The farm was available as two separate units of 363 and 246 hectares.

**SOLD**

**Waimahaka, Southland** 259.15ha  
Jim Fortune & Andrew Patterson

A farm in its fifth year after conversion, and consented for dairy until December 2024, the property includes a 54 bail rotary shed, plus a large calf shed and numerous outbuildings. Accommodation comprises two family homes and a sleepout. A woolshed and covered yards remain from its previous era.

# Regional Update

## Northland

In a region recovering from drought, Northland beef farms sold well during 2019/20, with more properties carrying over 3000 stock units changing hands than at any time since 2015. Buyers are mainly existing operators, generally from within the region. More beef farms will list for sale in the remainder of the year, though not sufficient to meet demand in a seller's market. Values are therefore likely to continue to strengthen. Horticulture is becoming an increasingly important part of the region's rural property market. In and around Kerikeri planting trends are predominantly towards kiwifruit, while avocados are to the fore in the Far North. One notable horticulture spring listing, a 9.27 hectare Dargaville tomato property, will help gauge the level of interest in the sector. With 20 greenhouses growing tomatoes year round. Several niche crops are also appearing, including bananas, hazelnuts and macadamias.

## Waikato

After two consecutive dry autumns persuaded farmers against offering land to the market, several King Country properties, mainly sheep and beef farms, became available for spring sale. Potential buyers include local farmers, larger corporates and wealthy New Zealanders expanding investment portfolios. Meanwhile the Waikato dairy property market seems set to shift from what has been a prolonged lacklustre period. With low interest rates leaving term deposits unappealing, and commercial property more risky due to Covid, off-farm investors see opportunities around dairy, with greater return on investment than can be safely realised elsewhere. Most vendors now understand that a percentage drop in values has taken place over the past 18 months, probably between ten to 15 per cent. Offers for dairy property at this level

will therefore be more readily accepted, making sales through spring and summer more likely.

## Bay of Plenty, Central Plateau and South Waikato

In the kiwifruit sector, which plays a strong role in the region's rural property market, growers are prospering. One notable June sale, of a 15.69 hectare Bay of Plenty property for \$4.53 million showed that benchmark values for both gold and green kiwifruit country remain firm. Zespri's tender for gold kiwifruit licences underlined sector confidence. Around Rotorua through winter the rural property market was subdued. Into early spring farmers are in a positive frame of mind and activity might rise to higher levels after the general election. A 301 hectare Waitapu drystock farm, listed for spring sale with several future options including carbon or timber forestry, will be closely monitored by the local market. As in other regions, uncertainty around new freshwater rules is likely to hold the market back until farmers become more familiar with their implications.

## Lower North Island

Coming out of the Covid lockdown, the region's rural property market continued to thrive through winter, with several farms listing for sale prior to or early in the spring. One significant sale late in the previous season, of a 186 hectare Cheltenham, Manawatu sheep and beef unit, further reinforced the strength of demand for larger finishing properties. Hill Country sheep and beef farms in the 5000 to 7000 stock unit range should list in spring, when vendors can expect a positive reception. Buyers in the region tend to be larger family corporates and local farming interests growing their holdings. They are approaching the market with optimism derived from sustained positive returns for red meat.

Dairy confidence in the region is also rising, though the new environmental regulations are likely to influence that market for some time.

## Hawke's Bay

Interest in Hawke's Bay rural property through winter and early spring was strong. Sales of larger lifestyle blocks, those close to being economic farms, indicate values will hold or firm on last year's positive market trends. One premium spring listing, 420 hectare Kautuku, ten kilometres west of Hastings, used for cropping and finishing, though with plenty of alternative options and strong aesthetic appeal, should attract many potential purchasers; while 557 hectare Patoka breeding farm Punawai looks likely to sell by the end of spring, therefore providing a good indication of the region's market. For the right rural property, particularly one with 'x' factor, Hawke's Bay is definitely a seller's market, and any vendor offering a farm in spring or summer should achieve a satisfactory outcome, albeit some are nervous about the region's moisture levels, which can affect confidence.

## Tasman

A large Marlborough run sold well in July: 843 hectare The Hummocks, Ward, attracted steady interest before selling to a neighbour. Multiple parties inspected the farm, mostly existing local sheep and beef farmers looking to add to their land portfolios. With a degree of competition in the marketplace, other spring sheep and beef sales are likely. Viticulture is standing up well to Covid, with growers optimistic. Development forecasts predict that more hectares will be planted in grapes as sectoral growth continues, and the industry's market position strengthens. Recent transactions signal a sellers' market with listings snapped up at firm prices. An 8.1 hectare Fairhall Sauvignon







Blanc vineyard sold in August for \$2.3 million soon after its offer to the market; while Stanley Estates, a 39 hectare Lower Dashwood vineyard should achieve a positive sales outcome in October.

### Canterbury

Numerous North Canterbury properties were offered for spring sale. Most listings are from families retiring or selling to expand elsewhere, and are a mix of sheep and beef, cropping and finishing units. One of the most notable is Greta-Vale north of Greta Valley, a 791 hectare property that has been in the same family for over 100 years. Plenty of buyers are evident and transactions should follow. Dairy property also attracted attention through the winter, including a couple of Canterbury farms previously considered impossible to sell, finding willing buyers and changing hands during July. Although new freshwater regulations will be a factor in the market, realistic asking prices for Canterbury dairy farms are likely to range between \$40,000 and \$47,000 per hectare this season. With finance on larger farms difficult to obtain, owners may consider subdivision and selling these properties as smaller lots.

### West Coast

In a region where dairy dominates the market, demand for West Coast rural land has been low for some time. However, some sales progressed during the winter, including a 142 hectare Atarau forestry property, logged around 12 months previously, selling for \$380,000 as a large lifestyle block, including the potential for further forestry and native regeneration. Meanwhile, West Coast dairy farmers contracted to supply Westland Milk Products are becoming accustomed to the local processor's new overseas owners, after the company exited its previous co-operative model in mid 2019. Indications are for an increased payout

from the company this year. However, the supply of farms for sale heavily outweighs demand for rural property at present due to confidence in the sector remaining short. Activity in the region's market is therefore unlikely to trend upwards until that changes.

### Mid and South Canterbury

Low interest rates are helping stimulate investment in the region's rural sector. Activity is keenly focused on sheep and beef property. Off-farm investors, seeking alternatives to lacklustre commercial property and unappealing bank interest rates, are finding rural property a compelling option. Historically low official bank rates are helping business case viability, especially for anyone with sufficient equity. Dairy property in the region also attracted attention through the winter, though some owners of larger properties are considering subdivision as the easiest way to find ready buyers. Low interest rates are also impacting on arable property sales. These farms, currently valued between \$43,000 and \$45,000 per hectare, are being offered for lease in the current market more often than sale due to returns for owners from a lease being substantially better than putting the equity from a sale on term investment.

### Otago

Waitaki and Central Otago irrigated finishing and grazing properties sold well through winter, with similar activity in Dunedin and Clutha sheep and beef and dairy support farms. One spring listing gaining attention is 4902 hectare high country run Balmoral, 45 kilometres west of Oamaru, believed the largest North Otago farm offered for sale for many years. A mix of leasehold and freehold titles, it includes substantial deer fencing. North Otago's low cost water schemes are driving dairy sector confidence, with listings drawing attention from both those

seeking to expand and younger farmers taking their first step into farm ownership. Central Otago cherry orchards generate steady enquiry when listed for sale, with low interest rates further stimulating the market. Transactions are valued between \$450,000 and \$580,000 per planted hectare. Corporates are active, converting tracts of sheep and beef country into cherry orchards.

### Southland

Southland's rural winter property market was similar to last winter, though with fewer dairy transactions. With the average size of farms sold smaller than last year, evidently constraints on bank lending are restricting the ease of larger acquisitions. However, in recent times there is evidence of greater willingness among banks to lend to the rural sector. New rules pertaining to the National Policy Statement for Freshwater, in particular to intensive winter grazing, are affecting market sentiment, in particular creating uncertainty around how farmers are going to implement these new rules. A 118 hectare Seaward Downs farm, which produced over 180,000 kilograms of milk solids from 330 cows over each of the last two seasons, is listed for spring sale. Its free-stall wintering barn serves as a powerful reminder of the future of farming, and will attract interest.

# Wayne Brooks



## takes on new iwi liaison role

Often perceived as a quiet achiever, iwi involvement in agriculture is a growing force in New Zealand's rural economy. According to the Ministry for Primary Industries, Māori hold an estimated \$10.6 billion in primary sector assets.

Wayne Brooks was recently appointed iwi liaison for PGG Wrightson Real Estate, a role he combines with his responsibilities as the company's Lower North Island Sales Manager.

Wayne is of Ngāti Kahungunu and



***Maori traditionally take a long term focus, which sits well with agriculture.***



Whakatōhea descent. An active member of his community and iwi, he holds a broad range of committee and governance functions.

"Māori traditionally take a long term focus, which sits well with agriculture. Those

involved in rural enterprise generally strive for economic sustainability, at scale, for iwi benefit. Iwi operate across all primary production sectors. We have some outstanding iwi-owned rural businesses, including in dairy, kiwifruit, forestry, and sheep and beef.

"When working alongside them, my role is to act as a conduit and advisor on the sale and acquisition of land, helping iwi with any property advice they may require. Part of that is understanding the deep connection Māori have with the whenua.

"I retain a practical sales role in rural property, so am fully in touch with what is happening at the grass roots," he said.

Before he entered the real estate profession in 2012, Wayne farmed sheep and beef on 800 hectares at Ohingaiti for six years, prior to which he was general manager for a large

corporate farm based in Manawatu and Taumaranui for four years. An Associate of the Real Estate Institute of New Zealand, he has been involved in a large number of real estate transactions, particularly of rural properties in the Manawatu/Rangitikei region.

Wayne lives on a lifestyle block in Feilding with wife Bianca, sons Josh 19, Zane 18, Bodhi 14 and daughter Jess 16. He also has ties to Māori land in Wairoa, Opotiki and Ruatoria.

He says an old Māori proverb describes the importance of land: 'Te toto o te tangata, he kai; te ora o te tangata, he whenua.'



**Wayne Brooks**

*Iwi Liaison*

*Lower North Island Sales Manager*

**M** 027 431 6306

[Wayne.Brooks@pggwrightson.co.nz](mailto:Wayne.Brooks@pggwrightson.co.nz)





# ***Grazing***

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Figures collated by the Real Estate Institute of New Zealand for the three months ended August 2020 show the median nationwide sales price for grazing farms was \$11,154 per hectare, with 120 properties sold during this period. This compares to \$11,337 for the three months ended August 2019, when 89 transactions were completed.

Demand for grazing properties remains strong in most districts, with some excellent properties offered to the spring market. In many instances purchasers will be motivated to inspect these farms so they can augment an existing sheep and beef operation.





# Preparation key to adapting to **new freshwater legislation**

New regulations designed to improve the quality of New Zealand's fresh waterways came into force at the start of September. This legislation requires significant change for many land use practises. Any farmer seeking to sell property needs to understand the legislation and its ramifications.

All farmers need to adapt their processes and practises to comply with the legislation. Farms that do not comply will be difficult to sell, and will almost certainly be discounted when purchasers assess their value.

Regular farming activities such as winter grazing of forage crops, stock exclusion from waterways, land use intensification, application of nitrogen and stocking rates all come under the new rules. For example,

when planning winter forage crops farmers need to consider slope, hectares cropped, the required buffer strip from a waterway, soil type and drainage.

As the new system rolls out, all farms not already covered by such regulations will need a certified freshwater plan, which may supersede plans established by regional councils. While there is presently little information about these plans, they are

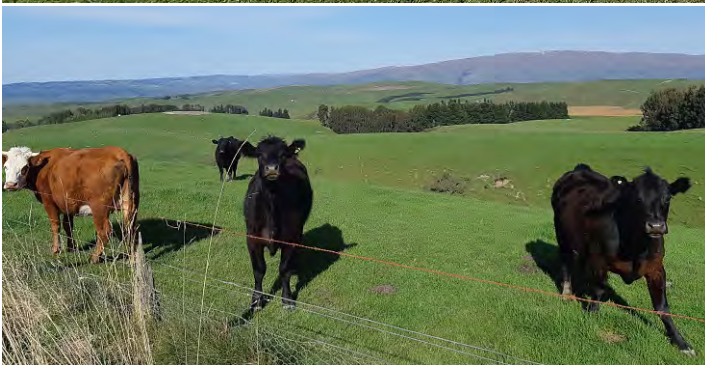
likely to include an outline of how farmers will avoid and reduce impacts on freshwater systems and provide clear and measurable milestones to accomplish this.

As with any new legislation, familiarity with its intentions and fineprint make it easier to adapt and comply. Those who master it soonest will minimise effects on their farming practices, and will also find it easier to sell land. Most will benefit from outside expertise and guidance around the new legislation. When offering a property to the market, strong documentation around compliance with this or any other legislation always enables a potential buyer to make a quicker and less stressful decision.

Those who are well prepared should find this change has minimum impact on their capacity to farm profitably, and also to find a buyer when it comes time to sell.

“*Those who are well prepared should find this change has minimum impact on their capacity to farm profitably*”





## MILLERS FLAT, CENTRAL OTAGO 901 Tima Burn Road

### 'Tima Hills'

675ha running approximately 4,000 stock units. Attractive hill property in a renowned district for quality stock and good community. Sheep and beef unit running cross bred ewes, hoggets and beef cows.

Modern timber four bedroom home, with open plan living and kitchen, dining/living. Good four stand (R/B) woolshed and covered yards (1,150 NP), three bay implement shed/workshop, outside sheep yards and cattle yards.

**\$4M**

Plus GST (if any)

[www.pggwre.co.nz/DUN31653](http://www.pggwre.co.nz/DUN31653)

#### Craig Bates

**M** 027 489 4361

**E** [craig.bates@pggwrightson.co.nz](mailto:craig.bates@pggwrightson.co.nz)

#### Dave Hardy

**M** 027 533 2770

**E** [dave.hardy@pggwrightson.co.nz](mailto:dave.hardy@pggwrightson.co.nz)

#### Shaun O'Docherty

**M** 021 708 165

**E** [sodocherty@pggwrightson.co.nz](mailto:sodocherty@pggwrightson.co.nz)





## **GREEN VALLEY, EAST OTAGO** 189 Pringles Road

### **Cattle Breeding and Grazing Unit**

611 ha (subject to survey). Ideal beef breeding and grazing property. Easy rolling to some steeper faces with cultivated tops and scrub gullies. Suitable grazing or forestry property in a handy location to sale yards and port.

Included cattle yards which hold 500 head, pumped on farm water scheme.

### **Enquiries Over \$2.4M**

Plus GST (if any)

[www.pggwre.co.nz/DUN32219](http://www.pggwre.co.nz/DUN32219)

#### **Craig Bates**

**M** 027 489 4361

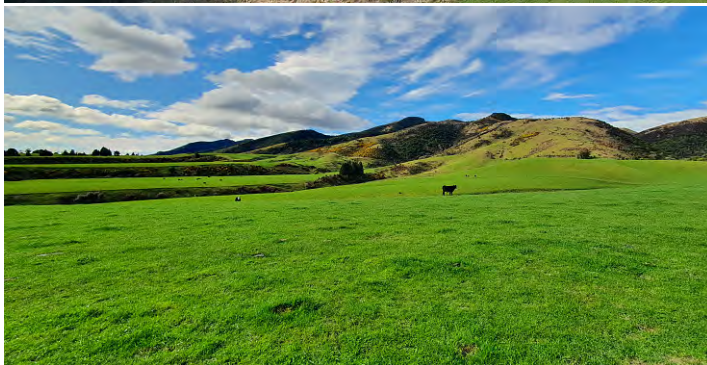
**E** [craig.bates@pggwrightson.co.nz](mailto:craig.bates@pggwrightson.co.nz)

#### **Paul Thomson**

**M** 027 435 3936

**E** [pthomson@pggwrightson.co.nz](mailto:pthomson@pggwrightson.co.nz)





## TAPANUI, WEST OTAGO Dalvey School Road

### Hill Block

Just listed is this 433ha hill block off Dalvey School Road on the edge of the Blue Mountains. Approximately 68ha of pasture on the flats that lead up to a large hill block surrounded by native bush. A good set of galvanised cattle yards and musterer's hut are situated at the bottom boundary of the property. Stock water is provided to the paddocks by a spring to troughs whereas the hill block is natural water.

This would be a good add on to an existing property, stand alone or an excellent hunting block.

### Derek Ayson

M 027 667 9601

E [derek.ayson@pggwrightson.co.nz](mailto:derek.ayson@pggwrightson.co.nz)

**\$1.95M**

Plus GST (if any)

[www.pggwre.co.nz/GOR32793](http://www.pggwre.co.nz/GOR32793)





**PUKEURI, NORTH OTAGO** 43 Murray Road

 7  2  2

**Forestry Investment and Cattle Grazing Property**

305.7054ha Freehold in five titles - well set up for cattle grazing. The property is subdivided into 75 paddocks, two and three wire electric fences, excellent stock water and good cattle yards. Seven bedroom two level homestead, two stand wool-shed, yards, four bay implement shed and two hay barns.

A large scale versatile grazing property with further forestry development opportunities on the boundary of Oamaru.

**Price by Negotiation**

Plus GST (if any)

[www.pggwre.co.nz/OAM32373](http://www.pggwre.co.nz/OAM32373)

**Dave Heffernan**

**M** 027 215 8666

**E** david.heffernan@pggwrightson.co.nz





## ROTORUA, BAY OF PLENTY 2028 State Highway 5

### Pukemara - 301 Hectares

Situated some 25km south-east of Rotorua, with contours of easy, the main part is undulating to medium hill. Infrastructure comprises of a main four bedroom, master with en-suite, dwelling in mature grounds, a second dwelling of three bedrooms, master with en-suite and an office. Sundry buildings include a three-stand woolshed with sheep yards. Cattle yards and several farm sheds. Water is via a bore pumped to storage tanks and gravity fed around the property.

Given the close proximity to Rotorua and several wood processing mills - there are a number of future options.

**Graham Beaufill**

**M** 027 474 8073

**E** [graham.beaufill@pggwrightson.co.nz](mailto:graham.beaufill@pggwrightson.co.nz)

### Tender

Plus GST (if any)

(Unless Sold By Private Treaty)

Closes 4.00pm, Friday 20 November

[www.pggwre.co.nz/ROT32912](http://www.pggwre.co.nz/ROT32912)





## **MATAMATA, WAIKATO** 171 Morgan Road

### **Superior Grazing/Fattening Unit**

This iconic property of 115ha (284 acres) within minutes to Matamata township is presented to a very high standard with unmatched views over the countryside. Contour is easy rolling with balance in sidling, with excellent fertiliser history along with free draining ash soils. Major development has taken place with a completely new water system, upgraded fencing throughout the property, new cattle yard crush, and extensive house renovations. Production is across approx 110ha effective and currently grazing dairy heifers, and beef fattening. Maize cropping also an option. A very well managed property with high production parameters in a stunning location and deserves serious consideration.

**Trevor Kenny**

**M** 021 791 643

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

### **Auction**

(Unless Sold Prior)

11.00am, Wednesday 11 November

Matamata Club, 9 Waharoa Road East, Matamata

[www.pggwre.co.nz/MAT32936](http://www.pggwre.co.nz/MAT32936)





## WOODEND, SOUTHLAND 80 Wilson Road

### Easy Wintering

84.1971ha with herd home capable of wintering 250 cows all under cover with slatted floor. Graze your replacements all on the one property and/or you could cut and carry surplus grass. Well subdivided with good water system. Near new hay shed, implement shed and workshop and good cattle yards.

All this so close to Invercargill.

**\$1.85M**

Plus GST (if any)

[www.pggwre.co.nz/INV32705](http://www.pggwre.co.nz/INV32705)

**Robin Greer**

**M** 027 433 2058

**E** [robin.greer@pggwrightson.co.nz](mailto:robin.greer@pggwrightson.co.nz)





## GARSTON, SOUTHLAND 3 Nevis Road

3 Bedrooms 1 Bathroom 1 Car

### Grab Your Piece Of Paradise

71.1696ha, 60km to Queenstown. Three bedroom brick and roughcast home with combined kitchen/dining and adjoining lounge. Workshop, covered yards and cattle yards. 21ha Kale to be sown Spring 2020. Wintering 300 R1 and R2 heifers in 2020. Fertile terrace soils suitable for grazing or cropping.

A desirable property located on State Highway 6 with numerous building sites available on the terraced land.

**Andrew Patterson**

**M** 027 434 7636

**E** [apatterson@pggwrightson.co.nz](mailto:apatterson@pggwrightson.co.nz)

### Tender

Plus GST (if any)

(Unless Sold By Private Treaty)

Closes 12.00pm, Tuesday 24 November

[www.pggwre.co.nz/INV32831](http://www.pggwre.co.nz/INV32831)





## NGATIMOTI, NELSON 153 Strachan Road

 3
  1
  2

### Ngatimoti Grazing - Land Area 65.2ha

A sheep and beef grazing property this farm lies to the north in a sheltered and private valley setting. It has a mixture of rolling terraces, flats and medium hill. A three bedroom home with double garage was built in 2003. There is also a consented sleepout, hayshed, woolshed with adjoining sheep and cattle yards.

### Price by Negotiation

Plus GST (if any)

[www.pggwre.co.nz/NEL30563](http://www.pggwre.co.nz/NEL30563)

**Doug Smith**

**M** 027 543 2280

**E** [douglasjcsmith@pggwrightson.co.nz](mailto:douglasjcsmith@pggwrightson.co.nz)





**TADMOR, NELSON** 34 Kereru Road

 4  2

### Farming and Lifestyle

Land size 42.8ha. Great starter block here, or run-off block. A combination of flats and terraces. A four bedroom home sits in a pleasant garden setting complemented by a good range of farm improvements including Te Pari cattle yards, implement shed, hay barn and woolshed.

**\$1.2M**

Plus GST (if any)

[www.pggwre.co.nz/NEL32836](http://www.pggwre.co.nz/NEL32836)

**Doug Smith**

**M** 027 543 2280

**E** [douglasjcsmith@pggwrightson.co.nz](mailto:douglasjcsmith@pggwrightson.co.nz)

**Joe Blakiston**

**B** 03 579 3702

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





## ASHERS, SOUTHLAND 925 Seaward Downs Gorge Road

### Specialised Silage Unit

40.7786ha, predominantly sought after Waikiwi soils. Fertile land currently harvested three times per annum. Older three bay hay shed, no internal fences.

Flat to easy rolling in contour, this supplement block is a contractors dream when it comes to harvesting, having no internal fences, minimising down time. Holdings of this size are popular in a traditional dairying district such as this.

### Tender

Plus GST (if any)  
(Unless Sold By Private Treaty)  
Closes 12.00pm, Thursday 29 October

[www.pggwre.co.nz/INV32592](http://www.pggwre.co.nz/INV32592)

### Andrew Patterson

M 027 434 7636

E [apatterson@pggwrightson.co.nz](mailto:apatterson@pggwrightson.co.nz)





## **WAIHI, WAIKATO** 411 Pukekauri Road

### **Options Galore**

Located just 8.3km from Waihi in a good rainfall area sits this 38 hectare block. It offers the perfect opportunity for a dairy support block to a larger operation. The property is well fenced into 33 paddocks with a good fertiliser history and was being run as part of a dairy unit. Contour consists of gentle rolling with a good quality soil type. Contact Allister for Open Day times and information on the Auction.

### **Auction**

(Unless Sold Prior)  
11.00am, Wednesday 7 October  
On Site: 411 Pukekauri Road, Waihi

[www.pggwre.co.nz/MOR31566](http://www.pggwre.co.nz/MOR31566)

### **Allister Coombe**

**M** 027 507 7622

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





## OTOROHANGA, WAIKATO 2 163 Old Te Kuiti Road

### Cropping or Grazing with Location

Located just 2.3km from Otorohanga you will find this 20.9 hectare flat contoured property. Subdivided into 12 paddocks by both electric and post and batten fencing. Consented to join the Waipa Rural Water Scheme. Crop, grow supplement or graze - your choice. The property is currently being milked on. The water consent is up to a maximum water intake of five cubic metres (5,000 litres) of water per day. New purchaser will have to feed into existing line located at 163 Old Te Kuiti Road. Please note: A further 7.5 hectares next door which also includes a house and sheds is also being offered at the same time.

#### Peter Wylie

M 027 473 5855

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

### Tender

(Unless Sold By Private Treaty)

Closes 10.00am, Friday 16 October

PGGWRE, 57 Rora Street, Te Kuiti

[www.pggwre.co.nz/TEK32773](http://www.pggwre.co.nz/TEK32773)



# ***Sheep and beef***

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Quality sheep and beef farms are abundant in spring property listings, particularly in Northland, King Country and North Canterbury. Plenty of buyers are active, and sales should eventuate.

Most regions are benefiting from a mild winter and high lambing percentages. In some parts of the North Island more spring rain is required to help quell fears of a repeat drought year.

Market demand for premium cuts of lamb is down due to Covid, which has caused a global restaurant trade downturn. Red meat returns will therefore be back on the record levels of recent seasons.





# Balmoral

## classic North Otago high country run offered for first time in 45 years

[pggwre.co.nz/OAM32312](http://pggwre.co.nz/OAM32312) | John Sinnamon - 027 457 0710

An extensive high country property, reckoned to be the largest North Otago farm offered to the market for many years, is for sale.

John Sinnamon of PGG Wrightson Oamaru is marketing Balmoral, which totals 4902 hectares 45 kilometres west of Oamaru.

"A sheep and cattle property of magnificent scale, Balmoral comes to the market for the first time in 45 years. This is a classic high country run, augmented by attractive downland paddocks, offering a diverse range of farming options on a good balance of cultivatable ground that has been carefully subdivided to a high standard.

"With a strong history of sheep and beef, in recent seasons dairy supplementation has also been successfully undertaken, while a sizeable deer fenced segment indicates the additional potential for further diversification.

"Properties of this size, calibre and scenic grandeur rarely come to the market. For anyone who aspires to live the high country dream, this is an opportunity unlikely to be

repeated any time soon," he said.

Balmoral comprises a 4511 hectare Crown pastoral lease, split into a 266 hectare homestead block, and a 4245 hectare run block. Totalling 21 kilometres in length, this semi-isolated main portion of the property consists of a central ridge falling each side to gully areas. At higher altitude, this land is predominantly suited to summer grazing. Freehold titles of 214 and 177 hectares respectively sit alongside the homestead lease block and complete the offering.

Rising from 300 metres to 1528 metres at Kakanui Peak at the rear of the run, Balmoral ranges from country cultivated for winter crop and dryland pasture, three hectares of plantation, tussock country, native snow tussocks and some rocky outcrops. Rainfall averages 500 to 800 millimetres, though is higher at the tops. Approximately 263

hectares of the combined 390 hectares of freehold has been worked, and approximately 340 hectares is deer fenced.

In addition to a full array of farm buildings and infrastructure, including several substantial sets of sheep and cattle yards, plus natural and scheme water, Balmoral homestead is an attractive well-positioned and maintained four bedroom brick house. Built in 1993, it sits in a private, park-like setting and includes an office, has open plan living, a separate lounge, and two bathrooms, plus a detached double garage.



**John Sinnamon**  
North Otago Branch Manager  
M 027 457 0710  
[John.Sinnamon@pggwrightson.co.nz](mailto:John.Sinnamon@pggwrightson.co.nz)





## **BALMORAL, NORTH OTAGO** 559 Smith Road

### **Options of Diversification**

4511ha Pastoral Lease combined with 391ha of Freehold land.

Balmoral presents itself to market for the first time in 45 years; an iconic High Country Run complete with a balance of downland country, offering a diverse range of farming options. Property has a strong history of sheep and beef and in recent seasons dairy supplementation on the downlands, including a good balance of cultivatable ground and quality subdivision.

This large-scale sheep and cattle property has a full range of farm improvements, an attractive four bedroom home plus approximately 340ha of deer fence offering options of significant diversification

**John Sinnamon**

**M** 027 457 0710

**E** [john.sinnamon@pggwrightson.co.nz](mailto:john.sinnamon@pggwrightson.co.nz)

### **Price by Negotiation**

Plus GST (if any)

[www.pggwre.co.nz/OAM32312](http://www.pggwre.co.nz/OAM32312)





## SEDDON, MARLBOROUGH 367 Upton Downs Road

3 1 2

### 'The Downs'

'The Downs' which incorporates 'Ballochmyle' has a good balance of flats easy to steeper hill and native bush gullies. An 891 hectare hill country property in two titles provides an opportunity to purchase a large one-man unit. For ease of management, the vendor has converted to a straight cattle operation made easier with good access throughout the farm. Three-bedroom homestead with attached worker accommodation and normal farm working buildings. This is a rare opportunity to purchase a farm of this size, in this desirable location in today's market.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 3.00pm, Friday 9 October

[www.pggwre.co.nz/BLE32899](http://www.pggwre.co.nz/BLE32899)

**Ken McLeod**

**M** 027 433 4746

**E** [kmcleod@pggwrightson.co.nz](mailto:kmcleod@pggwrightson.co.nz)





## **GRETA VALLEY, CANTERBURY** 833 Greta Road

### **Superior Breeding and Finishing**

'Greta-Vale' is an outstanding 791ha property which is being offered to the market for the first time in over 100 years. Outstanding infrastructure, ease of access, a substantial homestead, manager's house and cottage complement the land. Regular fertiliser inputs and a robust re-grassing program have been a priority over recent years. Current farming practices include dairy grazing and beef breeding & finishing in addition to a grazing arrangement for sheep breeding and finishing. A very well balanced property, set up to support a wide range of farming options and should be given very early consideration by potential purchasers looking to acquire an easily managed, large scale operation.

#### **Peter Crean**

**M** 027 434 4002

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

### **Deadline Private Treaty**

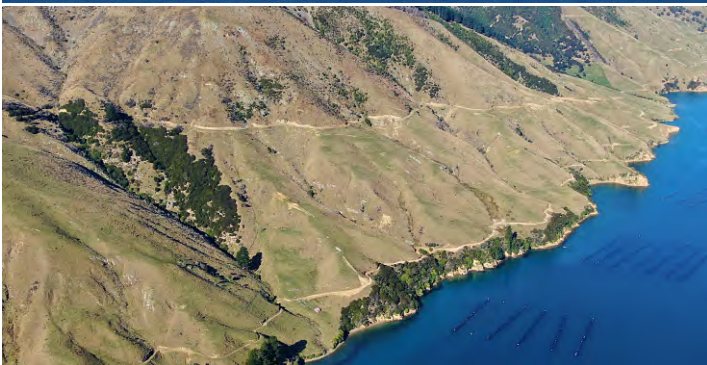
Plus GST (if any)

(Unless Sold Prior)

Closes 2.00pm, Thursday 12 November

[www.pggwre.co.nz/CHR32712](http://www.pggwre.co.nz/CHR32712)





## MARLBOROUGH SOUNDS 'Akaroa Station' 68 Kinders Road

4 2

### Iconic Marlborough Sounds

This iconic Marlborough Sounds sheep and beef farm is for genuine sale to a discerning buyer. Consisting of 552 hectares it is currently running approximately 3500 SU. This is made up of a mixture of 1,800 mixed aged ewes, supportive stock plus cattle and deer. Farming requirements are well resourced with a four-stand woolshed including covered yards that easily hold 1,500 NP. Other outbuildings complement this such as a purpose-built deer shed and walk-in chiller, plus other sundry buildings including a four-bay implement shed, a private jetty and boat launching ramp. A multitude of dwellings provides both comfortable living plus additional income through holiday lets.

**Ken McLeod**

**M** 027 433 4746

**E** [kmcleod@pggwrightson.co.nz](mailto:kmcleod@pggwrightson.co.nz)

### Enquiries Over \$4.2M

Plus GST (if any)

[www.pggwre.co.nz/BLE32526](http://www.pggwre.co.nz/BLE32526)





# Excellent stock of King Country sheep and beef farms offered to spring market

Several premium King Country sheep and beef farms have come to the spring property market, with plenty of buyers lining up to purchase them.

Peter Wylie, PGG Wrightson Real Estate Waikato Real Estate Manager, says local farmers have held back on selling for the last two seasons, and the present notable listings represent their confidence in the current market.

“Dry autumns over the past two years persuaded farmers not to offer property to the market, limiting sales. With covid hitting hardest six months ago, last autumn was a particularly difficult time to sell a farm. After a mild winter, properties now look outstanding, the pent up desire to sell has been unleashed, and farmers are motivated to initiate marketing campaigns early.

“Purchasers are abundant, especially for grazing and drystock farms, though interest in dairy is also increasing. Buyers include local farmers looking to expand, plus others who see the capital gain in farms, larger corporate investors diversifying into the primary industry, and wealthy New Zealanders expanding investment portfolios,” he said.

King Country Regional Livestock Manager Kevin Mortensen says farmers are still recovering from last season's drought.

“Some are not yet over last summer, and with lack of grass growth so far, the hills are still bare for beef cows. However, it has been an excellent winter with kind weather, good lambing and positive percentages.

***Purchasers are abundant, especially for grazing and drystock farms, though interest in dairy is also increasing.***

“Looking ahead, there are several unknowns. With what is happening around the world, beef and lamb prices will be back on previous seasons, and it is too early in the

season to predict what the weather will do, so most farmers are treading cautiously,” he said.

King Country farms available for spring sale include: a 364 hectare Ongarue finishing farm, home to the McMillan Shedding Sheep; a 440 hectare Hauturu breeding property; a 73 hectare Piopio finishing farm; a 206 hectare Otorohanga grazing and supplement farm; a 743 hectare Piopio dairy farm; a 183 hectare Owthango farm, home of Fernleaf Romneys; and a 64 hectare farm close to Taumarunui.

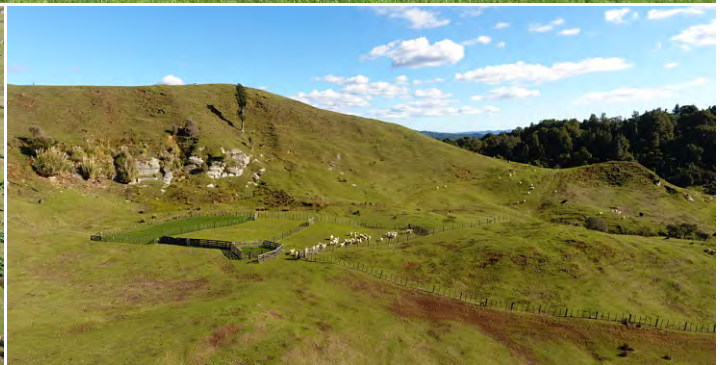
Peter Wylie is confident of sales.

“We have a great stock of properties to offer, and there is no shortage of interest. If farms make sense financially, they will sell,” he said.



**Peter Wylie**  
Rural Sales Consultant  
M 027 473 5855  
pwylie@pggwrightson.co.nz





## HAUTURU, OTOROHANGA 1405 Kaimango Road

### Big Hill Country Breeding Property - 440 Hectares

Big hill-country farm on the market after being faithfully farmed by the current vendors for the past 30 years. Predominantly run as a sheep breeding farm however there is also ample cattle contour throughout. The dwelling is a large five bedroom home with expansive views of the farm. Farm buildings include a four stand wool shed, three bay shed and a two bay shed - both with implement sheds. Our vendors describe their farm as "a young persons farm" with great potential and we agree.

**Peter Wylie**

**M** 027 473 5855

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

### Deadline Private Treaty

Plus GST (if any)

(Unless Sold Prior)

Closes 1.00pm, Friday 13 November

[www.pggwre.co.nz/TEK32623](http://www.pggwre.co.nz/TEK32623)





## **ORAWIA, SOUTHLAND** 2608 and 2633 Ohai Clifden Highway

### **Sheep & Beef/Dairy Support**

322.8630ha with two four bedroom dwellings, three stand woolshed/covered yards, sheep yards and cattle yards, near new workshop/implement shed. Rolling to medium hill contour with some steeper sidelings. Stock water supply suitable for cattle on half the property. Annual brassica and regrassing programme.

Medium sized property conservatively farmed by retiring vendors, property could potentially be sold as two 161ha blocks.

**Ian Russell**  
**M** 027 478 6517  
**E** [irussell@pggwrightson.co.nz](mailto:irussell@pggwrightson.co.nz)

**Andrew Patterson**  
**M** 027 434 7636  
**E** [apatterson@pggwrightson.co.nz](mailto:apatterson@pggwrightson.co.nz)

**\$4.2M**

Plus GST (if any)

[www.pggwre.co.nz/INV31978](http://www.pggwre.co.nz/INV31978)





## NUKUHO, WHAKATANE DISTRICT 1956 State Highway 2

### Intensive Finishing - 11 Titles - 314 Hectares

Highly productive land with contour from flat and easy through to medium hill, currently finishing cattle, dairy grazing and with a South Suffolk sheep stud. There is excellent all weather access over this well maintained property with good standard of improvements including 60ha deer fencing, easy access stockyards, load out facilities and a well appointed homestead and three bedroom staff accommodation.

Come and see for yourself how this property has been faithfully farmed for the past 40 plus years. Retirement is beckoning and it's time to pass on the family's dedicated effort.

**Phil Goldsmith**

**M** 027 494 1844

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

### Price by Negotiation

Plus GST (if any)

[www.pggwre.co.nz/WHK31052](http://www.pggwre.co.nz/WHK31052)





## WAIOTAHE, OPOTIKI DISTRICT 179 Rankin Road

3 2 2

### Finishing Block with Large Scale Horticulture Potential

The total area of 304.8341 hectares is held in six titles and is of mixed contour. Currently stocked with 440 growing service bulls, 100 beef breeding cows and 400 in-lamb ewes, farming up to 3500 stock units.

Both sunny and naturally sheltered, the area is perfect for horticulture development.

In the last two years a large amount of capital has been spent on infrastructure, including: new fencing, the formation of a new race way system and new subdivision of paddocks.

### Price by Negotiation

Plus GST (if any)

[www.pggwre.co.nz/WHK31692](http://www.pggwre.co.nz/WHK31692)

**Phil Goldsmith**

**M** 027 494 1844

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





# Buoyant spring market

## for North Canterbury sheep and beef farms

Several premier North Canterbury sheep and beef properties are offered for spring sale.

Canterbury Real Estate Manager for PGG Wrightson Real Estate, Peter Crean, said a mild winter led to a positive spring, motivating farmers to sell property.

"Most listings are from farming families restructuring or retiring. In spring property looks its best. We have several excellent farms carrying up to 7000 stock units available for genuine sale and plenty of buyers.

"Strong enquiry through the winter has come from within and beyond the farming community. Low interest rates mean anyone with equity is looking for safe investment in shares or land. We are hearing from people motivated to leave the city, as well as North Islanders looking to move south," he said.

Notable listings include Greta Vale north of Greta Valley, a 791 hectare flat to medium country breeding and finishing property in the same family for over 100 years; Dalrachie

Downs, a 258 hectare Broomfield, Amberley farm producing prime lamb overlooking Waipara and Omihi Valley; a 187 hectare Hawarden pivot irrigated farm, suited to finishing or dairy support; a 258 hectare



*We are hearing from people motivated to leave the city, as well as North Islanders looking to move south*



View Hill, Oxford property with subdivision potential and a 190 hectare easy hill property with views over the Waikari and Amuri.

Grant Nordstrom, PGG Wrightson Canterbury Livestock Manager said plenty of feed has

given local farmers an encouraging start to the season.

"Although scanning results were back, newborn lambs and calves this year has shown good survivability. However, farmers are wary of overseas markets, particularly due



**Peter Crean**

Canterbury/West Coast  
Real Estate Manager

M 027 434 4002

PCrean@pggwrightson.co.nz

to volatility around Brexit and Covid. While red meat demand is good overall, decreased restaurant trade has hit high end cuts, impacting carcass prices. Challenges around airfreight for the Christmas and chill trade will also factor extra cost into the schedule. Farmers responding to the probable lack of demand for heavyweight lambs are moving stock off farm earlier," he said.





## **OXFORD, CANTERBURY** 344 Depot Road

### **'Killarney' - Outstanding Opportunity With Options**

Killarney is a 258 hectare, stand-alone, breeding and finishing unit or add-on to an existing farming operation. The property presents established infrastructure, a high standard of fencing, laneways and shelter, in addition to a tidy, four-bedroom home. With four separate titles, land banking or subdividing is now an attractive proposition with the property surrounded by smaller, established lifestyle blocks. Numerous options are available to prospective purchasers, including the entire property as a whole or one or more titles separately or in conjunction with another!

**Peter Crean**

**M** 027 434 4002

**E** pcrean@pggwrightson.co.nz

### **Deadline Private Treaty**

Plus GST (if any)

(Unless Sold Prior)

Closes 2.00pm, Thursday 29 October

[www.pggwre.co.nz/CHR32711](http://www.pggwre.co.nz/CHR32711)





## BROOMFIELD, CANTERBURY 306 Mound Road

### Breeding / Fattening / Finishing

'Dalrachrie Downs' is a 258 hectare, traditional, high producing, breeding, fattening and finishing unit in a well-regarded farming district in North Canterbury.

Historically Corriedale ewes plus replacements have been farmed with most lambs all sold by mid-November, either as fats or at an on-farm sale.

The sale of Dalrachrie Downs offers something for the whole family, a well presented, easily managed, breeding and early finishing unit, equestrian facilities, excellent farm infrastructure, a fabulous homestead and incredible views to the mountains and beyond!

#### Peter Crean

**M** 027 434 4002

**E** pcrean@pggwrightson.co.nz

#### Mark Clyne

**M** 027 531 2964

**E** mark.clyne@pggwrightson.co.nz

### Deadline Private Treaty

Plus GST (if any)

(Unless Sold Prior)

Closes 2.00pm, Thursday 5 November

[www.pggwre.co.nz/CHR32713](http://www.pggwre.co.nz/CHR32713)





## WAIMUMU, SOUTHLAND 182 Bowmar Road

5 2

### Multiple Income Earner

A majestic two storey, extensively renovated five bedroom family home nestled in park-like surroundings, plus a separate two bedroom dwelling, all situated on this 221.3404ha sheep and beef farm opens up more multiple income options, including home stays, bed and breakfast, wedding functions and the like. Located only five minutes from the Gore township.

**\$5.995M**

Plus GST (if any)

[www.pggwre.co.nz/GOR32343](http://www.pggwre.co.nz/GOR32343)

**Derek Ayson**

**M** 027 667 9601

**E** [derek.ayson@pggwrightson.co.nz](mailto:derek.ayson@pggwrightson.co.nz)

**Darrell Duncan**

**M** 027 432 5767

**E** [dduncan@pggwrightson.co.nz](mailto:dduncan@pggwrightson.co.nz)





## WAIMUMU, SOUTHLAND McGill Road

### Versatile Rural Property

Located on McGill and Baron Roads is this very versatile 202.6347ha sheep/beef/dairy support property with an excellent standard of improvements including modern four stand raised board woolshed with covered yards, workshop with two bay hay barn and cattle yards. 14.6ha pruned Pine trees, duck pond, very well fenced with rock track to centre of property. Bore supplying stock water to entire property.

Plenty of great sites to build a home if desired.

**\$2.75M**

Plus GST (if any)

[www.pggwre.co.nz/GOR32672](http://www.pggwre.co.nz/GOR32672)

**Derek Ayson**

**M** 027 667 9601

**E** [derek.ayson@pggwrightson.co.nz](mailto:derek.ayson@pggwrightson.co.nz)

**Darrell Duncan**

**M** 027 432 5767

**E** [dduncan@pggwrightson.co.nz](mailto:dduncan@pggwrightson.co.nz)





## **WAIKARI, CANTERBURY** 9P Kellaway Terrace

### **Early Lambing and Finishing**

This property presents as a 191 hectare, bare land, easy care, early lambing and finishing unit situated right on the boundary of Waikari township.

The property is mainly medium hill country and divided into approximately 19 blocks with stock water supplied via the Hawarden/Waikari water supply.

A rarely available, moderately sized, easily accessible block – ideal for early lambing and finishing or add it to an existing finishing unit. Utilise the property in its existing form or add your own touches and turn it into a fully self-sufficient farming operation!

**Peter Crean**

**M** 027 434 4002

**E** pcrean@pggwrightson.co.nz

### **Deadline Private Treaty**

GST Inclusive

(Unless Sold Prior)

Closes 2.00pm, Thursday 29 October

[www.pggwre.co.nz/CHR32805](http://www.pggwre.co.nz/CHR32805)





## OTUREHUA, CENTRAL OTAGO 197 McAdie Road

4 bedrooms, 1 bathroom, 2 living areas

### Perfect Poolburn Starter - 130 Hectares

Situated just 23km from Omakau and 38km from Alexandra this very tidy block would be ideal for someone looking to start their farming career or as an add on to a larger operation. With good improvements which include a comfortable four bedroom home, garaging three-stand flat-board shearing shed, cattle yards and water. This property has plenty of potential and is a must view. Call now to book your viewing.

### Price by Negotiation

Plus GST (if any)

[www.pggwre.co.nz/ALE30885](http://www.pggwre.co.nz/ALE30885)

**Shaun O'Docherty**

**M** 021 708 165

**E** [sodocherty@pggwrightson.co.nz](mailto:sodocherty@pggwrightson.co.nz)

**Mike Direen**

**M** 027 434 0087

**E** [mdireen@pggwrightson.co.nz](mailto:mdireen@pggwrightson.co.nz)





**AMBERLEY, NORTH CANTERBURY** 86 Stockdills Road

5 2 2

**The Best of Both Worlds**

86.5280 hectares, over half of which is irrigated by way of Ocmis gun and laterals. There are various out-buildings to support family and farming requirements. High quality soils, pasture, fencing and stock performance. Built in 2004, this pristine home is set back from the road offering both privacy and great views. The master bedroom is complete with a walk-in-wardrobe and ensuite and looks over the manicured garden and farmland beyond. This is the property others will be compared to this season.

**Deadline Private Treaty**

Plus GST (if any)  
(Unless Sold Prior)  
Closes 2.00pm, Thursday 5 November

[www.pggwre.co.nz/RAN32656](http://www.pggwre.co.nz/RAN32656)

**Paul Tapper**

**M** 027 224 1300

**E** [ptapper@pggwrightson.co.nz](mailto:ptapper@pggwrightson.co.nz)



The background of the page is a photograph of a dairy farm. In the foreground, several brown and black cows are lying down on a lush green grassy field. In the middle ground, more cows are visible, some standing and some lying down. The background shows a rolling green hillside under a bright blue sky with scattered white clouds. A semi-transparent white box is overlaid on the upper left portion of the image, containing the title and text.

# ***Dairy***

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A more active dairy property market appears set to re-emerge. In the post-covid world, with low interest rates and uncertainty around commercial property, dairy has become a more attractive option for off-farm investors.

Favourable weather and a good payout are keeping farmers optimistic, though the new freshwater regulations, which started to come into effect early in the spring, may dampen enthusiasm. Farmers will need time to understand these before being confident to buy and sell.

With finance on larger farms difficult to obtain, some owners are opting to subdivide and selling their properties as smaller lots.





## ARARUA, NORTHLAND 41 Poyner Road West

 4  1  2

### Larger Scale Opportunity at Ararua

Located in an established dairy farming area this farm is all set up and ready to go. Containing 356.56ha approximately made up from 277ha of milking platform, 29ha of young stock grazing and 50ha of bush and steeper sidings with the contour of the remaining land described as easy rolling. The farms dairy is a 32 HB with a yard to hold 400 cows, milk solids average of 141,127kg MS from around 400 cows. There are four houses on the farm and the supporting infrastructure is great. The farm carries options around future management and will attract a range of buyers. This is a great opportunity to purchase on this scale, give Ron or Dennis a call for more information or to arrange a viewing.

**Dennis Wallace**

**M** 022 312 7704

**E** [dennis.wallace@pggwrightson.co.nz](mailto:dennis.wallace@pggwrightson.co.nz)

**Ron Grbin**

**M** 027 471 6388

**E** [rgrbin@pggwrightson.co.nz](mailto:rgrbin@pggwrightson.co.nz)

### Price by Negotiation

Plus GST (if any)

[www.pggwre.co.nz/WHG32699](http://www.pggwre.co.nz/WHG32699)





## TAIPUHA, NORTHLAND 69 Cassidy Road

4 1 5

### Good Value Dairy Farm - Make Us an Offer!

We have instruction to sell this property, with the vendors having had the farm for 14 years. Consisting of 240 hectares, the farm is well set up with very good races and there is a good mix of easy rolling contour. The farm has a 26 cup HB cowshed that is currently milking 360 cows, with production between 110,000 and 115,000kg MS achieved under a low-cost system. Supplements of maize, turnips and grass silage are grown on farm with some PKE used sparingly if required. The main home is large with four bedrooms and there is a second three-bedroom home. The farm has all compliance documentation available for prospective purchasers.

**Dennis Wallace**

**M** 022 312 7704

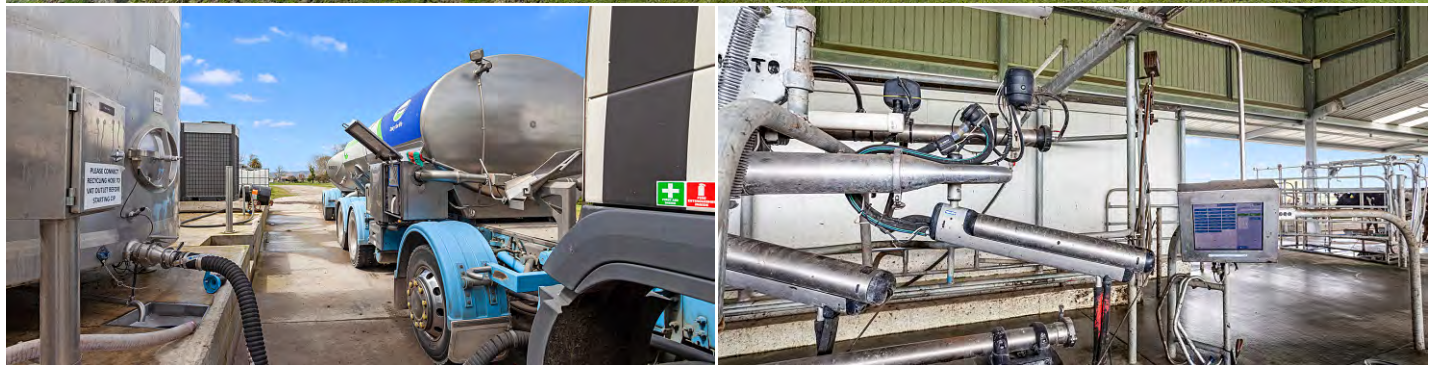
**E** [dennis.wallace@pggwrightson.co.nz](mailto:dennis.wallace@pggwrightson.co.nz)

### Price by Negotiation

Plus GST (if any)

[www.pggwre.co.nz/WHG31156](http://www.pggwre.co.nz/WHG31156)





## **THORNTON, WHAKATANE DISTRICT** 63 Magee Road

### **Scale and Location**

This 145 hectares (subject to title) dairy farm is located on the Rangitaiki Plains within 8km of Whakatane CBD. Features include: 40 ASHB high tech dairy, with fully covered yard, feedlot, ultra-modern water conservation system, solid effluent disposal system, remote herd and dairy monitoring systems and full staff facilities. Capital investment has been made in infrastructure with a vision for a sustainable long term future, aiming to be environmentally friendly, industry leading and achieving compliance - better than the regulations require. Milking 450 cows with a 2019/20 production of 181,100kg MS and a five year average of 170,000kg MS, this is a must see dairy farming operation.

**Phil Goldsmith**

**M** 027 494 1844

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

### **Price by Negotiation**

Plus GST (if any)

[www.pggwre.co.nz/WHK31158](http://www.pggwre.co.nz/WHK31158)





## DARGAVILLE, NORTHLAND 72 Babylon Coast Road

### Don't Let This Dairy Farm Get Away

194 hectares (three titles) with 36 bail rotary shed, large calf rearing shed, four bedroom home and second four bedroom two story home. A dairy farm that has low input leaves room for improvement. It has the size, good buildings, bore water and the location to town. Currently being run with a manager in place. Milking up to 280 cows and all stock wintered on. Contour of the farm is rolling with a main centre race and a couple of side races gives you access to the 70 paddocks, the cowshed is in the middle of the property and has new teat spray unit and in-shed meal feeding system. The property has a long road frontage.

**Megan Browning**

**M** 027 668 8468

**E** [mbrowning@pggwrightson.co.nz](mailto:mbrowning@pggwrightson.co.nz)

### Deadline Sale

Plus GST (if any)

(Unless Sold Prior)

Closes 2.00pm, Friday 27 November

[www.pggwre.co.nz/DAG32901](http://www.pggwre.co.nz/DAG32901)





**FORTIFICATION, SOUTHLAND** 906 Waimahaka Fortification Road

5 2

### First Farm Opportunity

OPTION 1: Dairy farm and support block, 168ha, \$3.3M Plus GST

OPTION 2: Dairy farm, 136ha, \$2.85M Plus GST

Five bedroom home, 36 aside Herringbone shed with hi-spec Dairy Tech plant plus good assortment of other sheds. Consent for 400 cows until 2028.

OPTION 3: Support block, 31ha, \$450,000 Plus GST

Cattle yards, older woolshed, large shed and older home. Rolling contour with 8ha winter crop.

**\$3.3M**

Plus GST (if any)

[www.pggwre.co.nz/INV32814](http://www.pggwre.co.nz/INV32814)

**Robin Greer**

**M** 027 433 2058

**E** [robin.greer@pggwrightson.co.nz](mailto:robin.greer@pggwrightson.co.nz)





## LOCHIEL, SOUTHLAND

3 1

### Location Is Everything

155.8483ha subject to survey. Modern 40 aside shed with 36 cups and 350 cow rectangular yard, ACRs, meal feeders, auto drafting, cell count monitors and flood wash. Three bedroom home with open plan kitchen/dining, adjoining lounge and office. Concrete feed pad for cows. Flat contour with wonderful shelter. 6km to Winton and 20km to Invercargill.

**\$5.425M**

Plus GST (if any)

[www.pggwre.co.nz/INV31235](http://www.pggwre.co.nz/INV31235)

We are privileged to offer to the market after 150 years in the Thomson family their Lochiel property which was converted to dairy in 2015. The conversion is of a very high standard.

**Andrew Patterson**

**M** 027 434 7636

**E** [apatterson@pggwrightson.co.nz](mailto:apatterson@pggwrightson.co.nz)





## DARGAVILLE, NORTHLAND 110 Colville Road

 2
  2
  2

### Thinking About the Future

This dairy farm is in an established dairy farming community located just out of the Dargaville township. The property could offer options around future development with a great lifestyle being so close to town with schools, sports and shopping. Comprising of 146 hectares in six titles, this self-contained dairy farm is milking 230 cows with last year's production of 89,000kg MS. Good infrastructure including a two-storey, two bedroom home, double and single garaging plus sleepout. 17 ASHB cowshed, large round barn with attached four bay shed, concrete feed bin. The property has options around purchasing and will attract a range of buyers, so please call us today for an information pack.

#### Ron Grbin

**M** 027 471 6388

**E** rgrbin@pggwrightson.co.nz

#### Barry Banicevich

**M** 021 999 591

**E** bbanicevich@pggwrightson.co.nz

### Deadline Sale

Plus GST (if any)

(Unless Sold Prior)

Closes 2.00pm, Thursday 12 November

[www.pggwre.co.nz/DAG32910](http://www.pggwre.co.nz/DAG32910)





## OPUAWHANGA, NORTHLAND 339 Whananaki North Road

3 1 1

### 339 Whananaki North Road, Hikurangi

A very appealing dairy unit containing approximately 115 effective hectares with an 18 year 24 aside HB shed that is currently milking around 280 cows with 300 wintered. The infrastructure is well laid out and includes a 1,200m<sup>2</sup> covered feed pad, a three bedroom home and a range of calf rearing facilities and implement sheds. There are 56 paddocks with good fencing and race access, a brown rock quarry plus a three pond effluent system, water is sourced from a reliable stream on the property. The contour is described as 70% flat/30% rolling with a mix of productive soil types and fertiliser has been applied as per recommendation. This is a well set up farm, call Dennis for more information.

**Dennis Wallace**

**M** 022 312 7704

**E** [dennis.wallace@pggwrightson.co.nz](mailto:dennis.wallace@pggwrightson.co.nz)

### Price by Negotiation

Plus GST (if any)

[www.pggwre.co.nz/WHG32898](http://www.pggwre.co.nz/WHG32898)





## MAITLAND, SOUTHLAND 183 Chittock Road

3 1

### Productive Dairy Unit

Here we have a stunning opportunity for a start into dairying. Situated near Maitland is this extremely well presented 122ha dairy farm milking just over 300 cows. Farm improvements include a 30 aside herringbone shed with 400 cow yard, two bay fertiliser/implement shed, three bay implement shed and a two bay calf shed. Effluent is dispersed by a Larrell Smart Hydrant system. Numerous tree plantings adorn the property providing shade and shelter for stock. A bonus is a private bore supplying stock water to troughs in all paddocks. Complementing the property is a comfortable three bedroom home.

**Derek Ayson**  
**M** 027 667 9601  
**E** derek.ayson@pggwrightson.co.nz

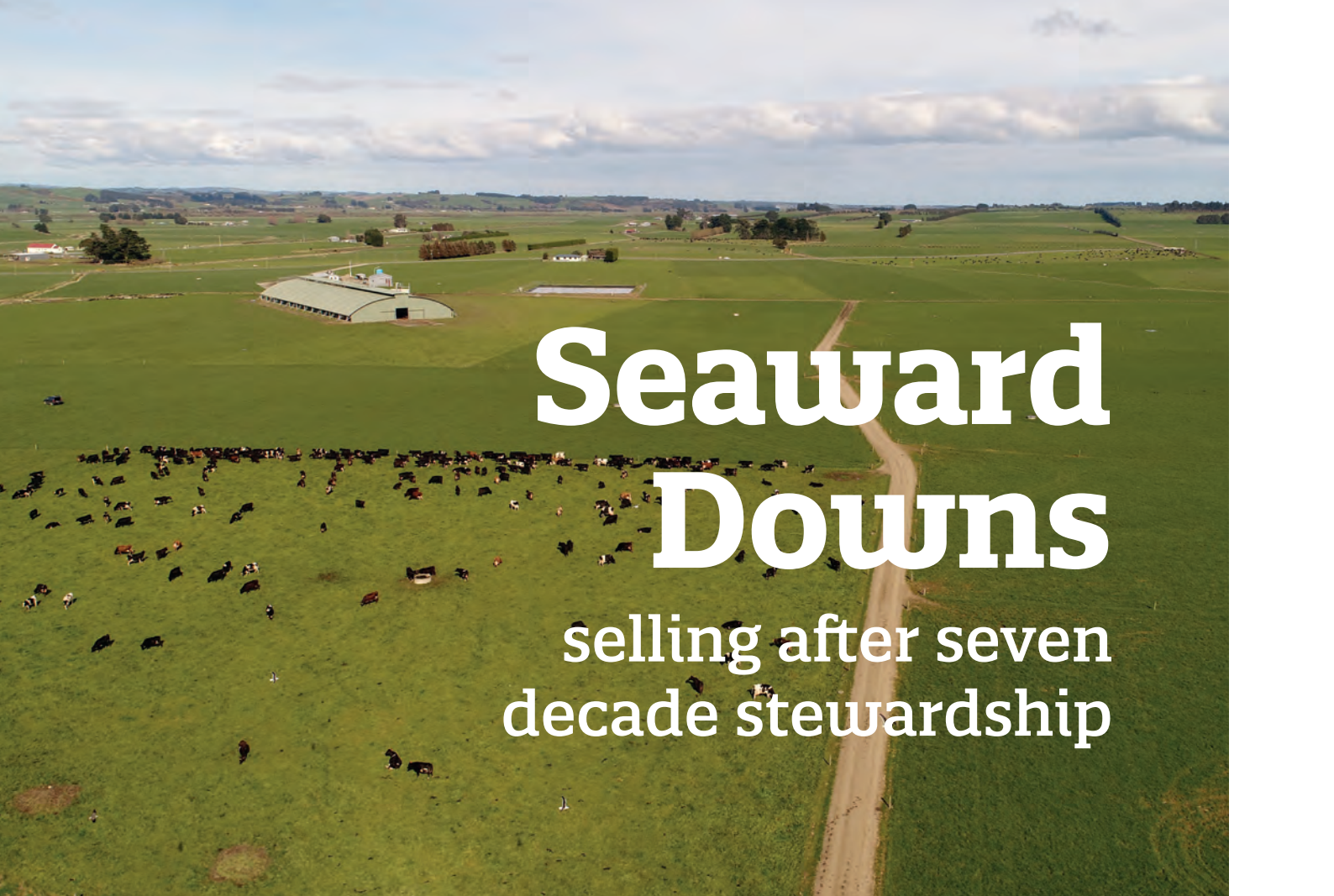
**Darrell Duncan**  
**M** 027 432 5767  
**E** dduncan@pggwrightson.co.nz

### Deadline Private Treaty

Plus GST (if any)  
 No Prior Offers  
 Closes 12.00pm, Friday 30 October 2020

[www.pggwre.co.nz/GOR32642](http://www.pggwre.co.nz/GOR32642)





# Seaward Downs

## selling after seven decade stewardship

[pggwre.co.nz/INV32593](http://pggwre.co.nz/INV32593) | Andrew Patterson - 027 434 7636

A Southland dairy farm owned by one of the country's longest established farmers is for sale.

Dugald McKenzie and his wife Kathleen started farming at Seaward Downs after they were married in 1940. Now aged 103, Dugald is selling up. Andrew Patterson of PGG Wrightson Invercargill is marketing his 118 hectare farm, which produced over 180,000 kilograms of milk solids from 330 cows over each of the last two seasons.

"This is a well-appointed flat, fertile property, located seven kilometres south of Fonterra's Edendale factory and 34 kilometres east of



**Andrew reckons signs for Southland dairying are positive.**



Invercargill. It includes a modern REL, free-stall wintering barn, with 370 stalls and consent for up to 350 cows. The barn serves as a powerful reminder of the future of farming,

particularly with recent discussion around the impact regional freshwater plans will have on land use. Livestock could be available at valuation dependent on timing," he says.

Andrew reckons signs for Southland dairying are positive.

"Farmers are doing well financially, winter was kind, spring looks good, and in mid-September South Island milk production was up eight per cent on last year."

PGG Wrightson Southern South Island Dairy Livestock Manager Mark Cuttance agrees this season's early indicators are encouraging.

"Predictions for the milk price are positive. Cows have come through a warm, dry winter, in good order, calving successfully. Uncertainty around live exports and freshwater plans aside, dairy farmers can expect this season to be a good one," he said.

Andrew Patterson believes the sector's returns will draw investment into dairy this season.

Arriving in Seaward Downs in 1884, Dugald's grandfather Robert was the first McKenzie to farm in the district. He passed the original family farm to his son, also Robert, in 1909. Dugald bought the adjoining land in 1940. He and Kathleen milked cows until 1960 when they moved into sheep, buying land from his uncle in 1954, then buying the land across the road in 1971, which is the property now for sale. Preparing for retirement, Dugald and Kathleen built a tunnel under the road and returned the properties to dairy in the 1970s. Kathleen died in 2004. Dugald has continued farming with the support of his daughter and son-in-law, Rosemary and Noel Butler, and his sharemilkers of 20 years Bryce, Diane and Vaughan Webber.



**Andrew Patterson**  
Southland Real Estate Manager  
M 027 434 7636  
[apatterson@pggwrightson.co.nz](mailto:apatterson@pggwrightson.co.nz)





## SEAWARD DOWNS, SOUTHLAND 1545 Rimu Seaward Downs Road

3 2 2

### Time To Buy The Best

117.8546ha, mostly Edendale soils. 30 Aside HB cow shed and substantial 370 stall REL wintering barn (built 2012). Producing over 180,000kg MS from 330 cows last two seasons. Three bedroom home (built 2012) with open plan living and ensuite.

Flat in contour and located just 7km from Edendale factory on fertile Edendale soils. The modern free stall barn stands out on the landscape as a powerful reminder of the future of farming, you can be part of it!

**Andrew Patterson**

**M** 027 434 7636

**E** [apatterson@pggwrightson.co.nz](mailto:apatterson@pggwrightson.co.nz)

### Tender

Plus GST (if any)  
(Unless Sold By Private Treaty)  
Closes 12.00pm, Thursday 29 October

[www.pggwre.co.nz/INV32593](http://www.pggwre.co.nz/INV32593)





## MAHENO, NORTH OTAGO 141 Round Hill Road

### Riverside Dairy

104ha property with both Kakanui River and North Otago Irrigation Company irrigation supply. 46 aside herringbone shed - new effluent storage, 2500 cubic metre and a full range of farm improvements, shedding, cattle yards, workshop.  
Great location and close to Maheno and Oamaru. Three bedroom home plus self-contained one bedroom unit.

### Price by Negotiation

Plus GST (if any)

[www.pggwre.co.nz/OAM31293](http://www.pggwre.co.nz/OAM31293)

#### John Sinnamon

M 027 457 0710

E [john.sinnamon@pggwrightson.co.nz](mailto:john.sinnamon@pggwrightson.co.nz)

#### Dave Heffernan

M 027 215 8666

E [david.heffernan@pggwrightson.co.nz](mailto:david.heffernan@pggwrightson.co.nz)





**MATAMATA, WAIKATO** 1852 Old Te Aroha Road

4 2 3

**Milk It or Graze It**

Nestled at the foot of the Kaimai range, approximately 18km from Matamata, the property consists of 100ha (more or less). Currently milking 200 cows with production around 60,000kg MS the vendors have focused on a simple low-cost pasture base system with minimal inputs. The contour is predominately flat to easy rolling with a portion of steeper land at the rear of the property, against the native bush. Improvements include a modern 20ASHB cowshed with 34 bails, supported by plenty of shedding to take care of calf rearing and storage requirements. A feature of the property is an executive homestead built by GJ Gardner Homes in 2008, and an additional three bedroom dwelling.

**\$3.85M**

Plus GST (if any)

[www.pggwre.co.nz/MAT32893](http://www.pggwre.co.nz/MAT32893)

**Peter Donnelly**

**M** 021 449 559

**E** [pdonnelly@pggwrightson.co.nz](mailto:pdonnelly@pggwrightson.co.nz)





# ***Finishing***

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Finishing properties are in demand in many districts, particularly in Hawke's Bay and Northland, while in King Country and North Canterbury the spring market has several high quality properties available.

For the three months ended August 2020, the Real Estate Institute of New Zealand reports 114 finishing farms sold at a median sale price per hectare of \$32,568. This compared to 79 property sales for a \$31,660 median sale price per hectare for the three months ended August 2019.

On this basis, over the past 12 months the median price per hectare for finishing farms rose 2.9 per cent.





# Purchase of The Hummocks

achieves farming goal

A large pastoral run in Ward, Marlborough, sold well in July.

Joe Blakiston, Nelson/Marlborough PGG Wrightson Real Estate Sales Manager, marketed the 843 hectare farm, The Hummocks, in conjunction with colleague Greg Lyons. He said the substantial property attracted plenty of interest, boosted by sheep and beef returns trending positively at present.

"Conservatively farmed for more than 50 years with a balance of mid micron ewes and breeding cows, The Hummocks has a high standard of improvements, well-formed tracks and a reliable water supply, so ticks the boxes as a great option for breeding.

"Multiple parties inspected the farm, mostly existing local sheep and beef farmers looking to add to their land portfolios. With a degree of competition in the marketplace, we were able to secure a transaction that suited both parties," he said.

Willie Millton and wife Millie, owners of adjoining property Glentoi since 2014, purchased The Hummocks and intend to run the two farms as a single unit.

"Purchasing more land to expand our existing farm business has been one of our medium term goals. The Hummocks is a very appealing, substantial piece of the land neighbouring our southern boundary. It will complement our existing farm business, offering us scale, with the ability to breed stock and finish at a leased property in Canterbury. It also allows us to employ a full-time staff member.

"To develop The Hummocks we plan to control some of the scrub, followed by fertiliser, subdivision and stock water.

"The property has great potential. We are incredibly happy with our purchase and look

forward to the challenge that lies ahead, and would like to thank Joe Blakiston and his team for a very smooth transaction," he said.

With their home farm Glentoi, plus The Hummocks, and their 650 hectare Birch Hill lease property in Canterbury, the Milltons are running approximately 10,500 stock units on 2335 hectares, split 65:35 between sheep and cattle.



**Joe Blakiston**

Sales Manager, Nelson/Marlborough

M 027 434 4069

jblakiston@pggwrightson.co.nz





## OTUREHUA, CENTRAL OTAGO 26 Klifden Road

3 2 1

### Outstanding Presentation - 489 Hectares

Located just 8.5km from the small settlement of Oturehua in the heart of Central Otago this very well presented property is a must view. The property offers great balance with K-line irrigation on the lower country and plenty of scope on the hill country.

With great improvements including a near new three bedroom, two bathroom house and a solid second dwelling, presenting the new owners opportunities to take advantage of the Central Otago Rail Trail close by.

**\$2.9M**

Plus GST (if any)

[www.pggwre.co.nz/ALE26030](http://www.pggwre.co.nz/ALE26030)

**Mike Direen**

**M** 027 434 0087

**E** [mdireen@pggwrightson.co.nz](mailto:mdireen@pggwrightson.co.nz)

**Shaun O'Docherty**

**M** 021 708 165

**E** [sodocherty@pggwrightson.co.nz](mailto:sodocherty@pggwrightson.co.nz)





## LAUDER, CENTRAL OTAGO Drybread Road

### Lauder Grazing/Finishing Unit - 464.8 Hectares

Located in Central Otago, in close proximity to Alexandra, Clyde and Cromwell, an area which provides a great family lifestyle with the many leisure and recreational activities the region has to offer.

This property has been totally re-developed during the current vendors tenure. From the installation of pivot irrigation, fencing, lane ways, new cattle yards, regrassing and capital fertilisers, the property is now in very good heart and would suit a variety of farming practices.

The bulk of the irrigation water is consented through to 2035 giving certainty of supply at a very low cost to intending purchasers. For further detail or an inspection, contact the vendors sole agents.

**Shaun O'Docherty**

**M** 021 708 165

**E** [sodocherty@pggwrightson.co.nz](mailto:sodocherty@pggwrightson.co.nz)

**Mike Direen**

**M** 027 434 0087

**E** [mdireen@pggwrightson.co.nz](mailto:mdireen@pggwrightson.co.nz)

**\$7M**

Plus GST (if any)

[www.pggwre.co.nz/ALE31045](http://www.pggwre.co.nz/ALE31045)





# Hawke's Bay cropping and finishing property 'one of the region's best'

[pggwre.co.nz/HAS32730](http://pggwre.co.nz/HAS32730) | Paul Harper - 027 494 4854 Doug Smith - 027 494 1839

An immaculate Hawke's Bay property, complete with two lakes, is on the market for the first time in 32 years, providing new owners with exceptional versatility of land uses.

A 420 hectare farm, Kautuku, situated 10 kilometres west of Hastings, is presently used for cropping and finishing.

Paul Harper and Doug Smith of PGG Wrightson Real Estate, Hastings are selling the farm. Paul says Kautuku's contours, fine soils and outstanding presentation give it outstanding appeal.

"This property is in excellent heart. For new owners its options are unlimited. Our vendors have grown a myriad of crops, including onions, potatoes, carrots, tomatoes, maize, sweetcorn, barley, squash, capsicum and grass silage. Given the highly prized Twyford soils, with irrigation consents, a large-scale orchard is entirely viable.

"Easy rolling hills are ideal for winter lamb trading, complimenting the new grass paddocks on the flats. Kautuku's proximity to the twin cities, with good road access available on both sides of Taihape Road, and a

choice of five current titles, make subdivision for lifestyle blocks an opportunity potential purchasers may find irresistible.

"Coupled with Kautuku's excellent infrastructure and pumped bore water for stock and irrigation, also complimented by the Ohiwia stream, this farm's mix of land classes, location and presentation make it one of the region's best," he said.

Two lakes further enhance the property's aesthetics.

"Fully contained Kautuku lake is a fantastic home for water fowl, well planted and surrounded by lovely house sites, while Lake Rununga sits on the farm's southern boundary, and is part owned by one of the titles," said Paul Harper.

Farm infrastructure includes a four-stand woolshed with large attached sheep yards, a centrally located covered race with a three-way drafter, a large gable workshop with

mezzanine floor and pit plus attached four-bay and two-bay implement sheds, Te Pari cattle yards, a second large set of sheep yards and 31 hectares of deer farm with shed and yard. A three-bedroom 1950s cottage with attached single garage is located at the front of the farm.

Kautuku is presented to the market by tender, with offers closing at 4pm on Thursday 20 October.



**Paul Harper**  
Rural Sales Consultant

M 027 494 4854  
[paul.harper@pggwrightson.co.nz](mailto:paul.harper@pggwrightson.co.nz)



**Doug Smith**  
Rural Sales Consultant

M 027 494 1839  
[dougsmith@pggwrightson.co.nz](mailto:dougsmith@pggwrightson.co.nz)





## HASTINGS, HAWKE'S BAY 400 Taihape Road

3 1 1

### 'Kautuku' You Can't Get Better

This stunning 420ha property is in five titles, located approx ten minutes west of Hastings. World class Twyford soils on the flats with irrigation consents. Two renowned water fowl lakes with extensive lifestyle options and easy rolling hills. Fully reticulated water to all paddocks, plus a strong fertiliser history. Good infrastructure, multiple sheds, sheep and cattle yards, four-stand woolshed, three-bedroom cottage and sundry sheds, plus a 31ha deer unit. The farm supports a cash cropping/lamb and cattle finishing business, and being on the doorstep of Hastings will have great appeal.

#### Paul Harper

**B** 06 878 3156 **M** 027 494 4854  
**E** paul.harper@pggwrightson.co.nz

#### Doug Smith

**B** 06 878 3156 **M** 027 494 1839  
**E** dougsmith@pggwrightson.co.nz

### Tender

Plus GST (if any)  
Closes 4.00pm, Tuesday 20 October  
(Will Not be Sold Prior)

[www.pggwre.co.nz/HAS32730](http://www.pggwre.co.nz/HAS32730)





## DARGAVILLE, NORTHLAND Clear Road and 359 Arapohue Road

3 2 2

### Large Holding With Options - Purchase One or All

373 hectares in eight titles with location. GJ Gardner family home with large deck and captivating views. Fattening 300 Friesian bulls (from four day old through to finishing). Mixture of flats, rolling hills with some steeper. 64 paddocks with internal four and two electric wires. Covered calf rearing shed, three bay implement shed, half round barn, three sets of stock yards - two with loading facilities and head bails. Water supply is by way of a bore and dams. Call us to discuss the options available for purchase.

### Auction

Plus GST (if any)  
(Unless Sold Prior)  
11.00am, Tuesday 24 November  
PGG Wrightson Real Estate  
Whangarei Office

[www.pggwre.co.nz/DAG32873](http://www.pggwre.co.nz/DAG32873)

#### Megan Browning

M 027 668 8468

E [mbrowning@pggwrightson.co.nz](mailto:mbrowning@pggwrightson.co.nz)

#### Tom Hackett

M 027 498 2908

E [tom.hackett@pggwrightson.co.nz](mailto:tom.hackett@pggwrightson.co.nz)





## OTEWA, OTOROHANGA 247 Tahaia Road

4 1 1

### Supplement and Grazing Property with Location

206ha, more or less, located just 13km east of Otorohanga, you will find a rare opportunity to purchase a high fertility and easy rolling farm. This farm has a very good production engine. The property has been leased out for the past six years for dairy support. Excellent bore which provides reticulated water to the 100 plus paddocks. Contour - approximately 80% rolling, 15% medium with 5% steeper sidings. The homestead is a renovated four bedroom dwelling with a massive deck for great outdoor living. There is also a one bedroom sleep out with a bathroom. Farm buildings include a three stand wool shed, implement shed, three bay shed and a two bay shed.

**Peter Wylie**

**M** 027 473 5855

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

### Auction

(Unless Sold Prior)

11.00am, Wednesday 28 October

PGGWRE, 87 Duke Street, Cambridge

[www.pggwre.co.nz/TEK32823](http://www.pggwre.co.nz/TEK32823)





## HAWARDEN, CANTERBURY 209 Bentleys Road

### Versatile Farming Opportunity

This farm presents as a 187ha, extremely versatile, cattle/sheep breeding and finishing unit or straight finishing in two separate titles on either side of Bentleys Road. It boasts established farming infrastructure including two centre pivot irrigators covering approx 160ha, a good standard of fencing, boundary shelter and two large family homes. The vendor's investment in the potential AIC irrigation scheme for some of the property and desirable nutrient loadings afford possible opportunities to expand on the current farming practices. A highly desirable and easily managed operation in its own accord or alternatively, an excellent add-on to an existing farming enterprise.

#### Peter Crean

**M** 027 434 4002

**E** pcrean@pggwrightson.co.nz

#### Mark Clyne

**M** 027 531 2964

**E** mark.clyne@pggwrightson.co.nz

### Deadline Private Treaty

Plus GST (if any)

(Unless Sold Prior)

Closes 2.00pm, Thursday 5 November

[www.pggwre.co.nz/CHR32810](http://www.pggwre.co.nz/CHR32810)





## **WAIMATE, SOUTH CANTERBURY** 860 Hakataramea Highway

### **'Glenlogan' - 174 Hectares**

A versatile partially irrigated property that is very productive and well balanced. With 100 hectares of irrigation and quality soils, 'Glenlogan' is capable of a wide range of farming activities from mixed sheep, beef and cropping, dairy support or as an intensive finishing unit. Currently 64 hectares is leased as dairy platform. A full complement of farm improvements and a quality stock water supply and scheme is reticulated throughout the property. The homestead is a substantial four bedrooms with double garaging and permanent materials set in private and sheltered gardens and within a short drive to the Waimate township. A property with an abundance of options well worth inspection.

**Simon Richards**

**M** 027 457 0990

**E** [simon.richards@pggwrightson.co.nz](mailto:simon.richards@pggwrightson.co.nz)

### **Deadline Private Treaty**

Plus GST (if any)

(Unless Sold Prior)

Closes 1.00pm, Tuesday 10 November

[www.pggwre.co.nz/TIM32935](http://www.pggwre.co.nz/TIM32935)





## DOVEDALE, NELSON 60 Cozens Road

3 2

### Sheep, Beef and Deer Finishing Property - Land Area 145.81ha

An impressive property here with excellent improvements, quality pasture and fencing, good fertility and immaculately presented. Fully deer fenced into 44 paddocks. Comprising 53ha of flats in two terraces, with the balance in medium hill. The three bedroom home has had recent renovations and overlooks the farm with spectacular mountain views. A separate fully self contained cottage is ideal for family or Air BnB.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 12.00pm, Friday 30 October 2020

[www.pggwre.co.nz/NEL32924](http://www.pggwre.co.nz/NEL32924)

#### Doug Smith

M 027 543 2280

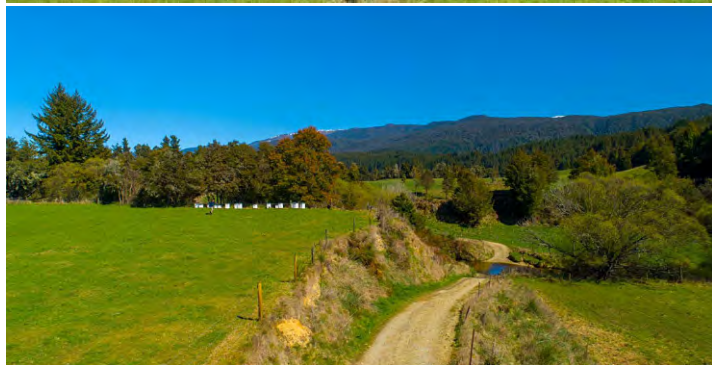
E [douglasjcsmith@pggwrightson.co.nz](mailto:douglasjcsmith@pggwrightson.co.nz)

#### Joe Blakiston

M 027 434 4069

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





**TADMOR, NELSON** 1434 Tadmor-Glenhope Road

3 1

### Tadmor Valley Finishing Property - Land Area 144ha

This ex dairy farm is now used for rearing calves, wintering dairy cows and finishing beef cattle. A mix of fertile flats, easy terraces and some medium hill. It is subdivided into 44 paddocks. There is a good range of improvements including a three bedroom home, and standalone food manufacturing factory. An adjoining 42ha block can also be purchased.

**\$2.5M**

Plus GST (if any)

[www.pggwre.co.nz/NEL32318](http://www.pggwre.co.nz/NEL32318)

**Doug Smith**

**M** 027 543 2280

**E** douglasjcsmith@pggwrightson.co.nz

**Joe Blakiston**

**M** 027 434 4069

**E** jblakiston@pggwrightson.co.nz





# Beef country

## in demand in Northland

Northland beef farms sold well during 2019/20. PGG Wrightson Real Estate Northland Manager John Duder said more properties carrying over 3000 stock units sold during the year than any time since 2015.

"Prices are strengthening. However, these remain firmly based on realism, which means this is still a region that delivers excellent value for money to those looking for beef property.

"While interest from elsewhere in the North Island is evident, buyers are mainly existing operators, generally from within the region.

"Prior to last year, a shift away from dairy was occurring, with local dairy farmers going into beef and farms converting. That trend has finished, at least for now, with confidence returning to the dairy sector," he said.

PGG Wrightson Livestock Northland Manager Bernie McGahan said optimism in the region is well-founded.

"Our region is in recovery from last summer's drought. Properties are starting to grow grass, and the markets were strong through late winter and early spring. However, climate is

the most important variable. In Northland you have to farm for a drought, expecting it will be dry, and last year was a firm reminder of that. Farmers are still wary of that, and planning accordingly.

*Anyone who offers  
Northland beef  
property for sale  
is likely to be well  
rewarded,*

"Covid has impacted the market for premium lamb cuts. With nobody in America or Europe eating in restaurants, there is plenty of meat overseas still sitting in containers, which has reduced returns from last year's record highs,

though prices for beef remain strong, kept up by local demand.

"We produce some wonderful livestock in Northland. Farmers are using good genetics, and they know how important it is not to lose focus on that, even if the climate and the markets present challenges," he said.

John Duder expects more beef farms will come to the market in the rest of the year.

"Additional listings are indicated through spring, though not sufficient to meet demand. This is certainly a seller's market. Anyone who offers Northland beef property for sale is likely to be well rewarded," he said



**John Duder**

Northland Sales Manager

M 027 281 0654

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





## **TE ARAI, NORTHLAND** 159 School Road

### **Finishing in Tomarata/Te Arai**

Here is one of those rare opportunities to own the ideal size block in a highly sort after location. This gentle rolling approximately 139ha property has impressive fencing throughout with seven wire post and batten and two wire electric for further internal subdivision creating 50 paddocks (GPS mapped). The access is very good via two raceways, leading to a well maintained set of cattle yards with new cattle crush and scales. A reliable deep water bore with very good water quality reticulated to all troughs and excellent pastures throughout with regular organic fertiliser regime. All waterways have been fenced and planted, including a large wildlife/back up water supply dam.

#### **Scott Tapp**

**M** 021 418 161

**E** [teamscott.tapp@pggwrightson.co.nz](mailto:teamscott.tapp@pggwrightson.co.nz)

### **Price by Negotiation**

Plus GST (if any)

[www.pggwre.co.nz/WEL32419](http://www.pggwre.co.nz/WEL32419)





## OMIHI, CANTERBURY 37 Omihi Station Road

### A Very Rare Gem!

'Omihi Creek' is a 116ha, extremely versatile, horticulture and finishing property in two titles which is currently planted in 32ha of producing blackcurrants with the balance of the land being utilised for extensive cropping and lamb finishing. This immaculate property presents with impressive, established infrastructure, a high standard of fencing and shelter, new main line and hydrants and to top it off a stunning, modernised, four-bedroom home with in-ground pool. This property's stand out features are its fertility and water consents which offer some unique possibilities with respect to irrigation and commercial water bottling. Don't let this rare gem pass you by – contact us now!

#### Peter Crean

**M** 027 434 4002

**E** pcrean@pggwrightson.co.nz

#### Mark Clyne

**M** 027 531 2964

**E** mark.clyne@pggwrightson.co.nz

### Deadline Private Treaty

Plus GST (if any)

(Unless Sold Prior)

Closes 2.00pm, Thursday 19 November

[www.pggwre.co.nz/CHR32880](http://www.pggwre.co.nz/CHR32880)





**TIMARU, SOUTH CANTERBURY** 194 Driscoll Road

3 1

### Productivity, Location and Views – 97, 59 or 37 Hectares

A very productive farm conveniently located between Timaru and Pleasant Point. Currently run as an intensive cattle and sheep fattening operation but with its versatile Claremont and Timaru soils it would be suitable for many other farming activities. A significant rotation of grass renewal and a comprehensive fertiliser programme has this very tidy and picturesque property in good order. A full complement of improvements and a comfortable three bedroom open plan brick home with panoramic views. Purchase Options: Option 1 – Entire farm 97ha, dwelling and improvements; Option 2 – 59ha bare land; Option 3 – 37ha, dwelling and improvements.

**Simon Richards**

**M** 027 457 0990

**E** [simon.richards@pggwrightson.co.nz](mailto:simon.richards@pggwrightson.co.nz)

### Deadline Private Treaty

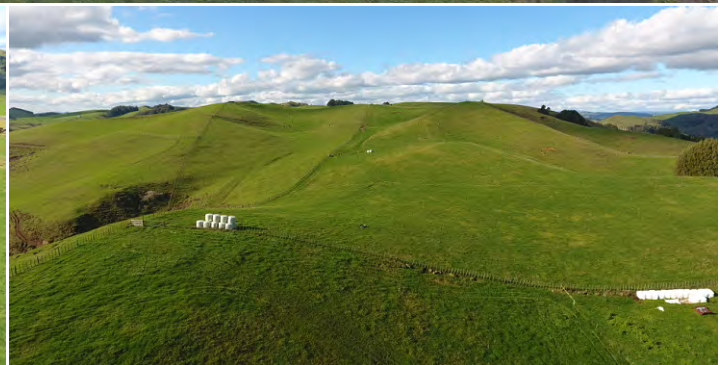
Plus GST (if any)

(Unless Sold Prior)

Closes 1.00pm, Wednesday 4 November

[www.pggwre.co.nz/TIM32845](http://www.pggwre.co.nz/TIM32845)





## TE MAPARA, WAITOMO 16 Troopers Road

### Waikaka Farm - Premium Grazing Property

This property has been a proven performer for many years. It works as a stand alone farm or an additional excellent finishing property. The dwelling, shedding, woolshed and yards are all in very good order. Good access up to the fertile ash country by way of a well maintained metalled track. Ample easy contour for supplement making or cropping - vendor, on average, makes 50 bales of silage. An extremely motivated vendor looking to downsize. Has been wintering 90 rising two year and 90 rising one year cattle and 80 ewes. All cattle are finished. Excellent water supply, long fertiliser history and recent subdivision just adds to this performer.

**Peter Wylie**

**M** 027 473 5855

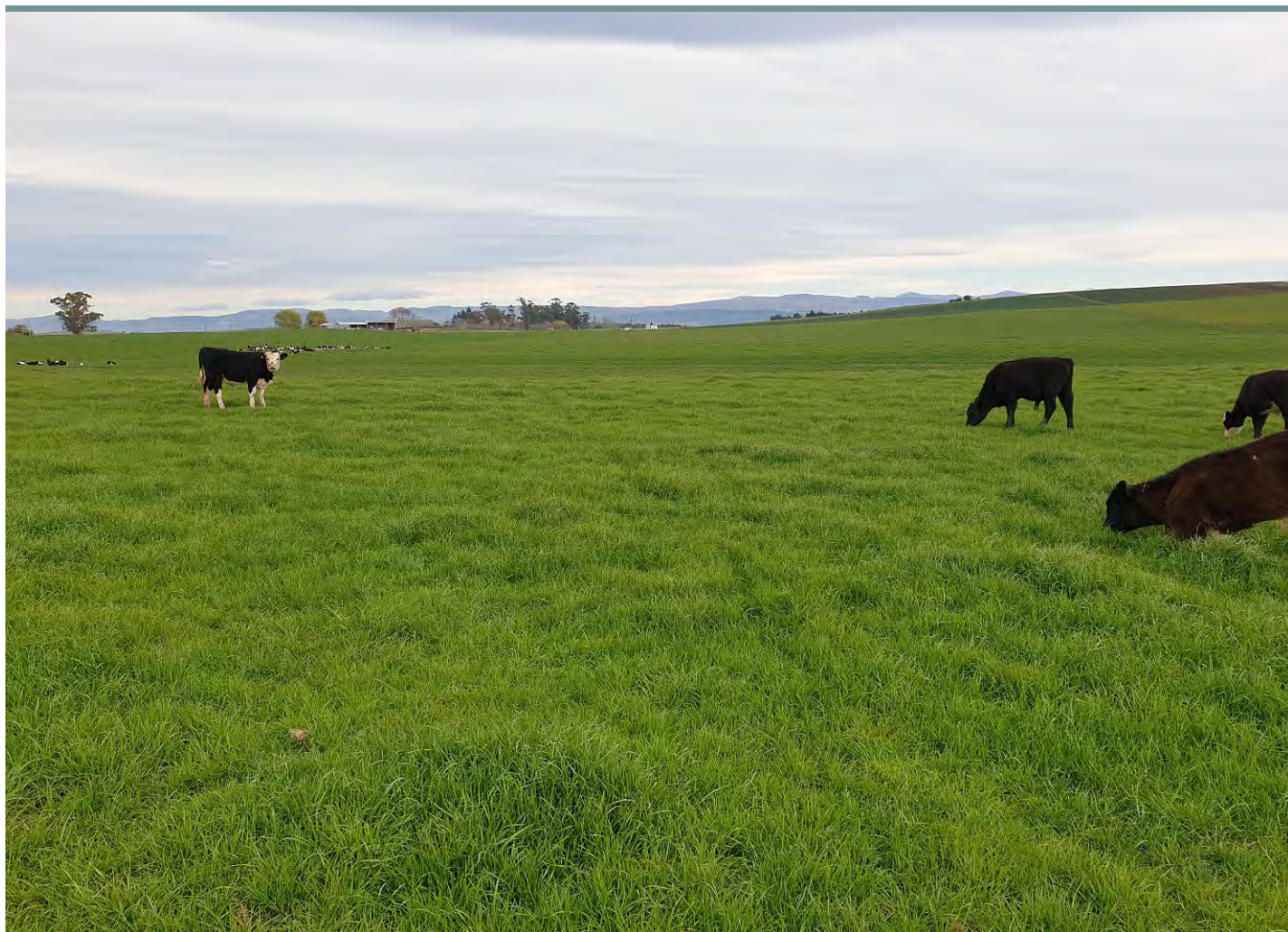
**E** [pwylie@pggwrightson.co.nz](mailto:pwylie@pggwrightson.co.nz)

**\$1.85M**

Plus GST (if any)

[www.pggwre.co.nz/TEK32482](http://www.pggwre.co.nz/TEK32482)





## **TOTARA, NORTH OTAGO** 26 Springfield Road

### **'Grandview' - Location, Diversification**

An exciting opportunity presents itself to acquire the whole or part of this 55.7893ha property, located on the corner of Springfield and Thousand Acre Roads, 8km from Oamaru Central. Excellent soils, irrigation, flat contour, good range of farm improvements and scenic location. Vendors preference is to sell the bare land 51.7893ha (subject to survey), however consideration will be given to the sale of the total property.

### **Deadline Private Treaty**

Plus GST (if any)  
(Unless Sold Prior)  
Closes 2.00pm, Thursday 15 October

[www.pggwre.co.nz/OAM32844](http://www.pggwre.co.nz/OAM32844)

**John Sinnamon**

**M** 027 457 0710

**E** [john.sinnamon@pggwrightson.co.nz](mailto:john.sinnamon@pggwrightson.co.nz)

**Tony Spivey**

**M** 027 435 5275

**E** [tony.spivey@pggwrightson.co.nz](mailto:tony.spivey@pggwrightson.co.nz)





## MOSGIEL, OTAGO 269 Dukes Road

4 2 2

### Productive Small Taieri Farm

36.2020ha. Situated in an excellent location approx 5km from Mosgiel, this productive and tidy small farm provides a lifestyle with income. This well laid out Taieri small farm has a good range of support facilities which include woolshed/store shed, four-bay implement shed, cattle and sheep yards. Mainly deer fenced into 12 paddocks, lanes, watered from a bore.

The home is modern and fresh containing four bedrooms, two living areas, two large deck areas and is set in sheltered and established grounds. Great family home in a handy location.

#### Craig Bates

M 027 489 4361

E [craig.bates@pggwrightson.co.nz](mailto:craig.bates@pggwrightson.co.nz)

#### Roger Nicolson

M 027 886 0618

E [rjnicolson@pggwrightson.co.nz](mailto:rjnicolson@pggwrightson.co.nz)

### Enquiries Over \$1.69M

Plus GST (if any)

[www.pggwre.co.nz/DUN29432](http://www.pggwre.co.nz/DUN29432)



# ***Horticulture***

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Growers and orchardists are thriving in most horticulture sectors, where confidence is attracting investors, and land values are trending up. However, most involved see little incentive to sell, with uninspiring returns on offer from capital re-invested elsewhere. Listings are therefore short, and any properties that do come to the market quickly find willing buyers.

Most did well to progress with a successful harvest in the autumn, despite the lockdown. However, as the current season progresses labour will continue to be an issue. Trained workers are in demand throughout the season in most horticulture sectors.





# Northland's strengthening horticulture potential

Changing land use in Northland is firmly focused on horticulture. Kiwifruit and avocados are at the forefront, though its warm, moist climate mean other crops are also being tested.

PGG Wrightson Real Estate Northland Sales Manager John Duder says the region offers growers numerous options.

"Over the past few years avocados have taken off, with several large developments, including a series of dairy farms conversions. That trend has levelled off, for now at least; trees are growing and the development curve has flattened.

"More recently, kiwifruit has come back into the region at a greater scale, including a good Kerikeri dairy farm recently converted.

"Several niche crops are also appearing and expanding, including bananas, hazelnuts and macadamias. Unlike where other sectors have arisen, with several growers combining for specialised infrastructure, labour and pack houses, the popularity of our region's farmers markets provides an uncomplicated outlet for some products. They are easily selling produce locally, avoiding spending time and effort creating economies of scale and securing export contracts," he said.

One significant recent Northland horticulture listing is a 9.27 hectare Dargaville tomato property. With 20 greenhouses growing tomatoes year round, fully automated oil heating, ventilation and fertigation systems, plus a self-contained processing plant for sorting, packing and dispatching the crop, and an excellent water source, it offers an

***Several niche crops are also appearing and expanding, including bananas, hazelnuts and macadamias.***

ideal lifestyle-business balance.

Mark Robinson, Fruitfed Supplies Northland Area Sales Manager says horticulture development depends on the cost of suitable land, the availability of water for irrigation, and sourcing nursery stocks to establish new planting.

"In and around Kerikeri, planting trends are predominantly towards kiwifruit, while avocados are to the fore in the Far North.

"Several water storage projects planned or under way, including by local government, iwi and private developers, are expanding opportunities for growers, and will open up more land for horticultural activities. Dams are planned for Kaikohe, the Far North and Kaipara.

"Development is funded by private investors, and larger corporate or syndicate investment. Significant iwi development is also indicated following land settlements," he said.

John Duder said new development will fuel further growth, strengthening the region's horticulture potential in the next few years.



**John Duder**  
Northland Sales Manager  
M 027 281 0654  
jduder@pggwrightson.co.nz





## DARGAVILLE, NORTHLAND 1746 Pouto Road

3 1 2

### Ready to Crop

Located in an established kumara farming area this property is well set up and ready to be cropped. Land consists of 89.6232 hectares with roughly 52 hectares of good cropping flats that are laser drained, balance rolling to flat grazing land. Tidy three bedroom home, open plan living, modern kitchen and bathroom, heat pump, office, double garaging with workshop, large decked area with swimming pool which overlooks the farm and the Northern Wairoa River. Property has good infrastructure with large kumara storage sheds, woolshed, four bay implement shed, large hay barn, sheep and cattle yards. A very tidy property with excellent infrastructure.

### Ron Grbin

M 027 471 6388

E [rgrbin@pggwrightson.co.nz](mailto:rgrbin@pggwrightson.co.nz)

### Deadline Sale

Plus GST (if any)  
(Unless Sold Prior)  
Closes 2.00pm, Friday 20 November

[www.pggwre.co.nz/DAG32904](http://www.pggwre.co.nz/DAG32904)





# Grower demand for **SunGold** kiwifruit rises to new heights

Demand from kiwifruit growers seeking rights for the lucrative SunGold variety is higher than ever.

Zespri's 2020 closed tender allocation of licences motivated 544 growers to lodge 944 bids aiming to cover a total of 1660 hectares. With licences for only 700 hectares available, the offer was significantly over-subscribed, and this year's median priced licence was \$400,023 per hectare, up from \$290,000 in 2019. Growers paid a minimum \$378,900 per hectare for the 2020 SunGold licences.

Stan Robb of PGG Wrightson Real Estate, Te Puke specialises in kiwifruit property. He says the prices illustrate SunGold's value to growers.

"In the 2019 tender, several larger growers misjudged demand, bid too low and missed out. This year they were determined to avoid that trap, and significant growers won the licences they sought. However, next year the licence price will likely rise further.

"Consequently, at present there are few gold

orchards on the market, though plenty of inquiry, with existing orchardists accounting for 90 per cent of demand. As spring progresses, new listings may not eventuate as growers are prospering and keen to maintain their holdings.

*Last season, one notable Te Puke orchard sold for \$4.65 million*

"Last season, one notable Te Puke orchard sold for \$4.65 million, which included 3.72 canopy hectares in gold. That price was consistent with previous values for premium

orchards in preferred locations at around \$1.2 million per canopy hectare for gold kiwifruit and up to \$550,000 for green," he says.

Productivity looks set to rise this season.

"Early indications are that production will be up from both green and gold. Although industry standards are to budget on an average yield around 16,000 trays per hectare, one gold orchard we know produced 27,000 trays per hectare in the 2020 harvest. At an estimated \$11 per tray that will yield an orchard gate return close to \$300,000 per hectare," says Stan.



**Stan Robb**

Rural & Lifestyle Sales Consultant

M 027 473 9322

srobb@pggwrightson.co.nz





## **SPRINGVALE, CENTRAL OTAGO** Lots 16-25 Waikerikeri Valley Road

### **Opportunity Knocks - 249.9 Hectares**

Seldom do properties of this scale come up for sale so close to Clyde and Alexandra with good reliable water from Dairy Creek Irrigation Company. The 249.9 hectare property would suit a number of different uses including horticulture, viticulture, sheep & beef, dairy grazing just name a few. Our vendors have made it very easy for the incoming owners with good access from Waikerikeri Valley Road and contouring of the landscape to get as much usable land as possible. There are plenty of purchasing options available which include buying the whole property or a selection of eight Lots.

#### **Shaun O'Docherty**

**M** 021 708 165

**E** [sodocherty@pggwrightson.co.nz](mailto:sodocherty@pggwrightson.co.nz)

#### **Mike Direen**

**M** 027 434 0087

**E** [mdireen@pggwrightson.co.nz](mailto:mdireen@pggwrightson.co.nz)

### **Price by Negotiation**

Plus GST (if any)

[www.pggwre.co.nz/ALE32391](http://www.pggwre.co.nz/ALE32391)





## STONEBURN, EAST OTAGO Stoneburn Road

### East Otago Forestry Block

59.64ha freehold of rolling country. 57.6ha planted in high grade Pines in 2017.  
1.96ha older trees. Very good road frontage, tracks and skid site already in place. This is second crop Pines, originally in pre 1990 pines.  
Boundary fence re-done in 2017.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 12.00pm, Wednesday 21 October

[www.pggwre.co.nz/DUN32872](http://www.pggwre.co.nz/DUN32872)

**Roger Nicolson**

**M** 027 886 0618

**E** [rjnicolson@pggwrightson.co.nz](mailto:rjnicolson@pggwrightson.co.nz)





# Cherry expansion

## changing the Central Otago landscape

Cherries loom large in Central Otago. While Covid-related market pressures are creating challenges, demand for orchards and land to grow cherries in the region continues to rise.

Neil Bulling is PGG Wrightson Real Estate Manager in Cromwell. Having grown cherries commercially himself, he watches the sector's development closely.

"Any cherry orchards we list for sale generate steady enquiry. Properties will come to the market during spring and summer. Low interest rates mean sales are likely.

"Based on financials, orchards currently sell between \$450,000 and \$580,000 per planted hectare, excluding the value of homes and improvements," he said.

Troy Mackey, Central Otago Team Leader for PGG Wrightson and FruitFed Supplies, has seen a change in the landscape.

"A traditional Central Otago pipfruit or stonefruit property, including cherries, is a family-owned 10 to 20 hectare orchard. In recent years Central Otago's lifestyle has attracted increasing numbers of rural people to our region, planting land in cherries. Corporates are also interested, converting

large tracts of sheep and beef country into cherry orchards, which creates demand for staff and packhouses.

"Some growers are going organic, following the lead of local vineyards producing organic wine.

"A family-owned Clyde orchard is also growing cherries under eight hectares of retractable cover, which provides weather protection, enabling them to bring produce to the market six weeks ahead of conventionally grown fruit," he said.

China plays a huge role in growers' prospects.

"Chinese New Year is where the bigger money is. Freight costs rising hugely will have an inevitable impact," said Troy.

Neil Bulling says Covid is a challenge.

"Uncertainty in world markets and air freight are issues. Passenger planes transport the bulk of cherries. Disruption from the pandemic makes access to markets difficult,

and expensive. Since many cherry pickers and processors are overseas seasonal workers, staffing for this season's harvest is also problematic," he said.

He also expects orchard syndication will increase.

"Most orchards belong to the operator, with hands-on management. New cherry developments use training systems that accommodate modern technology, mechanical aids, and greater efficiency for light interception. Such development requires significant investment, which is often based on non-traditional business models," said Neil.



**Neil Bulling**

Branch Manager / Auctioneer

M 027 432 8978

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





## CROMWELL, CENTRAL OTAGO Ripponvale Road

### Complete Investment Package

Don't leave your money in the bank, here is your opportunity to generate a serious return for your hands free investment. This 12.2ha cherry orchard is in full production and is situated in the heart of the cherry growing area.

The 8,500 export quality cherry trees are currently under a full management contract so just sit back and enjoy. Netted for bird protection, two windmills for frost fighting and a large irrigation dam make this a complete package. Phone Neil or Jo today.

#### Neil Bulling

**M** 027 432 8978

**E** nbulling@pggwrightson.co.nz

#### Jo Nieper

**M** 027 664 5064

**E** jnieper@pggwrightson.co.nz

### Price on Application

Plus GST (if any)

[www.pggwre.co.nz/CRO32665](http://www.pggwre.co.nz/CRO32665)





# Kiwifruit

## prospects going from strength to strength

A 15.69 hectare Bay of Plenty property sold in June for \$4.53 million.

With 1.46 hectares planted in gold kiwifruit, 5.04 hectares in green, plus a four bedroom home, the property's value was at the upper end of expectations, particularly at higher altitude, outside the range for premium orchards.

Dave McLaren of PGG Wrightson Real Estate, Te Puke sold the property.

"Values ranked at \$1.1 million per hectare for the gold vines, and \$480,000 per hectare for the green, including last season's crop, which transferred with the sale," he said.

Bay of Plenty kiwifruit land has increased by 1.3 per cent over the past four years, from 10,228 hectares in 2016 to 10,361 in 2020. FruitFed Supplies local Area Sales Manager Paul Wiltshier says the sector is buoyant.

"Returns are positive and growers are prospering. Zespri has done an exceptional job for the industry. Orchards typically produce between 14,000 and 20,000 trays per

hectare. On a gold kiwifruit payout, currently forecast at \$11.56 per tray for the 2020/21 harvest, orchard gate returns are more than satisfactory," he said.

According to Paul Wiltshier, to date Covid's impact has been well managed.

"Due to the industry's actions, we have minimised the effect of the pandemic, though need to remain focused to ensure any disruption remains as low as possible. Labour is and will be an issue. Trained workers are a valuable part of our industry, in demand throughout the season," he said.

Paul Wiltshier is monitoring the new R19, red kiwifruit variety, licenced by tender in winter.

"Some growers have gone in early with R19. Based on graft wood availability, licences for 150 hectares have been granted. More is to be licenced in future. These growers are taking the first steps and there is a lot of learning to do with this variety," he said.

Dave McLaren says optimism is evident in the property market.

"Everything with the industry is positive. It is a worthwhile place to leave equity.

"We have plenty of buyers for any orchard we offer. However, because orchardists are content with their lot, new listings are infrequent. Few are motivated to exit the sector. With low interest rates, if you sold, what would you do with your money? Unless someone requires to sell in order to expand, there is no reason to leave the industry, although current land values mean any that do choose to leave are extremely well rewarded," he said.



**David McLaren**

Rural & Lifestyle Sales Consultant

M 027 223 3366

dmclaren@pggwrightson.co.nz





## KERIKERI, NORTHLAND Orchard Road

### Three Kiwifruit Blocks

Lot 11 - 7.4180ha - \$2.345M plus GST if any  
 Lot 2 - 6.2685ha - \$825,000 plus GST if any  
 Lot 5 - 13.5055ha - \$2.82M plus GST if any

Well presented orchard blocks featuring areas of covered Enza Red kiwifruit, Haywood Green kiwifruit and bare land. Convert to G3 or switch crops altogether. All on Kerikeri irrigation scheme.

### Andrew Ludbrook

M 027 254 4784

E [aludbrook@pggwrightson.co.nz](mailto:aludbrook@pggwrightson.co.nz)

### For Sale

[www.pggwre.co.nz/KER31999](http://www.pggwre.co.nz/KER31999)





## KATIKATI, BAY OF PLENTY Hot Springs Road

3 1 2

### Long Term Avocado Investment

A remarkable young production block with two dwellings. Would suit investors who have decided to invest into avocado long term as well as established growers looking to expand their existing operation or owner occupiers who are looking for a fantastic income generating property to settle on. Rarely does one find a property so close to Katikati, Omokoroa and Tauranga and a multitude of amenities within a few kilometres.

With approx 800 healthy Hass avocado trees of mixed ages and rent from the two dwellings this is a long-term investor's dream.

**Anton Terblanche**

**M** 021 324 702

**E** anton.terblanche@pggwrightson.co.nz

**\$2.29M**

Plus GST (if any)

[www.pggwre.co.nz/TAR32276](http://www.pggwre.co.nz/TAR32276)





## ROXBURGH, CENTRAL OTAGO 3314 Fruitlands - Roxburgh Road

3 2

### Orchard Lifestyle and Income - 3.012 Hectares

A rare opportunity has arisen to own and operate a popular orchard and fruit stall in stunning Central Otago, located on SHW8 Dunedin-Queenstown with visibility from both directions and safe off-road parking. A successful family owned and operated business with a loyal customer base, has been in the family for 25 years and one of the first orchards set up in Central Otago, producing fruit for over 100 years.

Ready for new owners to come straight in and take over with plenty of room for growth and to put your own spin on.

**Sally Taylor**

**M** 027 346 7986

**E** [sally.taylor@pggwrightson.co.nz](mailto:sally.taylor@pggwrightson.co.nz)

**\$790,000**

Plus GST (if any)

[www.pggwre.co.nz/ALE32290](http://www.pggwre.co.nz/ALE32290)



# ***Specialist***

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Specialist rural property covers a range of different land uses, frequently fitting the 'niche' description. In general, these provide an income sufficient to elevate the holding beyond the lifestyle category.

Demand for lifestyle property has risen markedly this year. In many instances, this is logically likely to also increase the market in the specialist farm category, though as the title suggests, the market for these farms is generally limited and quite particular.

As you will see in the following pages, we have several interesting specialist farms listed for spring sale, each with its own unique story to tell.







# Sector strives on as grape growers deal effectively with Covid crisis

Viticulture is standing up well to Covid, with growers remaining optimistic.

Joe Blakiston of PGG Wrightson Real Estate, Blenheim says the sector is attracting steady interest.

"Wine remains popular, especially in lockdown. Meanwhile, low interest rates encourage those with equity to invest in land rather than keeping their money on term deposit. Capital is readily available to growers. That gives larger corporates opportunities to increase scale, while investors will support medium-sized wineries to expand," he said.

Recent transactions signal a sellers' market with listings quickly snapped up at firm prices. An 8.1 hectare Fairhall Sauvignon Blanc vineyard sold in August soon after being offered to the market for \$2.3 million; while Stanley Estates, a 39 hectare Lower Dashwood vineyard, attracted strong enquiry with a positive outcome expected in October.

Joe says the industry avoided the difficulties that Covid threatened.

"After some initial doubt, harvest did proceed and following that strong export sales and

high local demand have been a bonus."

Marlborough Area Sales Manager for FruitFed Supplies Phil Dasler says the industry values its status.

"Grape growers recognise they were fortunate to be deemed an essential service, and Covid aside, harvest was one of the best in local memory, with perfect weather and clean fruit.

"Like most others in horticulture, the biggest cloud is seasonal labour: will we have enough, can we find more, can we persuade New Zealanders who have lost work to come on board? We need workers during the growing season for the likes of bud rubbing and leaf plucking, not just for harvest," said Phil.

He believes winter has set up another good year.

"All the vines are pruned, the weather is great and bud burst began well. Winemakers are still placing orders. For growers with land and

grapes, there is no problem finding a home for your fruit. If you can grow a good crop, you will find a buyer.

"Confidence is driving development, mainly among corporates, including super funds and primary sector investment managers. Since Covid the latter have been inundated by people wanting to invest in viticulture.

"We are in a consolidating market, where the big players are growing. Development forecasts for the coming years predict that more hectares will be planted in grapes as the viticulture sector continues to grow, reflecting the industry's strong market position," he said.



**Joe Blakiston**

Sales Manager, Nelson/Marlborough  
M 027 434 4069  
jblakiston@pggwrightson.co.nz





## GROVETOWN, MARLBOROUGH 13 Rowley Crescent

4 1 2

### Rare Viticulture Development

'Glenmore Farm' is a 29 hectare flat mixed farming property located in Grovetown only 4.3km from Blenheim's CBD and is offered for genuine sale for the first time in four generations. Boasting a massive water right, this fertile flat land in the heart of Marlborough's most desirable viticulture area is prime for a large scale vineyard development. A four-bedroom home, sheds and yards are centrally located on this property. If you seek a blue chip viticulture production development opportunity then this property has to be top of your list. Viewing strictly by arrangement.

### Deadline Private Treaty

Plus GST (if any)  
No Prior Offers  
Closes 12.00pm, Friday 6 November

[www.pggwre.co.nz/BLE32945](http://www.pggwre.co.nz/BLE32945)

#### Joe Blakiston

M 027 434 4069

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

#### Greg Lyons

M 027 579 1233

E [greg.lyons@pggwrightson.co.nz](mailto:greg.lyons@pggwrightson.co.nz)





**TIRAU, WAIKATO** 1420 State Highway 5

7 7 2

### Private Hunting Estate

Gaining worldwide accolades from trophy hunters as one of New Zealand's leading outfitters this 167 hectare freehold hunting park is surrounded by 80,000 hectares of wilderness. With bespoke luxurious eco-friendly off grid hunting lodge function and wedding venue. Additional to the purchase price is a three bedroom dwelling on a second 2ha title. This very profitable business is offered for sale walk-in walk-out as a going concern complete with forward bookings. Individually tailored hunts throughout New Zealand as per clients wishes. Located midway between Cambridge and Rotorua.

**Martin Lee**

**M** 027 497 0830

**E** martin.lee@pggwrightson.co.nz

**\$4.9M**

Plus GST (if any)

[www.pggwre.co.nz/CAM31087](http://www.pggwre.co.nz/CAM31087)





## **CLEVEDON, AUCKLAND** 87 West Road

### **Invest in Land**

An attractive property with nearly all of the 42.79 hectares being flat in contour and based on mostly well sought-after peat soil. Presently leased as dairy support, 'Willow Bank Farm' has a history of dairying and kiwifruit. The property also lends itself to cropping, beef fattening, agistment pursuits or to be enjoyed as a large lifestyle unit. There is a good elevated house site.

The farm is serviced by a reliable reticulated water supply via a 40-metre bore. Improvements include a haybarn and a central race system connecting most of the 20 plus paddocks. Blocks of this size so close to the Clevedon Village Centre and Auckland's CBD, will in the future become harder to find.

**Jim Scorrar**

**M** 027 481 1811

**E** [jscorrar@pggwrightson.co.nz](mailto:jscorrar@pggwrightson.co.nz)

**\$4.25M**

Plus GST (if any)

[www.pggwre.co.nz/PUK31437](http://www.pggwre.co.nz/PUK31437)





Boundaries are indicative only



**CAMBRIDGE, WAIKATO** 156 Redoubt Road

7 4 2

### 26.5ha Cambridge Market Leader

This 26.5 hectare Stud deer farm is only 4km approx from Cambridge. The large four year old homestead has seven bedrooms plus office. Impeccable farm buildings, races, fencing and plantings. There are 26 double fenced paddocks which leads to a bespoke deer complex. The property is in two titles which allow future options. Purchase as a going concern including livestock or land and buildings only. Located in close proximity to the historic township of Cambridge with its boutiques and restaurants, the expressway, Hamilton city and airport, excellent schooling in zone plus St Peter's school nearby. Privacy, quality and options summarise this property - call Martin today.

**\$5M**

Plus GST (if any)

[www.pggwre.co.nz/CAM31110](http://www.pggwre.co.nz/CAM31110)

**Martin Lee**

**M** 027 497 0830

**E** [martin.lee@pggwrightson.co.nz](mailto:martin.lee@pggwrightson.co.nz)





**BROOKBY, AUCKLAND** 391 Twilight Road

 4
  3
  4

**Specialist Equine and Lifestyle Opportunity**

It is rare that the opportunity becomes available to market for sale an equine facility of this standard, positioned within one of Auckland's premium suburbs and which is effectively offering a turn-key operation. Two training tracks and a fully enclosed arena, multiple stables and implement sheds, vet room, tack room, five car garaging and a chattels list too extensive to highlight but available on request. The main dwelling is of an executive standard and there is a separate second homestead and a homely two-bedroom cottage which is connected to the heart of the operation. With Papatoetoe Pony Club as a neighbour and the Whitford community only minutes away. Viewings by appointment only.

**Jim Scorrar**  
**M** 027 481 1811  
**E** jscorrar@pggwrightson.co.nz

**Mark Needham**  
**M** 027 704 6833  
**E** mneedham@pggwrightson.co.nz

**Deadline Private Treaty**

Plus GST (if any)  
 (Unless Sold Prior)  
 Closes 3.00pm, Thursday 12 November

[www.pggwre.co.nz/PUK32249](http://www.pggwre.co.nz/PUK32249)





**AKA AKA, AUCKLAND** 4 Kitson Road

4 1 7

### Income and a Comfortable Life

This lifestyle property which not only gives you the freedom of the country but is set up with its own income stream and all the additional requirements to make life very comfortable. Located close to the townships of Waiuku and Pukekohe, 5.944 hectares in size with a 238m<sup>2</sup> four-bedroom home. It has a boarding kennel facility for both cats and dogs in operation along with paddocks setup for rearing calves or just grazing. Fully consented for both boarding and breeding. It presents itself well with its mature well-groomed gardens, multiple shedding and a large man cave.

### Tender

Plus GST (if any)  
(Unless Sold By Private Treaty)  
Closes 3.00pm, Wednesday 28 October  
219 Manukau Road, Pukekohe

[www.pggwre.co.nz/PUK32646](http://www.pggwre.co.nz/PUK32646)

**Mark Needham**

**M** 027 704 6833

**E** [mneedham@pggwrightson.co.nz](mailto:mneedham@pggwrightson.co.nz)

**Richard Wright**

**M** 027 454 6000

**E** [richardwright@pggwrightson.co.nz](mailto:richardwright@pggwrightson.co.nz)





## **WEDDERBURN, CENTRAL OTAGO** 7189 Wedderburn-Becks Road

### **Commercial Beekeeping Business**

Currently operating around 1300 hives in the Central Otago area, approximately 70 full-time clover sites plus seven seasonal spring sites for thyme honey. This property is a 1.6ha lifestyle block situated in the small township of Wedderburn, Central Otago on SH85. The property is intersected by the very popular Central Otago Rail Trail and has the Wedderburn Creek running through the northern and western boundaries. The property features a six bedroom dwelling with external double garage which is certified to living standard. There is a range of farm buildings which are RMP certified and fully set up and used for honey production and storage.

#### **Sally Taylor**

**M** 027 346 7986

**E** [sally.taylor@pggwrightson.co.nz](mailto:sally.taylor@pggwrightson.co.nz)

#### **Shane Turfus**

**M** 021 246 6383

**E** [shane.turfus@pggwrightson.co.nz](mailto:shane.turfus@pggwrightson.co.nz)

### **Price by Negotiation**

Plus GST (if any)

[www.pggwre.co.nz/DUN29799](http://www.pggwre.co.nz/DUN29799)



To Pledge: [ihc.org.nz/Pledge](http://ihc.org.nz/Pledge) or 0800 442 500

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Back cover image: **'Balmoral' classic North Otago high country run | OAM32312**  
**559 Smith Road, Livingstone, North Otago** (see inside for details on this property)