

AUTUMN 2023

Property Express



 PGG Wrightson Real Estate

INTRODUCTION

WELCOME

Through the past few months value perceptions in several rural property sectors have altered.

Property markets invariably adhere to cycles. At present the rural property market is fluctuating, finding its own level as buyers react to uncertain commodity prices, interest rates higher than for many years, and inflation affecting farm input costs. In such circumstances buyers have the advantage and can be more selective. Through autumn and winter, when buyer and seller expectations align, property will continue to sell, though in some instances perhaps at lower levels than in recent years.

In February Cyclone Gabrielle brought devastation to several North Island regions. Hawke's Bay and Tairāwhiti suffered the most damage, and it could be several months, if not years, before many farmers in these regions are ready to re-engage with the rural property market.

Rural property activity in these areas has been seriously affected. Those who previously intended to sell are now focused instead on recovery, while potential buyers, if they are still motivated, will find inspecting farms a serious challenge. Several of these district's farms scheduled to list for autumn sale are now going to be listed in the spring. Some farmers may respond to the disaster by opting to sell their properties, they would be well advised to pause and consider all possible options and to stay connected with their local salesperson.

In the meantime, due to flooding damage associated with the cyclone, a rethink on the forestry sector has been hinted at by the government. Even so, property suited to forestry, particularly production forests, is still in demand. In some regions forestry interests have heavily influenced the market for sheep and beef farms, with traditional

buyers, whether young farmers starting out or existing farmers looking to grow their holdings, unable to establish a business case that competes with the use of land in trees. Consequently, a proportion of sales at a certain level are going to offshore purchasers.

Recent dairy transactions have generally been positive, at values in line with last year. Dairy farms between \$5 and \$15 million are particularly sought after, prompting some vendors to look at splitting up larger dairy properties.

As you will see in this, the Autumn 2023 edition of Property Express, PGG Wrightson Real Estate's premier rural property listings publication, the owners of many exceptional farms have put their faith in PGG Wrightson Real Estate to find buyers for their excellent properties.

Whether you are buying or selling a farm, orchard, or any other rural property, PGG Wrightson Real Estate's nationwide network of specialist salespeople is on hand to help you achieve your objectives. We know our region, we know the market, and we look forward to hearing from you soon.



PETER NEWBOLD
General Manager
PGG Wrightson Real Estate Limited



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OUR COMPANY

HELPING GROW THE COUNTRY

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

With 17 regional offices plus an additional 40 offices covering every region of New Zealand, our 16 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 and growers to become successful. Ultimately, our ability to do this comes down to the products and services that we provide and, in particular, the capability and integrity of our people. While we are a big company, we value the importance of the local touch and encourage our people to bring fresh thinking to “go the extra mile” to help our clients succeed.

A NETWORK THAT REALLY WORKS

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

AN OUTSTANDING BRAND

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

SPECIALIST KNOWLEDGE AND WORLD-CLASS SERVICE

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

PEOPLE FOCUSED

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

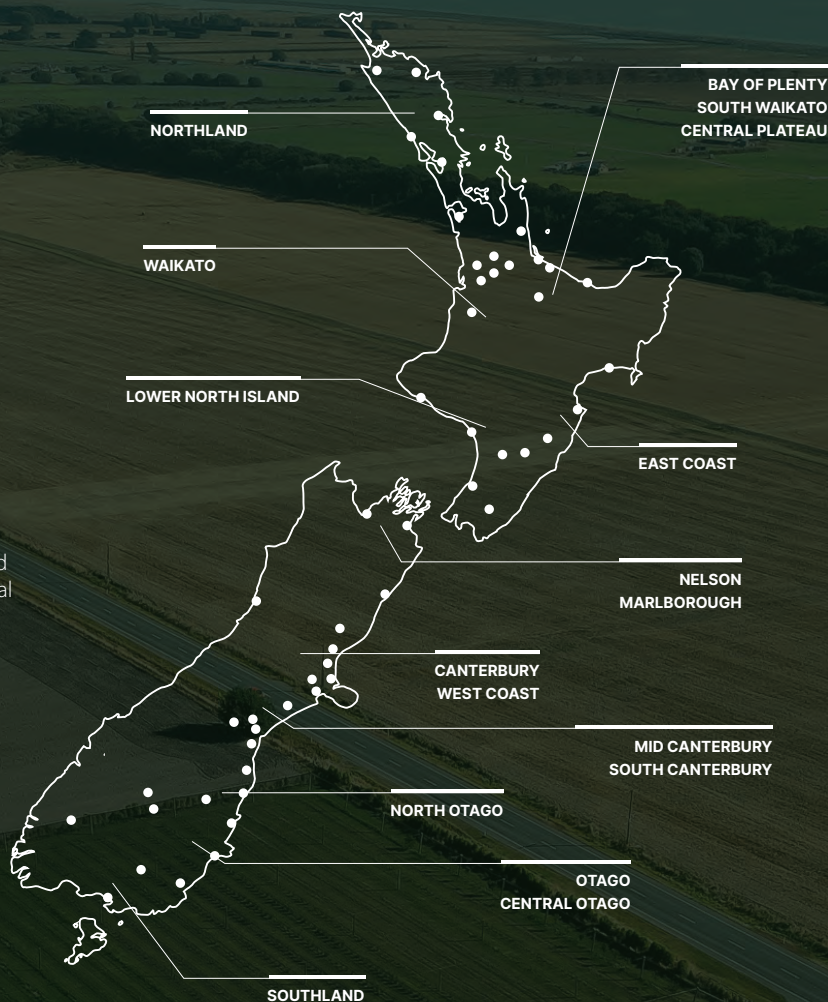
UNBEATABLE TRACK RECORD

We aim to be the best in what we do and we have been focused on achieving this since our business was founded more than 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.

OUR OFFICES

WE LIVE HERE TOO

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



NORTH ISLAND

Cambridge	07 823 0647
Dargaville	09 439 3342
Dannevirke	06 374 4407
Feilding	06 323 0076
Hamilton	07 858 5338
Hastings	06 878 3156
Kaitia	09 408 6130
Katikati	07 571 5795
Kerikeri	09 407 4832
Levin	06 367 0820
Masterton	06 378 2500
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 5338
Wairoa	06 873 7701
Whakatane	07 349 5486
Whangarei	09 470 2522
Wellsford	09 423 9712

SOUTH ISLAND

Alexandra	03 440 2395
Amberley	03 313 0610
Ashburton	03 308 6173
Balclutha	03 418 1381
Blenheim	03 578 3019
Christchurch	03 341 4301
Cromwell	03 445 3735
Culverden	03 343 3999
Darfield	03 343 3999
Dunedin/ Mosgiel	03 470 0317
Fairlie	03 687 7330
Geraldine	03 687 7330
Gore	03 209 0300
Greymouth	03 768 1222
Invercargill	03 211 3130
Kaikoura	03 579 3703
Leeston	03 343 3999
Lincoln	03 341 4301
Nelson	03 543 8592
Oamaru	03 433 1340
Palmerston	03 470 0317
Ranfurly	03 440 2395
Rangiora	03 313 0610
Te Anau	03 249 8611
Temuka	03 687 7330
Timaru	03 687 7330
Waimate	03 687 7330

GREAT PROPERTIES, OUTSTANDING RESULTS

The following is a sneak peek into the past few months' successful sales from around the country. 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

NOVEMBER 2022 - MARCH 2023

SOLD | CLUTHA

2496.27ha | Brent Irving & Craig Bates

Changing hands for the first time in 96 years, Warhill carries approximately 11,500 stock units. Improvements include three houses along with self-contained shepherds' quarters, while farm infrastructure consists of a six stand woolshed and covered yards, sheep, cattle and deer yards, plus satellite yards linked to access tracks across the property.

SOLD | CULVERDEN

261.64ha | Peter Crean

Inniskillen features quality pasture, paddock subdivision, and lanes, alongside modern irrigation, stock water and farm infrastructure. Irrigation scheme water is applied via eight pivots, while stock water is supplied from two bores, supplemented by the county scheme. A 900 cow herd is milked in a 50 bail rotary dairy shed.

SOLD | WAITOMO

872.33ha | Peter Wylie

A King Country showpiece, Chequers is mostly flat to easy rolling contour, stocking 200 Angus breeding cows and 2900 ewes producing around 4000 lambs per annum. Its homestead features natural timbers, rustic brickwork and imported hand painted ceramics in a large park of English-inspired gardens, plus 80 hectares of native bush.



SOLD | WAITAKI

477.05ha | Dave Heffernan

A high performing self-contained dairy unit with low-cost irrigation via an artesian bore, Braeburn's 630 cows produce between 280,000 and 290,000 kilograms of milk solids per annum. Housing consists of a four-bedroom manager's house, plus three-bedroom and two-bedroom houses. The farm also benefits from high standard lanes and excellent fencing.

SOLD | ASHBURTON

336ha | Tim Gallagher

An arable and dairy support farm selling for the first time in 102 years, Inverell has capacity to winter 1250 cows. Spray irrigated from a scheme and ground water, augmented by a 2.5 hectare storage pond. Improvements include centrally located cattle yards, a woolshed and sheep yards, plus grain storage.

SOLD | SOUTH WAIKATO

152.29ha | Trevor Kenny

Aesthetics, locality, and performance make this farm one of the region's best. Milking 380 to 400 cows with extensive maize and grass silage grown on farm, its sustainability credentials and milk quality mean it easily achieves the Fonterra premium payment. Lake Karapiro views, and beautification work, make it an inspirational property.



SOLD | CENTRAL HAWKE'S BAY

385.26ha | Mark Johnson & Paul Harper

Branksome's location and contour invite multiple options. Farming features include an excellent lane system and a full range of working infrastructure. An expansive main home on an elevated site in established grounds with a tennis court and pool exude quality, while a second dwelling offers worker accommodation or passive rental.



SOLD | TOMARATA

185.93ha | Scott Tapp

In the heart of one of Northland's most productive dairy areas, this property benefits from a significant winter milk contract. Upgraded water and effluent systems feature among the farm infrastructure, along with three homes, while a wetland covenant and secured consent create an opportunity for three additional lifestyle titles.



SOLD | KAIPARA

204.18ha | Megan Browning & Tom Hackett

One of Northland's best low input dairy farms, held in the same family for eight decades, this farm's productivity is based on excellent soils, strong pastures, and fertile flats. A 35 a-side herringbone cowshed supports production from 420 cross bred cows. Housing comprises a brick and tile homestead plus two further homes.



SOLD | TASMAN

161.18ha | Doug Smith & Joe Blakiston

Dovedale Dairy supports a 350 cow A2 herd. A 54 bail rotary cowshed is the hub of the operation, while the farm dwelling is a four bedroom open plan bungalow. Ample water presents the opportunity for horticulture, while the property includes a four-hectare block of covenanted native bush.



SOLD | WAIHI

261.37ha | Mike Matutinovich

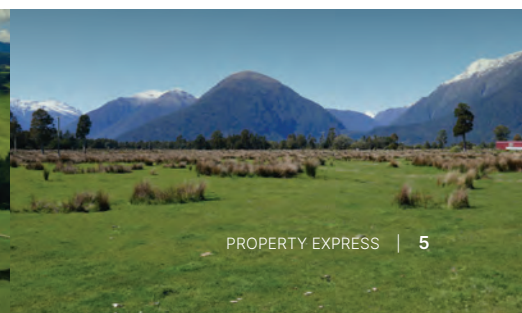
Scope, size, aesthetics and lifestyle give this farm strong appeal. A 44-bail rotary cowshed alongside numerous excellent farm buildings, complemented by four well maintained dwellings, including a five bedroom main homestead, are infrastructure highlights, while the adjacent golf course and easy proximity to the beach summarise the attractions of its locality.



SOLD | WESTLAND

874ha | Kurt Snook

An easy-care farm with a home block of river flats adjoining whitebaiting favourite, the Turnbull River, while a second block bounds the Okuru River and Aspiring National Park. Improvements include an eight-year-old, three-bedroom brick home, a fully enclosed barn and workshop, and steel cattle yards. Stock and plant also available.



MARCH 2023

MARKET SNAPSHOTS

NORTHLAND

A poor summer inhibited the appeal of Northland rural property, then the prospect of a market upturn was wrecked by Cyclone Gabrielle. Although the after-effects of the latter will influence market sentiment for several months, a few opportunities may arise as some owners may decide to leave the sector sooner rather than later. If so, there will be buyers for their properties. Notable recent sales include a 186 hectare Tomorata dairy property producing an annual best of 265,000 kilograms of milk solids, and a 155 hectare Tapura coastal finishing block that sold in November for \$4.45 million. Among a ready supply of good properties available for sale in the coming months, market response to 401 hectare Greenhill Stud, Ruawai, an historic sheep and beef property in the same family for more than 100 years, will be monitored with interest.

WAIKATO AND KING COUNTRY

Good Waikato and King Country farms, well presented and fully documented, continue to attract plenty of interest from potential purchasers. Pricing remains stable. Recent benchmark sales include a 152 hectare Piarere, Tirau dairy farm for \$7.725 million; 872 hectare Aria pastoral property Chequers, acknowledged as a King Country show piece sold in February; and an 1818 hectare Taumarunui holding that sold for carbon farming. Market competition has been more intense on larger blocks, particularly those with modern infrastructure. Excellent King Country sheep and beef properties offered for autumn sale include 587 hectare Balcraigie, Waitomo; 538 hectare Rivendell, Aria; and 867 hectare Barclay, also in Aria. These high quality properties will attract keen attention. Otherwise, with caution prevailing, neighbour consolidation is likely to account for most autumn and winter market activity, and values in the region may reset.

BAY OF PLENTY

Compared to the same period 12 months earlier Bay of Plenty market activity across all rural property categories halved in summer. Well-publicised issues surrounding kiwifruit continue, further aggravated by storms and floods damaging or destroying vines and affecting this year's fruit quality. A 40 per cent decline in kiwifruit export profits is indicated this season, suggesting little appetite for activity in the property market. Avocado growers face similar challenges. Some of the region's smaller dairy farms might transact through winter, while forestry interests will probably continue to focus on steeper fringe land. Some cropping properties might also change hands. Supply and demand for the region's rural property should remain reasonably evenly balanced, though with few farms or orchards offered for sale and limited buyer motivation, values need to recalibrate before market activity can be significantly reinvigorated.

LOWER NORTH ISLAND

Increasing interest rates and variable weather patterns influenced rural property activity through the summer in Taranaki, Whanganui, Wairarapa, Manawatu and Horowhenua, as all sectors of the market reduced off historical highs to find new levels. Supply and demand of rural property is shifting, with listings taking longer to attract purchasers. When buyer and seller expectations align, property will continue to sell through the autumn and winter. Property suited to forestry, particularly production forests, is still in demand on the east coast from Masterton north. Award-winning Wairarapa small fruit and vegetable farm the Wee Red Barn is for sale as a going concern. With three hectares of fruit growing in tunnel houses, including 140,000 strawberry plants averaging 1.3 kilograms per plant, and posting a yield average of between \$10 and \$11 per kilo, this listing will be eagerly observed.

HAWKE'S BAY

Cyclone Gabrielle put the Hawke's Bay rural property market on hold. Anyone who planned to sell will be focused instead on cleaning up, while potential buyers will find it difficult, if not impossible, to view farms. Several properties were scheduled to list for autumn sale: most have been withdrawn from the market. Some farmers may react to the cyclone devastation by determining to sell their properties. They would be well advised to hold off, at least until spring. Beyond the cyclone's path, Central Hawke's Bay still has a relatively functional rural property market. Droxford, a 482 hectare bare land block east of Waipukurau is attracting interest: previously a candidate for forestry, after the cyclone that now appears less likely. A 300 hectare adjacent farm is also set to come onto the autumn market.

TASMAN

Despite favourable weather creating both an abundance of feed for pastoral farmers, and conditions for an excellent grape harvest, doubts associated with the economy and the climate caused a pause in Nelson and Marlborough's rural property activity during summer. Rising input costs and falling commodity returns urge caution. A favourable harvest should propel the viticulture property market, though vineyards will probably not be listed for sale until the grapes are in. While large pastoral and dairy properties in the region are unlikely to come to the autumn market, smaller ones will, in which case neighbours will be motivated to consolidate their holdings. A notable February sale, 1304 hectare Peggioh Station, an extensive limestone hill country farm 19 kilometres to the west of Ward, sold for \$3.6 million, with the new owners intending to develop its potential for carbon farming and hunting.

CANTERBURY

Several Canterbury rural properties were presented to the market through the spring in all classes, attracting solid interest and resulting in a high proportion of confirmed sales. This is likely to continue through autumn, with indications that continued steady demand will welcome the additional farms likely to list for sale. A fantastic growing season means farms are coming to the market with plenty of feed. Recent notable sales include a 339 hectare Culverden dairy farm and runoff; a 2181 hectare Lees Valley sheep and beef run; a 128 hectare Sefton irrigated cattle block; and a 129 hectare Oxford irrigated dairy support property, while the listings of a 475 hectare North Canterbury sheep, beef and cropping farm and a partly irrigated 330 hectare North Canterbury dairy support and finishing property should attract particular attention through the autumn.

WEST COAST

While several West Coast dairy farms were offered to the spring market, limited sales have transpired. Despite the continued positive payout from Westland Milk Products, a gap prevails between price expectations among vendors and purchaser perceptions of the market. Some good quality properties are attracting interest, indicating sales activity is likely to gather momentum through the autumn. A notable 874 hectare Haast grazing property sold in December for \$2.9 million. Comprising two blocks, one adjoining the Turnbull River, the other bounding the Okuru River and Aspiring National Park, this unique and remote run, stocking white-faced cattle, boasts impeccable credentials for hunting, jet boating and whitebaiting. Although it attracted outside interest, the property was keenly sought after within the local community, with a local purchaser securing it.

MID AND SOUTH CANTERBURY AND NORTH OTAGO

Local interests and corporates have been active recently as North Otago dairy farms have sold steadily, including a 150 hectare spray irrigated Hilderthorpe farm producing around 260,000 kilograms of milk solids from 570 cows; and a 189 hectare Papakaio property averaging 325,000 kilograms from 630 cows. In Mid and South Canterbury land use change, with options including apples, pears, berries and blackcurrants, is either under way or in prospect. Dropping commodity prices, rising business costs and increasing interest rates are discouraging potential purchasers of dairy property, and a discrepancy of around ten per cent between buyer and seller expectations needs to be resolved before dairy farm sales resume in the region. In the sheep and beef sector the listing of Round Hill Station, a 2793 hectare Hakatamea farm classed as a genuine mid-altitude extensive property is attracting strong market attention.

OTAGO

An exceptionally dry summer held back the Otago rural property market after Christmas. Rising interest rates and inflation also discouraged buyers and sellers. Autumn listings set to come forward include several sheep and beef properties ranging from 2000 to 10,000 stock units. Interest in these is likely from farmers looking to grow their businesses. Meanwhile the dairy property market remains subdued with dry conditions, staffing and environmental pressures evident in this sector. Notable sales include Killermont and adjoining Riverview Downs in Omarama; and Warthill in West Otago. Lake McKay Station near Wanaka is currently under contract. All these properties received strong inquiry from the rural sector and from high net worth individuals looking for properties with scale and location. Listed for autumn sale, Broadacres, a versatile West Otago hill property, is likely to generate similar interest.

SOUTHLAND

Following a busy late spring, commodity prices and interest rates influenced the Southland rural property market. Unit sales are 25 per cent below 12 months ago, albeit after an active 2021/22 selling season. While values for the region's dairy grazing blocks are holding up, fewer dairy farms have sold compared to last year. Forestry's influence drove several sheep and beef transactions, especially in outlying areas, where values held steady from the year prior. Activity in the autumn and beyond is likely to remain consistent: farmers and forestry buyers are likely to be selective, focusing on properties suitable to their needs. A 230 hectare Browns, Central Southland drystock property sold for \$6.25 million in December. Listed for autumn sale, a 313 hectare 880 cow Waimea Valley dairy farm; and a 263 hectare Waimumu dairy and beef grazing unit should draw attention.

NORTH ISLAND



NORTH ISLAND

PROPERTY EXPRESS | AUTUMN 2023



BROADWOOD, NORTHLAND

109 Paponga Road

Broadwood Hill Country Station

This faithfully and well farmed property, lying 25km west of the Mangamuka Bridge township and SH1, consists of 332.3008ha in five titles, a five-bedroom Colonial Cottage, two three-bay sheds, good load-out ramp and yards, in a warm and picturesque setting, just off the tar seal in an area noted for its highly regarded farming neighbours.

Traditionally farmed with an extra 34ha title, which the vendors have retained, it has conservatively run around 150 Angus breeding cows with all progeny wintered. The majority of the calves have been fattened on board, but some have been sold as stores, season dependant.

Don't delay, call today!



ANDREW LUDBROOK

027 254 4784

aludbrook@pggwrightson.co.nz

 5  1

Deadline Private Treaty

Plus GST (if any)

(Unless Sold Prior)

Closes 4.00pm, Wednesday 5 April

 pggwre.co.nz/KER37564



DARGAVILLE, NORTHLAND

More Than You Expect

78 hectares, rolling to hill contour with hay barn and cattle yards. This lovely piece of land is a sheltered and strong block, currently used as a grazing block for a local dairy farmer (currently leased out). With 22 paddocks, the water gravities to the pump from the dam and then pumped to a tank which gravities back to troughs in the paddocks. The block is clean and tidy, an area of 11 hectares is a cut-over pine area but is now in regeneration native tree growth. Approximately 15 kilometres from Dargaville township. You can also head north on SH12 to the Kai Iwi Lakes, or out to Baylys Beach, one of Northland's west coast beaches.

By Negotiation

Plus GST (if any)

[pggwre.co.nz/DAG37064](https://www.pggwre.co.nz/DAG37064)



MEGAN BROWNING

027 668 8468

mbrowning@pggwrightson.co.nz



DARGAVILLE, NORTHLAND

Enjoy Country Lifestyle

Come and enjoy this 79 hectare block, with rural views and a cabin with deck to sit and enjoy the peace and quiet this block offers. The cabin is empty but has carpet in two rooms, ready for you to make your own little hideaway (no power to the cabin). A good metal track has been added to the property for access and the entrance has been upgraded. Dam water. Planted in Manuka and native trees (not in ETS). The grass is long on the property, but the native trees were planted back in October-December 2021 and are just popping out ahead of the grass growth. Options here to revert back to grazing block or put the trees in the ETS.

\$900,000

Plus GST (if any)

pggwre.co.nz/DAG37165



MEGAN BROWNING

027 668 8468

mbrowning@pggwrightson.co.nz



AWHITU, AUCKLAND

266 Hamilton Road

Coastal Lifestyle

Rarely do coastal lifestyle blocks of this size of 53 hectares come to the market, offering ocean views from almost every spot on the farm. There is 32 hectares currently utilised as a Dairy platform. There is enormous value to be had here with versatility, the 29 paddocks are all easy contour. You can carry on with milking cows or sheep through the 12 aside dairy shed or graze the land with animals of your choice.

There is a comfortable three-bedroom cottage with modernised kitchen set in mature grounds.

 3  1

\$1.7M

Plus GST (if any)

[pggwre.co.nz/PUK37252](https://www.pggwre.co.nz/PUK37252)

 Video Available



ADRIAN VAN MIL

027 473 3632

avanmil@pggwrightson.co.nz



Tuhimata Road

Burt Road

Indicative Boundary Lines

PAERATA, AUCKLAND

100 Burt Road

Drury Land Parcel

Located on one of the key roads in the future development of the Drury to Paerata area this 30ha parcel of land offers a unique opportunity. With the development of lifestyle homes along its boundary, and a new catholic high school on the same road. This land parcel will be sought after by those with an eye for the future potential it has to offer, with land of this size

being somewhat rare in this area of town.

The property has two road frontages on one title, a flat to rolling contour, with a bush block on one boundary and rural countryside living zoning on its other. It's a must-see if this is the type of land parcel you are looking for.

Deadline Private Treaty

GST Inclusive
(Unless Sold Prior)
Closes 12.00pm, Wednesday 29 March

[pggwre.co.nz/PUK37419](https://www.pggwre.co.nz/PUK37419)

 Video Available



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PUKEKOHE

FRANKLIN COASTAL PROPERTY

A Franklin District coastal property overlooking the Tasman Sea in one of the lesser known spots of the Auckland region, and long established as a dairy farm, is offered for public sale for the first time in 155 years.

Andrew Hamilton is the sixth generation of his family to farm the 53 hectare Awhitu property, 35 kilometres north west of Waiuku. Andrew's ancestors, James and Margaret Hamilton, arrived in New Zealand from the west of Scotland in August 1863, taking up a property they had been allocated and moving to Awhitu to begin clearing the land in 1867.

By the time James and Margaret died late in the nineteenth century, their six surviving sons and one daughter, all with large families of their own, were farming more than 1800 hectares in and around Awhitu. Although the Hamilton influence has diminished over the generations, it remains on various local place names.

Andrew and his wife Liisa bought the property from a cousin in 2005.

"Their son, Geoff Hamilton, was an only child. His parents owned the farm when he was born, and he still lives with us, aged 93.

"Geoff's parents ran it as a dairy farm, though earlier it farmed sheep and they raised pigs. They used to supply milk to Onehunga, which went away on the ferry that ran across Manukau Harbour.

"Other Hamilton families are still around, with a strong connection to the area. A few years ago there were still six different Hamilton families locally," says Andrew.

Although he and Liisa plan to retain their farming links on the peninsula, they have decided to sell this property and engaged Adrian van Mil of PGG Wrightson Real Estate, Pukekohe to offer the farm to the market for the first time ever. He describes it as a special parcel of land.

"In a spectacular location, coastal lifestyle blocks of this size, offering ocean views from almost every spot on the farm, are rare.

"This is a versatile property with easy contour, potential to cut hay or grow and harvest various crops, graze the land, or continue milking through the 12 aside dairy shed, with viability for the 32 hectare milking platform to sustain either cows or sheep."

Adrian says Awhitu lives up to its name, which means 'longing to return.'

"Awhitu Peninsula offers a country lifestyle and spectacular scenery, increasingly with a touch of city sophistication.

"It comprises 900 households for a population of approximately 2400, which swells considerably through summer and at weekends in more than 600 baches dedicated to enjoyment of the harbour bays, Awhitu



Regional Park and the dramatic west coast Tasman beaches such as Karioitahi and Waimatuku,” he says.

Totalling 22,000 hectares, predominantly rural with a mix of dairy, beef and sheep farming, as well as some horticulture and exotic forestry, Awhitu Peninsula is 40 kilometres long and ranges from eight to ten kilometres wide.

While it retains its rural character, Andrew says Awhitu peninsula is changing.

“Although it used to be fully farming oriented, that has evolved. I am the chief of the local volunteer fire brigade, which used to be fully staffed by farmers. Now of our 20 members, only three are farming. Auckland Airport is an hour’s drive away, and more people are realising it is possible to either commute, or live here and work from home,” he says.



ADRIAN VAN MIL

Rural & Lifestyle Sales Consultant
027 473 3632

VIEW ONLINE LISTING AT: pggwre.co.nz/PUK37252



PUKEKOHE, AUCKLAND

32 Kitchener Road

Prime Real Estate

First time to the market after four generations of possession, the family has had the property since the 1950s and has decided it's time to move on. Located in the Southern reaches of Auckland city, the township has been identified as a growth area, with residential and commercial zone land surrounding the property.

11.15ha more or less, with three road frontages. Power and phone to the boundary. Located across the road from the Pukekohe raceway where a new light industrial/retail and commercial development is going and on the town's main commercial road. With location and size this property offers it all.

Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/PUK36859](https://www.pggwre.co.nz/PUK36859)

 Video Available



MARK NEEDHAM

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KANE NEEDHAM

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MANGATANGI, AUCKLAND

538 Monument Road

Mangatangi Dairy and Support With Possibilities

Ideally located in a popular lifestyle and farming area is this 284 hectares in four titles. There are three homes including a spacious modern 5-bedroom home. Excellent farm buildings including 30 aside herringbone shed and in-shed feed system, large calf-rearing shed and implement shed. Presently milking 320 cows on 140 hectares with a 50/50 sharemilker and expecting about 120,000kg MS with a calving date of 1st May. Balance of land used for dairy support. The cowshed is centrally located with races to paddocks. The farm is mainly rolling contour and has its own quarry of rotten and blue rock.

Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/PUK36047](https://www.pggwre.co.nz/PUK36047)

 Video Available



RICHARD WRIGHT

027 454 6000

richardwright@pggwrightson.co.nz



WAIHI, HAURAKI

9653 State Highway 2

Goldmine Orchard

2M Nuggets of GOLD mined here every year. 4.21 can ha of G3 SunGold kiwifruit. Double planted, with estimates of up to 70,000 trays for 2023. Major capital improvements will see continued high production increases. State-of-the-art monitored irrigation and frost protection system. All structures upgraded to carry future heavy crops. Great shed with large apron and concrete floor, three-phase power, security lights and cameras. Three bedroom home is nicely kept. Tenants pay good rent, are great security and are keen to stay on long term. It's a Goldmine, you'd be very proud to own this investment property.

🏠 3 🚗 2

Tender

Plus GST (if any)
 (Unless Sold By Private Treaty)
 Closes 3.00pm, Wednesday 12 April

🔍 pggwre.co.nz/TAR37253

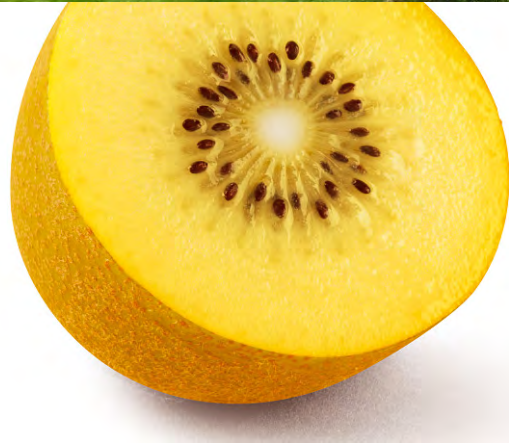
🎥 Video Available



ANDREW FOWLER

027 275 2244

afowler@pggwrightson.co.nz



WAIHI, HAURAKI

79 Woodlands Road

Golden Orbs and Golf Balls

7.78ha with 5.97can ha of G3 SunGold carrying est. 15,000 trays/ha (crop included in sale). Neighbouring Waihi Golf Course and clubhouse. Excellent location. Healthy old vines on strong Agbeam and cable structures. Modern high stud four bay shed with a double drive-through design has concrete floor and power. Ideal free draining and fertile Waihi ash soils. Frost protected with water (tractor powered pump from your own dam) and large, centrally located diesel powered fan. Security from rented three bedroom cottage with great tenants who are keen to stay on.



ANDREW FOWLER

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 3  1

Tender

Plus GST (if any)
(Unless Sold By Private Treaty)
Closes 3.00pm, Wednesday 12 April

 pggwre.co.nz/TAR37405



BAY OF PLENTY

VIEW ONLINE LISTING AT: pggwre.co.nz/TAR37317

UNLIMITED POSSIBILITIES

Don Rodee visited New Zealand several times before deciding to settle in the country. A United States Navy aircraft carrier pilot, he then switched to flying passenger aircraft for American Airlines, and he has had interests in horticulture since 1975.

"Whenever I'd come to New Zealand, I always enjoyed the atmosphere, the people, the topography and the climate, while being removed from a lot of the problems of the rest of the world was a good feeling," he says.

In 2002 he increased his commitment to New Zealand, buying Matahui Point, a 64.9 hectare Katikati property on Tauranga Harbour, 32 kilometres north west of the Tauranga CBD. As Don explains, he wanted to make the most of the opportunities horticulture had to offer, planting almost half the property in Hass avocados.

"As they were becoming more and more popular worldwide, a promising export market was developing for New Zealand avocados, which made it an interesting opportunity. Ten years ago we also planted gold kiwifruit, which paid off well.

With the two crops alongside each other, we have made the most of economies of scale, employing three people full time on the orchard, bringing in contractors as required, and making the most of the workshop, packhouse, office, implement and equipment sheds and other infrastructure all centrally situated at the property's hub.

"This area has minimal frost and misses out on most of the bad weather.

"On top of that, our recreation is magnificent. We have extraordinarily good fishing, sailing and kayaking, and can head out to enjoy the water right in our front yard," he says.

However, the time has come for Don to sell, and while Matahui Point's horticulture base promises a new owner continued revenue, the growing prosperity of the Bay of Plenty presents additional opportunities.

"There are many benefits from the expansion of the local economy with a growing list of prosperous surrounding



industries. We have a terrific port, giving access to shipping to a number of other New Zealand ports plus foreign exports. While investments in avocados and more recently kiwifruit have paid us back very well since we have been here, similar opportunities have arisen in other sectors," he says.

Don has retained Andrew Fowler and Ben Nottingham of PGG Wrightson Real Estate, Tauranga to present Matahui Point to the market.

"This is a highly appealing property with many outstanding characteristics.

"As a mature orchard producing both avocados and kiwifruit, it comes with revenue streams that have been among the primary production sector's most lucrative of the past few years; its 2.2 kilometres of harbour frontage, with riparian rights, provide world class recreational and aesthetic appeal; its central location, mid-harbour between Mt Maunganui/ Tauranga city and Waihi Beach brings the best of the Bay of Plenty within easy reach; and its well-constructed high quality homestead has stood the test of time. Bring into the mix a deep water anchorage, a hot water bore, a disused airstrip that could be reinstated, and a land bridge to Matakana Island, and this is a truly compelling proposition.

"Adding an extra dimension are the incredible opportunities that a property of this aspect, size and location presents for the likes of a festival venue, eco-tourism, a links golf course, an equestrian centre, an international hotel, a retirement village, or other development initiatives, any of which should be easier to consent with the presence of a roundabout on State Highway 2" says Andrew.

Matahui Point is for sale by auction on 23 March.



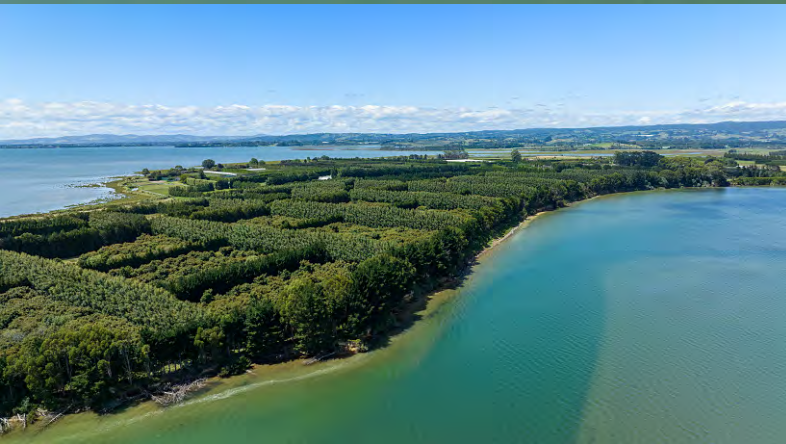
ANDREW FOWLER

Rural & Lifestyle Sales Consultant
027 275 2244



BEN NOTTINGHAM

Lifestyle & Residential Sales Consultant
028 411 4098



AONGATETE, BAY OF PLENTY

Matahui Road

Pohutukawa Point

64.9ha with 2.2km of harbour frontage with riparian rights. Deep water anchorage. Hot water bore. Airstrip should easy to reinstate. Landbridge to Matakana Island at low tide. Approx 4500 mature avocados including chillers, grader and all machinery to operate an export orchard and packhouse. 2.05can ha of G3 Gold kiwifruit. Great sheds and quality master residence. Opportunities include festival venue, eco-tourism, links golf course, equestrian centre, international hotel, retirement village. Mid harbour between Mount Maunganui/Tauranga city and Waihi Beach - great central location.

🏠 4 🛏 2 🚗 2

Auction

Plus GST (if any)
(Unless Sold Prior)
1.00pm, Thursday 23 March Fairview Golf Club,
34 Sharp Road, RD2, Aongatete

🔍 pggwre.co.nz/TAR37317

🎥 Video Available



ANDREW FOWLER

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BEN NOTTINGHAM

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WHAKAMARAMA, BAY OF PLENTY 3 1

116 Turner Road

Magnificent Ocean Views

It is a rarity that a rural-lifestyle block of over 25ha is presented to the market on the 'ocean side' of SH2, between Tauranga and Katikati. Located at the end of Turner Road, this property offers unrivalled privacy and some of the most expansive Pacific Ocean and Tauranga harbour views in the area. Significant value-add opportunities exist with incredible building sites and the potential to create additional titles through the establishment of protected New Zealand native wetland and a productive horticulture block (subject to WBOPDC consent).

Price by Negotiation

Plus GST (if any)

 pggwre.co.nz/TAR36215

 Video Available



ANTON TERBLANCHE

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WHAKAMARAMA, BAY OF PLENTY 5 3 3

24C Pahoia Road

The Ultimate Bay of Plenty Lifestyle

Serene lifestyle on 5.0ha with elevated ocean views. 1.45can ha (approx) of Hayward Green kiwifruit and approx 360 young Hass avocado trees. The spacious three-bedroom home with fantastic indoor-outdoor flow, en suite, study and double garage is ideal for families or couples. The two-bedroom cottage is not consented as a self-contained dwelling but the owners have been granted a Resource Consent from council. A huge workshop is the engineer's dream and a big orchard shed holds the orchard equipment. The balance of the land offers mature gardens, fruit trees and grazing for horses and livestock.

Enquiries Over \$2.6M

Plus GST (if any)

 pggwre.co.nz/TAR36703

 Video Available



ANTON TERBLANCHE

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WHAKAMARAMA, BAY OF PLENTY 4 3 2

Whakamarama Road

Two Titles, Quality Home, Large Grazing Block

Large rural-lifestyle property on 35.3ha, in two titles, with an attractive homestead. The dwelling features Hinuera stone cladding, raised cedar ceilings, a formal entry, open plan kitchen-dining-living area, two en suites, a guest bathroom, separate laundry, double garage, quality floor and bathroom tiles, underfloor heating and gas hot water. All bedrooms and living areas have large bifold doors which open onto patios. Good farm infrastructure with shed, power and stock yards. The property features 25-27ha grazing, approximately 1ha pines, planted 2010, approximately 4ha of pines, planted 2021 and the balance of the land is in bush.

Price by Negotiation

 pggwre.co.nz/TAR36765

 Video Available



ANTON TERBLANCHE

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WELCOME BAY, BAY OF PLENTY

316, 316B Waitao Road

Backcountry on City Fringe Two Titles with Options

Massive sea and island views, stunning large cascading waterfalls on 108ha. 62ha forestry under forestry right. Emissions trading units held for the property are available for sale with the property. (Can be negotiated separately). Waterfalls, panoramic views and 45ha with woolshed, implement shed, fertile valley grazing. This is a trophy farm, 108ha in total. Around 1ha of mature pine trees and approximately 10ha of magnificent covenanted native forest. Well-fenced, sheep and cattle yards, two water supplies, and good sheds. Strong pasture, fertile with plenty of hay country.

Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/TAR36894](https://www.pggwre.co.nz/TAR36894)



BEN NOTTINGHAM

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ANDREW FOWLER

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PUKEHINA, BAY OF PLENTY

101 Pukehina Station Road

🏠 5 🚗 3 🏠 2

State of the Art Gold Orchard

This established G3 kiwifruit orchard is the very best you will see for sale in the Western Bay of Plenty. 8.5240 total hectares with 7.4 can ha covered; the production history is outstanding delivering very high OGRs on a regular basis. The location, contour, altitude and overall set-up of the orchard are why this orchard is one of the most admired properties in the district.

The large contemporary five-bedroom home has too many wonderful features to mention. The attention to detail, tasteful decor, and quality is evident throughout. The owners have worked hard to establish one of the very best orchards in the area.

Price by Negotiation

Plus GST (if any)

🔍 pggwre.co.nz/TEP36605

📺 Video Available



DAVID MCLAREN

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KAREN MCLAREN

027 555 0421

karen.mclaren@pggwrightson.co.nz



AWAKERI, BAY OF PLENTY

5 Melville Road

 3  3

Supreme G3 Kiwifruit, the Perfect Lifestyle

The owners have developed this quality orchard with the clear goal of creating a modern G3 Gold kiwifruit orchard. 5.072 total hectares, 3.41 can ha G3 Gold kiwifruit, early start with solid Ag-beam structures, excellent sheds and an impressive frost and irrigation system. The large two-storey home, fully double glazed and healthy homes approved, is sited well back from the orchard with a large paddock to the rear, perfect for animals. Driving into this property there is a real sense of arriving somewhere special. Act now to secure this fantastic orchard and lifestyle package with a serious income stream.

\$5.2M

Plus GST (if any)

[pggwre.co.nz/TEP36889](https://www.pggwre.co.nz/TEP36889)



DAVID MCLAREN

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KAREN MCLAREN

027 555 0421

karen.mclaren@pggwrightson.co.nz



THORNTON, BAY OF PLENTY

682 Thornton Road

Good Summer Location - Dairy

All flat 60.8932 hectares (more or less) with a four year production average 74,648kg MS. Milking 210 cows through a 20 ASHB dairy shed with calf rearing and storage sheds nearby and a half-round barn. A newly commissioned above-ground Kliptank effluent system has been installed.

There is a three bedroom home with triple garaging.

Additional lease land support blocks are in close proximity to the farm

The farm is situated only 12.6km to Whakatane and only 2.5km to Thornton Beach and the boat ramp.

\$3M

Plus GST (if any)

pggwre.co.nz/WHK31579



PHIL GOLDSMITH

027 494 1844

pgoldsmith@pggwrightson.co.nz



WHAKATANE, BAY OF PLENTY

697 Matata Road and 172 Sutherland Road

 6  2  2

Scale on the Plains - 8 titles - 177 Hectares

Located on the Rangitaiki Plains, Whakatane, this farm offers exceptional scale to dairy in an industry-recognised region known for its great climate, highly productive soils and exceptional lifestyle.

With flat to slightly undulating contour, milking 500 mixed-age dairy cows with a best production of 206,602kg MS, achieved milking through a 28 ASHB dairy shed. Two, three bedroom homes and all support infrastructure in place. Within six kilometres of Edgumbe and the Fonterra dairy factory, close to all amenities and services the local community offers.

Tender

Plus GST (if any)
(Unless Sold By Private Treaty)
Closes 4.00pm, Thursday 20 April 2023

[pggwre.co.nz/WHK37602](https://www.pggwre.co.nz/WHK37602)



PHIL GOLDSMITH

027 494 1844

pgoldsmith@pggwrightson.co.nz



OPOTIKI, EASTERN BAY OF PLENTY

294 Tirohanga Road

First Farm - Coastal Location - 117.8752 Total Hectares

Milking platform of 69ha (more or less) and a best production 61,539kg MS, milking 200 cows, rearing 35 calves on whole milk. The calves grazed on farm, milking herd wintered on farm and R2 heifers are grazed off farm.

The dairy is a 24 ASHB with ACR's, a useful range of sheds and good stock yards. 22 ha (more or less) of newly planted (winter 2022) Pinus Radiata and a rotten rock quarry on the farm are added farm resources.

The three-bedroom home has a refurbished kitchen, dining and lounge. Only 3km to Tirohanga Beach and Tirohanga Beach store and 9.5km to Opotiki township.

\$3.2M

Plus GST (if any)

[pggwre.co.nz/WHK37116](https://www.pggwre.co.nz/WHK37116)



PHIL GOLDSMITH

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FARMING UNDER PRESSURE



Even at the best of times farming can be a stressful business. Right now, for many of us, this is not the best of times: escalating interest rates, uncertain returns, and cataclysmic weather around much of the country can seem overwhelming, and increase the stress that farmers are under to crisis levels.

Wellbeing and resilience are frequent topics of conversation, so much so that for some it begs the question:

'is life getting harder or are we just getting softer?'

Wellbeing and resilience reinforce each other: positive wellbeing increases resilience, and resilience will lead you back to wellbeing more quickly when things become tough.

Resilience derives from adaptability, community and personal care, which are all strong features of most rural districts. Perhaps therefore, farmers are uniquely well-placed to deal with the pressures we increasingly face. We need to be as these pressures are serious and rising. As well as volatile weather and uncertain markets, particular pressures farmers routinely contend with include greater isolation than most townies have to deal with, diverse and fragmented mental workloads, high debt levels, rapid staff turnover, nutrient and water limitations, health and safety regulations and what feels like – though is not always – negative public perceptions of our sector that leave many of us feeling we are farming in a fishbowl.

A certain level of some kinds of stress can be beneficial, putting us at the positive end of the wellbeing scale, where we enjoy challenges and possibilities; are rarely sick; and have no need for coffee or alcohol, although we may enjoy them! However, too much stress, typically brought on by an onslaught of new information, options or requests that leads to a near shutdown in thinking capacity, has the opposite effect: resulting in cognitive overload, or burning out. You will recognise the latter in friends or neighbours who are not keeping up with responsibilities, becoming overwhelmed, lacking confidence, reacting with belligerence, suffering failing relationships, frequently falling sick, and ultimately burning out entirely, and therefore becoming no longer able to work.

Burnout is to be avoided, particularly for anyone carrying the multiple responsibilities of farm management or ownership. Recognising the signs can be difficult for someone going through it, which is why listening to friends, family and colleagues can be useful, or even a lifesaver.



DANA CARVER

With a background in psychology and physiology, Dana Carver is a senior research manager for Scarlatti, where she designs and evaluates wellbeing programmes. Her work also spans extension programme design and strategy facilitation. Her farming background includes a previous role focused on wellbeing and wellness at Dairy NZ, and equity manager of a 3300 cow dairy farm in Canterbury with her husband Tony.

Check out the Team at Scarlatti - <https://scarlatti.co.nz/service-areas/organisational-wellbeing/>

Some tips and tricks to help if you feel you are heading in the wrong direction and your wellbeing is slipping away:

- Focus on what you can control. In general you have greater control over individual lifestyle factors, and social and community networks, less control over living and working conditions, and close to zero control over general socioeconomic, cultural and environmental conditions.
- Know your triggers and tools. Certain things trigger us into a downward spiral, like conflict in relationships or a drop in product prices, while other things are tools to pull us up: time with good friends, a walk in nature, listening to or playing music. Each of us is unique in our triggers and tools. If you understand yours, minimising the triggers and seeking out the tools will improve your wellbeing.
- Make sure you take adequate time away from work and devices. That means taking annual leave, and trying to regularly have at least one day where you don't think about work. It also includes turning off notifications and scheduling blocks of time away from all devices.
- Incorporate the five ways to wellbeing into your personal life. These are five simple strategies that, when introduced into your life, will provide wellbeing benefits: giving your time, your words, and your presence; being active – doing what you can and enjoying what you do in order to move your mood; keep learning, including embracing new experiences, seeing opportunities, and surprising yourself with what you can do; connecting, by talking and listening, being there, and ensuring others feel connected; and taking notice so as to focus on the simple things that give you joy.

Those who practice the above tips also set themselves up to better look after others. If you are aware of the signs, you should be able to recognise when other people seem unwell. The two most obvious indicators are changes in personality, and isolation. If you detect those signs in someone you know, make the effort to show that person you've noticed them, and ask if you can help. Simple and direct is usually best: 'I'm worried about you. You haven't seemed like yourself lately. Are you okay?'

Wellbeing matters in today's world more than ever: work and wellbeing are intricately linked, particularly for farmers. Farmers and others I talk to appreciate gaining a better understanding of what wellbeing is, though as some have noted, at one level, this is a good reminder of the basics. Although farmers are under considerable stress, we are also well attuned to deal with that, particularly if we can reach out, keep connected, and fixate on what we can control.



WHITIKAHU, WAIKATO

760 Whitikahu Road

You Get to Choose the Size

My vendor has decided to offer his 138 hectare (subject to survey - more or less) farm for you to choose the size you require. Anything from 100 hectares to 138 hectares. Being in two titles the vendor will survey to your requirements and keep the balance for himself. All infrastructure is on the title you purchase. Located in the middle of the Whitikahu village this dairy farm has scale and untapped potential. Milking 320 cows through a well equipped 24 ASHB shed with automatic cup removers, in-shed meal and molasses feed systems. With an average production of 136,519kg MS over the past three seasons.

Price by Negotiation

Plus GST (if any)

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



AIDAN COWLEY

027 486 2547

aidan.cowley@pggwrightson.co.nz



PIARERE, WAIKATO

60 Paparamu Road

244ha Farming Opportunity

Fonterra winter milk dairy farm - 234ha (more or less). The dairy farm of 500 cows milked through the 44 ASHB (built 2016) producing 5yr average of 203,000kg MS per year. There are two older average condition homes.

Ingham's broiler chicken farm - 10ha (more or less) with four 2,688m² sheds, total 10,752m², built and commissioned in 2021 with office and amenities building, consented for two more sheds. Note: This can be purchased as a going concern.

Very rarely do farms come on the market that have dual and yet diverging income streams such as this property. Coupling this with the potential addition of perhaps another eight chicken sheds.

Price on Application

Plus GST (if any)

[pggwre.co.nz/CAM37198](https://www.pggwre.co.nz/CAM37198)



MARTIN LEE

027 497 0830

martin.lee@pggwrightson.co.nz



PUTARURU, SOUTH WAIKATO

58 Scott Road

A Fine Proposition

This well-located 107 hectare (more or less) dairy farm on Putaruru's town boundary has an added bonus of four titles. Milking 285 cows, the three-year average production is 102,692kg MS. The property boasts two modern homes. A three-bedroom dwelling and a near-new four-bedroom dwelling (2018). Contour is flat to rolling in nature complemented by fertile free draining Tirau Ash soils. With six hectares of maize and eight hectares of chicory grown annually, resulting in a regassing programme, creating a healthy dairy sward of pasture. Infrastructure includes a 24 ASHB cow shed with a meal-feeding system.

Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/MAT36972](https://www.pggwre.co.nz/MAT36972)



PETER DONNELLY

021 449 559

pdonnelly@pggwrightson.co.nz



JIM ECCLESTONE

021 424 600

jecclstone@pggwrightson.co.nz



RAGLAN, WAIKATO

3578 State Highway 23

Pretty Productive 38ha

Quality, easy contour, fertile, beautiful, practical, productive and versatile are all words that accurately describe this 38ha property. Located only 6km from Raglan this property can grow almost anything; quality pasture and horticulture with established avocados and citrus orchards nearby to name a few, making this farm suitable for all sorts of opportunities. The farm has excellent water and good fencing throughout. There is a great race system making getting around and shifting stock simple. All waterways and wet lands have been fenced off, retired and planted in native.



RICHARD THOMSON

027 294 8625

richard.thomson@pggwrightson.co.nz

 2  1

Deadline Private Treaty

Plus GST (if any) (Unless Sold Prior)
Closes 4.00pm, Thursday 27 April
PGGWRE- 11 Vialou Street, Hamilton Central

 pggwre.co.nz/HAM37618

 Video Available



ARIA, KING COUNTRY

510 Barclay Road

'Barclay'

The Barclay family started farming in the Aria district in 1932 and have grown their holding into the high producing 867 hectare (more or less) farm it is today. Built on hard work, fertility and strategic selection of high performing livestock, this is a top performing farm. Fertiliser applications have never missed a year. Target kill weight for both bulls and steer is 400kg dressed. The top Romney flock lambing percentage is over 150%. On average 400 bales of silage are made. Two dwellings - large four-bedroom and three-bedroom houses. Two x three-stand woolsheds and multiple farm buildings.

Tender

Plus GST (if any)
(Unless Sold By Private Treaty)
Closes 11.00am, Thursday 6 April
PGGWRE, 57 Rora Street, Te Kuiti

[pggwre.co.nz/TEK37465](https://www.pggwre.co.nz/TEK37465)

 Video Available



PETER WYLIE

027 473 5855

pwylie@pggwrightson.co.nz



PUKETAPU, HAWKE'S BAY

614 Apley Road

Top Of The Valley, Puketapu

64.69ha (160 acres). Located within an easy drive from Napier and Hastings, this private off-grid Puketapu property is the ideal lifestyle farm. The contour of the land is well balanced with many sheltered valleys and several stands of Manuka and Kanuka.

The property is fenced into a number of manageable sized paddocks and has well formed tracks. The water supply is from springs and dams. The main supply is pumped to a tank then reticulated to troughs and the shed.

There are new sheep and cattle yards plus a fabulous four-bay shed with a workshop and office supported by 'solar power'.

Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/HAS37255](https://www.pggwre.co.nz/HAS37255)



PETER DICK

027 446 1714

peterdick@pggwrightson.co.nz



WAIPUKURAU, HAWKE'S BAY

304 Middleton Road

Droxford

482 hectares (1191.022 acres) (subject to survey) 11km east of Waipukurau. Large scale, bare land block on the edge of town. Ideal as an add-on to a finishing operation or create a standalone farming unit. Good access will be given through the retained land at the front by way of a very well formed laneway. This track currently gives truck access to the airstrip and bin located in the middle of the farm. Fenced into some 60-plus main paddocks with easy contour and good reticulated water. Centrally located sheep and cattle yards. Multiple land uses here.

Deadline Private Treaty

Plus GST (if any)
No Prior Offers
Closes 4.00pm, Wednesday 29 March Hastings

🔍 pggwre.co.nz/HAS37274



PAUL HARPER

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WILLS BUCHANAN

027 462 9716

wills.buchanan@pggwrightson.co.nz



WAIPUKURAU, HAWKE'S BAY

949 Te Awa Road

292.99 Hectares Held in Three Titles

Well-balanced finishing farm 25km east of Waipukurau.

Great range of infrastructure, two homes. Part of Farm Road Water Scheme. Water security is paramount. Run predominantly as a bull finishing unit plus lamb trade. Very tidy farming proposition.

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Deadline Private Treaty

Plus GST (if any)

No Prior Offers

Closes 4.00pm, Tuesday 9 May Hastings

[p ggwre.co.nz/WPK37453](https://pggwre.co.nz/WPK37453)



PAUL HARPER

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WILLS BUCHANAN

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FORDELL, WHANGANUI

558 Mangamahu Road

Kiwifruit in Mangamahu

A green kiwifruit orchard on the banks of the Whangehu river consisting of two titles is for sale. Approximately 35km from Whanganui, the orchard consists of 12ha with a sunny building site near the four-bay vehicle shed. There is approximately 4can ha supported by Pergola and T-bar frames with another one hectare of grass paddock which could be planted. Consents are in place for irrigation and frost protection of bore and river water expiring on 1 July 2039 and can be transferred. Water storage is a dam and water is pumped by two fixed tractors. The current owner has put in 32 years working the orchard.

Deadline Private Treaty

Plus GST (if any)
(Unless Sold Prior)
Closes 2.00pm, Friday 31 March

[pggwre.co.nz/FDG37440](https://www.pggwre.co.nz/FDG37440)



GEOFF WHITE

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RANGIWAHIA, MANAWATU

434 Marshall Road

Grazing, Forestry or Carbon

Bare land - 441.035ha in three titles.

Currently part of a large station running sheep and beef. This block has access from Marshall Road and Mangapapa/Ireland Roads.

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

An opportunity to secure sound hill country with a range of options.

Price by Negotiation

Plus GST (if any)

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



WAYNE BROOKS

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GEOFF WHITE

027 274 1478

geoff.white@pggwrightson.co.nz



RONGOTEA, MANAWATU

128 Banks Road

20.6174ha

Good house site, cattle yards, water easement to property. Consented road access, subdivided into 9 paddocks by electric fencing. A well located property, a stones throw away from the rural village, suitable for dairy grazing or larger lifestyle. Build your dream home here. 20ha available for purchase next door.

Enquiries Over \$900,000

Plus GST (if any)

[pggwre.co.nz/FDG37346](https://www.pggwre.co.nz/FDG37346)



WAYNE BROOKS

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GEOFF WHITE

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geoff.white@pggwrightson.co.nz



MANAKAU, MANAWATU

52 Kristin Place

77.84ha (192 acres) Manakau Farm Land, Horowhenua

Check out the location and potential!

Great central location in a fast growing area south of Levin, off Waikawa Beach Road on seaward side of State Highway 1 and adjacent to a lifestyle block development area strongly influenced by the proximity to Wellington city and the Kapiti coast.

Very appealing mainly flat to rolling contour, good pasture and well subdivided with laneway access, new water supply, new cattle yards, power supply. There are no dwellings or farm buildings and no separate rateable value or district council rates apportioned to the property.

Price by Negotiation

Plus GST (if any)

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



IAN ROSS

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ROBERT HARDING

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MATAIKONA, WAIRARAPA

Pack Spur Road

Love Me, Plant Me or Both

This is a rare opportunity to secure 138ha of bare land in the head waters of the Mataikona Valley, boasting sea views and a good balance of grazing land, native bush and pine trees. Approx 80ha effective grazing, 11ha of mature pines and the remainder reverting bush. This potential carbon investment is currently fenced into eight paddocks with conventional and electric fencing.

There is a potential building site for your off-grid bach/hut or home and the land provides excellent hunting for Red and Fallow deer and pigs. Approx 8km drive to the Mataikona river mouth.

Enquiries Over \$895,000

Plus GST (if any)

[pggwre.co.nz/MAS37262](https://www.pggwre.co.nz/MAS37262)



ANDY SCOTT

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OPAKI, WAIRARAPA

505 State Highway 2

Wee Red Barn

We are proud to present the very well-known Wee Red Barn to the market for the first time. This iconic property specialises in berry fruit of many descriptions but is famous for its top-of-line Strawberry production (noted as one of the best-yielding berry fruit farms in NZ). The 13.3983ha is very productive with many tunnel houses and systems that ensure protection from the elements to enable consistently high yield all year around. There is the capacity for further intensification if that is required. The shop is located on SH2 with permitted signage for the iconic Wee Red Barn shop. The shop has a variety of products too large to mention

3 2 4

Price by Negotiation

Plus GST (if any)

pggwre.co.nz/MAS37298

Video Available



ANDY SCOTT

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STEPHEN HAUTLER

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MASTERTON

VIEW ONLINE LISTING AT: pggwre.co.nz/MAS37298

WEE RED BARN, AWARD WINNING FRUIT BUSINESS FOR SALE

In 2007, based in Scotland though looking for a New Zealand adventure, Alan and Dot Bissett went on Trade Me and bought a century-old disused stables and its overgrown vineyard site unseen.

Located near Masterton's Opaki racecourse, initially the Bissetts planned to tidy it up for a quick sale. However, after spending more than \$100,000 on it, property prices dropped away.

"We had committed so much to it we decided to keep it. We wanted a change of life, away from the every-day pressures of our work," says Alan.

Having first met when Alan managed a soft fruit farm near St Andrews in Scotland and kiwi Dot worked on a similar farm nearby, they married in 2002, heading on a completely different tack when the economic situation left the run-down Wairarapa property in their hands.

Once they decided this was more than a short term project, postponing their commitment to taking it easy, the Bissetts ripped out some vines to make room for berries, leased

extra land for potatoes and other vegetables, and turned the stables into a shop. What resulted, the Wee Red Barn, has become a local landmark. Specialising in berry fruit, it is best known for strawberry production, and recognised as one of New Zealand's best-yielding berry farms.

Fifteen years later, having won the regional farm environment awards twice, featured on Country Calendar and appeared in an Allyson Gofton cookbook, the Bissetts are finally ready to properly embark on their much delayed quieter life. Alan and Dot have engaged Andy Scott and Stephen Hautler of PGG Wrightson Real Estate, Masterton to present the Wee Red Barn for sale as a going concern.

Andy says the business presents a unique opportunity.

"With three hectares of fruit under canopy tunnel houses, 140,000 strawberry plants grow in coir peat pads on racks. This 'table top' system avoids crop rotation in the ground, reduces chemical use and makes picking easier. Productivity averages 1.3 kilograms per plant, with a yield average of between \$10 and \$11 per kilo. A new owner will have the capacity for further intensification.



"Wee Red Barn staff are casual, comprising a mix of university students, backpackers, and up to eight Recognised Seasonal Employees. In addition to the three-bedroom home and swimming pool, the property includes plenty of staff accommodation with a cottage plus a separate backpacker-style accommodation block," he says.

With hot days lifting sugar levels and cold nights keeping the fruit firm, the region's climate enhances the berries' taste. Also growing under cover at the Wee Red Barn are raspberries, asparagus, cherries, figs, feijoa, and tomatoes, which are all for sale in the farm shop alongside other items such as baleage, hay, jams, ice cream, eggs and vegetables.

Dot Bisset says establishing such a successful business has been highly satisfying.

"Starting from nothing was hard work, though really rewarding. People are what makes the business a real joy. As well as our wonderful staff, we have some lovely customers, and seeing them regularly, knowing we provide them with something they value and enjoy gives us real purpose," she says. As well as the on-site shop, the business includes two Wairarapa roadside stalls, while the couple are regulars at a weekly local market in Silverstream.

British based horticultural industry supplier Haygrove and its product range of growing systems and tunnel houses has played an important part in the Wee Red Barn's development. As well as using the system throughout their business, Alan has a long association with the company, selling their tunnel houses in Australia and the United States, as well as New Zealand.

Dot says the Haygrove systems will make the Wee Red Barn easy for a new owner.

"It runs smoothly with the two of us, plus casual staff. All the fruit is grown on tables, in tunnels, with automatic irrigation, enabling us to essentially guarantee what we grow, and we will be on hand just down the road to hand over and help teach a new owner."

After 16 years she says it is time for someone else to put their mark on the business.

"We never wanted to take it past the point where we didn't enjoy it, and we still enjoy doing it: it will be very strange to walk away, though someone else coming in with fresh eyes will see ways to do it bigger and better. There is potential for expansion, maybe opening a café or bringing in new technology.

"We just want to pass it on to the right purchaser," she says.



ANDY SCOTT

Real Estate Manager Lower North Island
027 448 4047



STEPHEN HAUTLER

Sales Consultant
021 997 790

SOUTH ISLAND



SOUTH ISLAND

PROPERTY EXPRESS | AUTUMN 2023



DOVEDALE, NELSON

213 Win Valley Road

Desirable Small Farm

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

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

 3  2  3

\$2.4M

Plus GST (if any)

pggwre.co.nz/NEL36422

 Video Available



JOE BLAKISTON

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DOUG SMITH

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RAI VALLEY, MARLBOROUGH

989 Opouri Road

Opouri Valley Bare Land Property

Consisting of 145ha (360 acres) this property is presently used as a dairy runoff, the vendor is retaining milling rights to forestry with 11 years to run. There is an area still to be planted. Good fertile flats lends itself to make good baleage. Great road access and internal access by fenced laneways. Buildings include a large smoko hut that will give the new purchaser options and a four-bay hay shed/super shed. Situated in a high rainfall area.

Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/BLE35674](https://www.pggwre.co.nz/BLE35674)

 Video Available



KEN MCLEOD

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HAWKESBURY, MARLBOROUGH

Brookby Road

Pinot and Potential Palace

This appealing property is located in the very desirable and sought-after Hawkesbury region and is a great part of Marlborough's renowned wine-growing area. Being a short commute to and from Blenheim airport and only 15km from Blenheim CBD, the location is easily accessible. On offer is this 8.6ha property with the potential to build your dream home with the added benefit of a passive investment from viticulture. There is a planted viticulture area of 6.59ha, currently producing quality fruit for a well-respected wine company. The vineyard can be purchased contract-free, or an attractive grape supply contact is available.

\$1.35M

Plus GST (if any)

[pggwre.co.nz/BLE36540](https://www.pggwre.co.nz/BLE36540)

 Video Available



GREG LYONS

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HAWKESBURY, MARLBOROUGH

287 Barracks Road

A Rare Find with Options

A sealed road meanders to this highly visible 32ha (79 acres) corner site which offers a balance of easy flats, attractive hill country, and several possible building sites. A rare find in Marlborough, this property offers almost 10ha of easy contoured land that could be developed into a vineyard. The almost flat land is adjacent to several established vineyards growing quality grapes in Marlborough's flagship industry. Further up the hill are two possible building sites with expansive views down the Omaka Valley.

Deadline Private Treaty

GST Inclusive
No Prior Offers
Closes 2.00pm, Friday 28 April 20 Westwood Ave,
Springlands, Blenheim

[pggwre.co.nz/BLE37582](https://www.pggwre.co.nz/BLE37582)

 Video Available



JOE BLAKISTON

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jblakiston@pggwrightson.co.nz



KAIKOURA, CANTERBURY

540 Spey Forest Road

4 4

Spey Creek Trophy Hunting

A truly unique land and business opportunity. At 1200ha, Spey Creek is a high-end destination for predominantly overseas hunting clients wanting a truly New Zealand hunting experience.

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

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

Price by Negotiation

Plus GST (if any)

pggwre.co.nz/BLE36632

Video Available



JOE BLAKISTON

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TREVOR KENNY

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AHAURA, WEST COAST

Ahaura Kopara Road

A Quality, Diverse Grazing Unit

A unique opportunity exists to purchase this extremely well located and improved bare land property in a sought-after area. Total land area of 220 hectares, 126 hectares is effective grazing, with the balance a mix of bush blocks and terraces. An area on a lower terrace adjoining the river of approximately 10 hectares consists of partially rehabilitated mining sites that could be converted back to pasture over time. An older style woolshed and combined deer shed, with adjoining deer yards would make this property attractive to many types of farming.

Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/GRE36882](https://www.pggwre.co.nz/GRE36882)

 Video Available



AUSTEN RUSSELL

027 441 7055

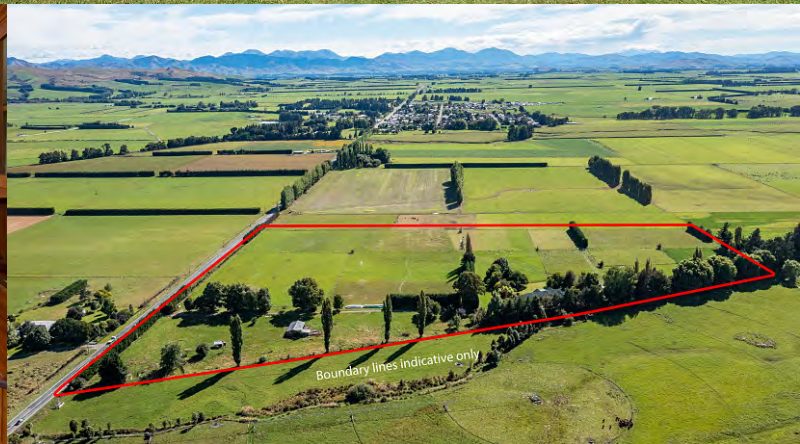
austen.russell@pggwrightson.co.nz



SHARYN OVERTON

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CULVERDEN, CANTERBURY

143 Culverden Road

 4  3  2

A Statement With Income Not To Be Missed!

12.0380ha property with 400m² (approx) Augusta Stone four-bedroom home sited within a mature setting with uninterrupted views. Formal dining and living areas access the outdoor entertaining space. Three heat pumps, two electric wall heaters and log fire. Complemented by various farm outbuildings, sheep yards, cattle yards with head bail and loading race. Approximately 13 paddocks with quality pasture. Very reliable irrigation water creates certainty of secured grass growth throughout the summer months providing opportunities for many farming activities. 10 shares in Amuri Irrigation Company. Don't let this wonderful opportunity slip by.

Deadline Sale

Plus GST (if any)
(Unless Sold Prior)
Closes 2.00pm, Wednesday 12 April

pggwre.co.nz/RAN37559

 Video Available



KEVIN ROWE

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BRUCE HOBAN

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GRETA VALLEY, CANTERBURY

2118 Omihi Road

Hampshire Downs

The sale of Hampshire Downs is an outstanding opportunity to purchase a 231.7100ha multi-use farming property near Greta Valley. The property is complemented by a modernised four-bedroom homestead in a stunning setting with fantastic views to the north. Outstanding farm infrastructure includes the three-stand woolshed and covered yards plus a four-bay shed with lock-up bay/workshop and new cattle yards. Ease of access across the majority of the property, including the ability to cultivate a large area, makes this an ideal property for livestock breeding and finishing. There is a good stock water supply system and a high standard of fencing.

Deadline Private Treaty

Plus GST (if any)
(Unless Sold Prior)
Closes 2.00pm, Wednesday 5 April

[pggwre.co.nz/CHR37427](https://www.pggwre.co.nz/CHR37427)

 Video Available



PETER CREAN

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MARK CLYNE

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HAWARDEN, CANTERBURY

50 Gemmells Road

Durham Downs

Desirable 22.735ha property lending itself to a first up farming enterprise, retired farmer, or as a run-off block. Self-sufficient with excellent amenities including cattle yards, woolshed, lockable sheds and a helicopter hangar/workshop.

Two dwellings on the property. The homestead captures all day sun and enjoys great views towards the Amuri Basin from its elevated site. Comprising of four-double bedrooms, open plan living, large entertainers' kitchen, and dining room. Fantastic outdoor entertaining area. The second is a two-bedroom dwelling with a double garage.

Deadline Sale

Plus GST (if any)
(Unless Sold Prior)
Closes 2.00pm, Tuesday 4 April

[pggwre.co.nz/RAN37521](https://www.pggwre.co.nz/RAN37521)



KEVIN ROWE

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CUST, CANTERBURY

1406 Cust Road

Large Lifestyle - First Farm - Two Homes

First time offered to the market - 24ha (more or less) farmlet with two homes and views to the hills. Suitable for larger lifestyle, potential to lease the land, local farm owners as an 'add on', finishing block or small first farm. Large paddocks with good soils growing good grass. Main three-bedroom dwelling (master with en suite) and one-bedroom self-contained cottage. House paddocks allow space for the family ponies and/or pet sheep. Located on the fringe of Cust village, a short drive to Rangiora and under 40km to Christchurch airport. Bring the kids, the cows, the sheep, the horses, even the grandparents – there is room for everyone!

Deadline Sale

Plus GST (if any)
 (Unless Sold Prior)
 Closes 2.00pm, Wednesday 5 April

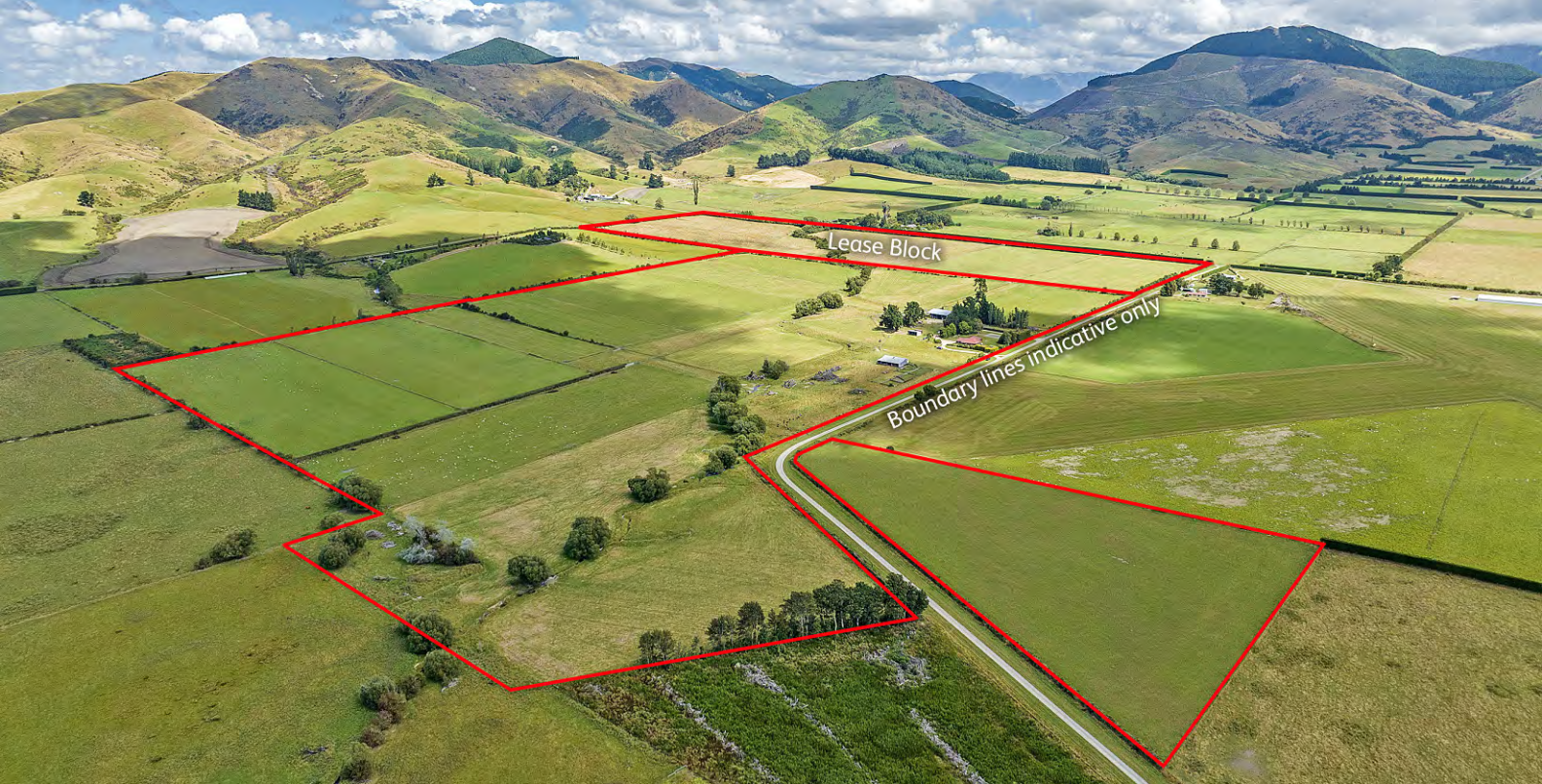
[pggwre.co.nz/RAN37590](https://www.pggwre.co.nz/RAN37590)



JO PRIEBEE

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SHEFFIELD, CANTERBURY

353 Swamp Road, Russells Flat

🏠 5 🚗 2 🏠 2

Grass Factory with Options!

This 42.94 hectare (more or less) property in two titles, features an expansive, five bedroom family home with outstanding views along with a full range of farm infrastructure. The current vendors utilise the property as a beef and sheep breeding/finishing unit safe in the knowledge that the heavier land has been fully mole drained, well fertilised, and has the ability to grow an abundance of grass throughout the year! Whether you are a retiring farmer, first farm buyer, investor, or an existing operation looking for expansion - this property offers opportunity and options!

Deadline Private Treaty

Plus GST (if any)
No Prior Offers
Closes 2.00pm, Wednesday 12 April

🔍 pggwre.co.nz/DAR37132



MARK TERRY

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KAREN HENNESSY

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ASHBURTON, MID CANTERBURY

165 Dawsons Road

Low Cost Dairy Unit Less Than 15km From Town - 151ha

151ha dairy unit 14km from Ashburton milking 520-560 cows. 40 bail rotary shed with in-shed feeding and new ACRs this season. Sitting on Longbeach and Waterton soils, the farm is irrigated from a bore with long-term consent for 90L/sec via Rotorainers. Accommodation includes a four-bedroom home, a three-bedroom home and a single persons unit (unconsented). Four-bay calf shed, three-bay calf shed and a two-bay high stud shed (one bay is a concrete bunker) plus workshop. Approximately 950m of laneways being recapped this season, and the shed had a new centre gland in 2020.

Price by Negotiation

Plus GST (if any)

Q pggwre.co.nz/ASH37039



TIM GALLAGHER

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COLDSTREAM, MID CANTERBURY

368 Crows Road

Very Affordable Dairy Farm Ready to Go - 188ha

Spray irrigated dairy farm with ALU allowing for 750 cows. Four dwellings including a four-bedroom Oamaru stone homestead, two, two-bedroom units and a tidy one-bedroom unit. 54 bail rotary shed with new ACRs and new PK system as well as Protrack and grain mill/feeding system. Numerous calf and implement sheds, grain silo's plus cattle yards and work shop. Very tidy herd available to purchase with the farm including young stock and 2023 winter grazing options available. MHV shares available. Preferred settlement 1 June 2023. Aggressively priced at \$44,850/ha for a prompt sale.

\$8.45M

Plus GST (if any)

[pggwre.co.nz/ASH37617](https://www.pggwre.co.nz/ASH37617)



TIM GALLAGHER

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DAN VAN DER SALM

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COLDSTREAM, MID CANTERBURY

185 Stevens Road

Cropping and Dairy Support - 294ha

Very well presented arable, lamb finishing and dairy support property with the ability to winter 500 plus MA dairy cows. Spray irrigated with cheap water being a mix of long-term surface and MHV scheme water. 132,000m³ storage pond with outstanding duck shooting, boat ramp and jetty. Over 1500T of grain storage and a drying elevator capable of drying over 10T/hr (at 5% moisture reduction). Two homes, numerous implement/storage sheds and a two-stand woolshed and sheep yards. A-grade FEP Audit with max winter grazing area of 117.3ha under NES Fresh Water 2020 regulations. Outstanding production history of vegetable and specialty seeds.

\$12.5M

Plus GST (if any)

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

 Video Available



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DAN VAN DER SALM

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PEEL FOREST, SOUTH CANTERBURY

564 Blair Road

Desirable Peel Forest Farm - 103 Hectares

This exceptional foothills property is currently farming deer and beef but also has the infrastructure to include sheep. The contour is predominantly flat with an area of hill that is ideal to fawn hinds. Located in what is considered to be a very summer safe area the farm is fully deer fenced and with excellent lanes and road access. Stock handling facilities consist of an approved velveting deer shed, cattle yards, 2-stand raised board shearing shed, sheep yards and two hay sheds. The farm has its own water supply that is gravity-fed to troughs in all paddocks and a modernised permanent material four bedroom homestead.

Deadline Private Treaty

Plus GST (if any)
Closes 10.00am, Tuesday 4 April

🔍 poggwre.co.nz/TIM37525



SIMON RICHARDS

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HAZELBURN, SOUTH CANTERBURY

617 Raincliff Road

'Rockpool' - 290 Hectares*

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

Farming approximately 290ha (freehold and accretion land) and subdivided into 44 paddocks, including a 64ha trophy/game park.

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

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

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

*Subject to issue of new titles for accretion claim.

Price by Negotiation

Plus GST (if any)

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

 Video Available



ROBIN FORD

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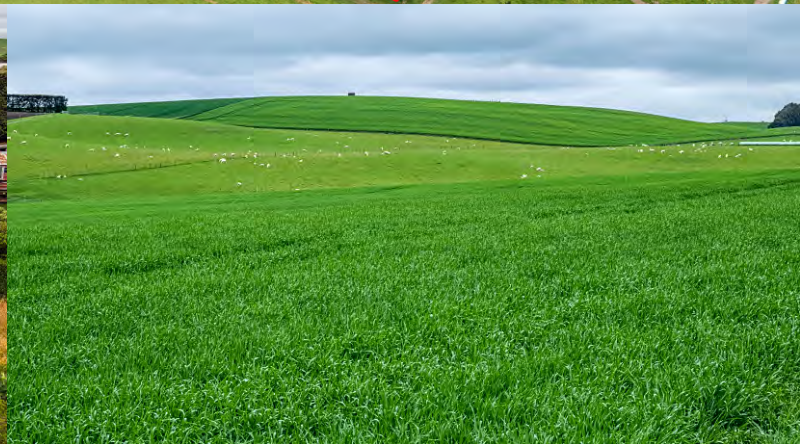
SIMON RICHARDS

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Boundary Indicative Only



PLEASANT POINT, SOUTH CANTERBURY

38 Doake Road

Cropping, Sheep and Dairy Support - 118 Hectares

Located in close proximity to Pleasant Point this property has had a history of a mixed cropping rotation, breeding ewes, finishing lambs and dairy support. Predominantly flat to easy rolling with a mixture of fertile quality soils and good access via a central laneway. Farm infrastructure consists of a 3-stand woolshed and covered sheep yards with night pens, grain storage and drying facility, workshop, implement sheds, haybarn and a permanent material sunny four bedroom home situated to take advantage of the vast panoramic views. This property has been well farmed and is ready for new owners to continue the good stewardship of the land.

Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/TIM36872](https://www.pggwre.co.nz/TIM36872)



SIMON RICHARDS

027 457 0990

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PLEASANT POINT, SOUTH CANTERBURY

Sutherlands Road

Bare Land, Grazing, Fattening - 149 Hectares

An opportunity to purchase 149 hectares of good early country in close proximity to Pleasant Point, Cave and the Levels Valley. Currently farming sheep and beef with 32 hectares of kale for wintering, 50 hectares of oats and grass, 40 hectares grazing brome and clover with the balance in permanent pasture. Eight units of Downlands water supply reticulated throughout the property. Flexible possession dates so you can be in prior to winter.

Deadline Private Treaty

Plus GST (if any)
Closes 1.00pm, Thursday 13 April

Q pggwre.co.nz/TIM37476



SIMON RICHARDS

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TIMARU, SOUTH CANTERBURY

586 Hadlow Road

On Top of the World - 25 Hectares

Smartly positioned on an elevated site that takes in the sweeping views of the Southern Alps, Canterbury Plains and the Pacific Ocean, this spacious family home with adjoining self-contained living quarters is ideal for extended family or avid entertainers. At the heart of the home is the open plan kitchen, dining and living rooms with a log burner. Adjacent is the formal dining room and a large formal sitting room that could have many other applications. Four large double bedrooms master with en suite), spacious family bathroom and dedicated laundry. The 25 hectares of land is well fenced and capable of producing a worthy cash flow.

Deadline Private Treaty

GST Inclusive
(Unless Sold Prior)
Closes 1.00pm, Wednesday 12 April

pggwre.co.nz/TIM37519

 Video Available



SIMON RICHARDS

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TIMARU, SOUTH CANTERBURY

286 Claremont Road

Premium Claremont Lifestyle - 27 Hectares

Be quick to secure this prime bare land on the sought after western boundary of Timaru. New subdivision rules are making these parcels of land hard to procure. Expansive views of the mountains and Hunter Hills with multiple quality building sites. 3-bay shed, quality cattle yards and Downlands water reticulated to all paddocks. A lot of time, effort and investment has been put into this beautiful piece of land that will benefit the incoming purchaser. Enquire now as you will not be disappointed.

Price by Negotiation

Plus GST (if any)

🔍 [pggwre.co.nz/TIM37472](https://www.pggwre.co.nz/TIM37472)



SIMON RICHARDS

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MAKIKIHI, SOUTH CANTERBURY

602 Hook Swamp Road

Entry Level Dairy Farm / Investment - 73 Hectares

An excellent opportunity to own your first farm or add value to your current land holdings. Sharemilkers and contract milkers looking for farm ownership should enquire. Currently fully compliant and consented and milking 250 cows (winter off-farm) with a four year average production of 127,578kgMS (2018-2022). Milking through an 18 aside herringbone shed with approximate 300 cow yard and in-shed grain feeding system. K-line irrigation from an on-farm bore. Two three bedroom homes. The farm is in very good condition with maintenance well attended to and is located in close proximity to both Timaru and Waimate.

Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/TIM37071](https://www.pggwre.co.nz/TIM37071)

 Video Available



SIMON RICHARDS

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WAIMATE

CATHOLIC CHURCH NOW INNOVATIVE BERRY FARM

A former Catholic church, converted to a modern four bedroom home, with an innovative and productive berry farm alongside, and views from the ocean to the Alps is for sale in South Canterbury.

When Don and Patsy Deeks, in partnership with their son Matthew, purchased deconsecrated St Mary's Star of the Sea in Makikihi on State Highway 1 between Timaru and Oamaru in June 2017 the church was much as it was when first built in 1903: a piece of local history with great potential, although requiring plenty of work. Now the Deeks have done much of that work, giving a new owner the opportunity to make the most of the potential St Mary's Berries presents, as Patsy explains.

"When we took over it was a church and bare land, no plumbing inside, and nothing but old deformed macrocarpa trees outside.

"After internal framing for two floors, fitting out bathrooms, a kitchen and a staircase to transform it into a home, the atmosphere in the church now is really calm: peaceful and serene. It is a beautiful building to live in, and works so well when our family comes to visit, including grandchildren. It is warm, and comfortable, with heat pumps upstairs and down," she says.

Outside the 2.02 hectare property has been planted with 800 blueberry plants, 200 boysenberry canes, approximately 2000 strawberry plants and around 1500 haskap berry bushes. Haskaps, sometimes known as honeyberries, are a blue-berried honeysuckle, offering a rich source of vitamins, antioxidants and polyphenols that have been commercially pioneered in Canada, and are well suited to South Canterbury growing conditions.

After establishing the property and the business over the previous six years, Don and Patsy have decided to sell so they can be closer to their grandchildren in the lower North Island. They have engaged Lyz Palmer and Ricky McLeod of PGG Wrightson Real Estate, Timaru to offer St Mary's Berries to the market. Lyz says the church has been repurposed to an excellent standard, making it a unique and high quality dwelling.

"A triple brick structure with wooden ceilings and exposed original timber beams that has been earthquake proofed to modern standards, St Mary's church has been meticulously renovated, turning it into the ultimate character home. Its stained-glass windows have a second pane of glass fitted to act as double glazing while maintaining their original integrity; art deco lighting finishes the downstairs area beautifully; the master bedroom is a fantastic almost-hexagonal sunken room over the altar below; and electricity bills are minimised by solar panels fitted to the roof.

"Outside, the roof has been replaced and significant drainage work has been completed while improvements to support the berry business include a new two bay tractor/implement shed; and scheme water for domestic and irrigation use, with the latter stored in four 30,000 litre tanks.

"A new owner has scope to use the church to enhance the business, such as by opening a café, or transforming it into visitor accommodation, though it will equally well suit a family; while the berry farm is still arriving at optimum productivity, and the potential of the haskaps can build significantly. In addition, three entrances to the property off State Highway 1 throw open all sorts of opportunities," she says.

"All the hard work has all been done: this is a dream property for someone," Don says.

Local Fruitfed Supplies technical horticultural representative Malcolm Duncan, also part of PGG Wrightson, has worked closely with the Deeks as they have developed the business. He says St Mary's Berries offers a new owner unlimited scope.

"A lot of love and passion has gone into the business. Its potential now is only restricted by the imagination of whoever takes it on. As well as the unique setting of a fully restored church, the quality outbuildings and infrastructure, with irrigation and fertigation systems in place, are all fully set up, and the fruit production is just hitting its stride. Haskaps are an added dimension that, with all the criteria of a superfood, could really take off.



LYZ PALMER

Rural & Lifestyle Sales Consultant
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RICKY MCLEOD

Residential Sales Consultant
027 255 5204

VIEW ONLINE LISTING AT: pggwre.co.nz/TIM37540





MAKIKIHI, SOUTH CANTERBURY

1686 Waimate Highway

🏠 4 🚗 2

St Mary's Berries, A Divine Opportunity - Two Hectares

Peace and serenity ooze from the high-quality renovation of the magnificent St Mary's church, just south of Makikihi. The church altar becomes a special sitting space where you can see the Pacific ocean and Hunter hills from your chair, or step outside onto the sunny patio for a reflective evening wine.

Outside, 1ha has been covered with a bird-proof windbreak canopy and extends over 2000 strawberry plants, 800 blueberry plants and 200 boysenberry canes. The heroes of the property are the 1300 Haskap berry plants – the next new superfood with a rich source of vitamins, antioxidants and polyphenols.

*Plant numbers are approximate only

Deadline Private Treaty

Plus GST (if any)
(Unless Sold Prior)
Closes 1.00pm, Thursday 20 April

🔍 pggwre.co.nz/TIM37540



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RICKY MCLEOD

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FIVE FORKS, NORTH OTAGO

583 Whitstone-Five Forks Road

Sunny Brae Dairy Farm

118ha irrigated dairy farm located in the Five Forks area 13km west of Oamaru. Oceania supply, milking 360 large frame Friesian cows on target to achieve 160,000kg MS this season. 40 aside HB shed with 700 cow capacity round yard, G.E.A. milking plant, high spec milk cooling system, in-shed feeding system, very quiet and excellent cow flow shed. Modern effluent system. Two houses, both with four bedrooms. Four bay calf shed, two stand woolshed with lean-to with calf pens, 11 span pivot irrigating 65ha balance K-line, pressured water supplied by N.O.I.Co. Excellent first farm opportunity.

Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/OAM37569](https://www.pggwre.co.nz/OAM37569)



DAVE HEFFERNAN

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MAHENO, NORTH OTAGO

381 Island Stream Road

Cost Effective Water with Considerable Volume

This 230ha Island Stream dairy farm with scale plus development potential has irrigation via K-line and fixed grid with two water consents providing considerable volume of water for irrigation. Also an annual allocation of 60,000m³ of water from neighbouring storage dam. The property has a 40-bail rotary dairy shed centrally located within the property, with two dwellings plus numerous support buildings. The property is currently run as a low-cost dairy operation with potential to increase production.

Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/OAM37461](https://www.pggwre.co.nz/OAM37461)



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DAVE HEFFERNAN

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CATTLE CREEK, CANTERBURY

1201 Hakataramea Valley Road

Round Hill Station - Location and Diversification

2792ha with good farm infrastructure, including cattle yards, main sheep yards plus three satellite yards, iconic High Country woolshed, hay barn, single quarters, three bedroom secondary house, implement sheds, hay barn. The main Homestead has four bedrooms with extensive alterations and views over a spacious garden setting. The property is sub-divided into 12 main hill blocks, four summer run-off blocks with circa 30 paddocks of recent developed paddock/blocks plus holding areas. This property has a history, from fine wool with cattle and deer, recent seasons have seen a move to half breed ewes, cattle and part trading stock.

Price by Negotiation

Plus GST (if any)

pggwre.co.nz/OAM35962



JOHN SINNAMON

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ROUND HILL STATION GREAT PART OF THE WORLD



Les and Tracey Scott took on Round Hill Station in 2002 after previously farming further north in the Mackenzie Country and at higher altitude.

“Up to purchasing Round Hill I’d been in the high country all my working life. After that, Round Hill looked like a place I could spend the rest of my farming career. It’s reasonably easy country for its altitude, every hectare is usable, and there was plenty of potential for development,” says Les.

At 2793 hectares, Round Hill Station is at Cattle Creek, Hakataramea Valley, 49 kilometres north of Kurow, 105 kilometres north west of Oamaru and 57 kilometres south of Lake Tekapo, ranging from 580 to 1016 metres above sea level. Les reckons altitude is Round Hill’s main distinguishing factor.

“You work around it, trading the shoulders of the seasons. We carry the previous year’s lambs into the following spring, taking three kilograms of wool per head off each lamb, shorn to meet Merino NZ wool contracts, then sell most of them as stores straight off the shears when demand is usually at its strongest, averaging between \$130 and \$150 per head. This creates good cashflow. If we run a few less ewes and winter the halfbred lambs, selling terminal lambs after weaning and buying in trading stock as the season allows in late spring, this creates flexibility in times of high feed demand.”

Under Les and Tracey’s tenure, development has been at the fore.

"We have put in more than 40 kilometres of fencing. Initially we bought our own post driver and did about 20 kilometres in a short time with a contractor, since then we've done a couple of kilometres each year. We've also developed around 350 hectares of paddocks, including cultivating the better land. Initially there wasn't much you could make hay or silage off. Our plan was to create a fruit bowl, enabling us to make silage for stock, so we could lift performance. That has ensured better lambings and increased our wool weights," says Les.

Having spent two decades dedicated to the property, for succession reasons Les and Tracey have decided to sell: with three adult children, all making their own way in agriculture, realising Round Hill Station's equity shapes as the best way to help each of the next generation take the next step. As Les puts it: giving them a fair crack.

John Sinnamon of PGG Wrightson Real Estate, Oamaru is presenting Round Hill Station to the market. He describes it as a genuine mid-altitude extensive property.

"Round Hill comprises a significant portion of flat downland country around the homestead at relatively lower altitude, with the balance in medium to mild and steeper contour. It has a solid history of sheep, including fine wool, and beef, and has run deer.

"Situated mid-point on the Hakataramea Road on the north-eastern side of the property, the Round Hill homestead is an attractive, well positioned four bedroom dwelling, incorporating a portion of the original residence. In recent years the homestead has undergone extensive alterations and additions,

with spacious open plan living and decks giving outdoor living options with uninterrupted views," says John.

Les says more development is still an option.

"There is always room for more fencing, plus fertiliser on the hill country, where huge potential can yet be realised. There are definite options that would enable increased stock numbers and lift lamb weights.

"Tourism potential in Hakataramea is also rising, bringing cyclists through the valley regularly, while the hunting and fishing nearby is excellent, so offering accommodation should work well if a new owner were to commit to that," he says.

A new owner will also walk into what Les and Tracey will most miss.

"Cattle Creek has a wonderful community based around the Cattle Creek Hall where various community functions are held involving all generations, something you don't see in every rural district these days. We enjoy welcoming back local children who have moved away when they come back to the likes of local Christmas parties.

"Another great asset to the district is the Cattle Creek rural fire crew based at the station by the hall, as is the Hakataramea Sustainability Collective set up by local farmers to protect the valley environment by promoting sustainable farming practices: a solid lobby group for farming in the area.

"Hakataramea is a great part of the world, and the people make it," says Les.



VIEW ONLINE LISTING AT: pggwre.co.nz/OAM35962



JOHN SINNAMON
North Otago Branch Manager
027 457 0710



CROMWELL, CENTRAL OTAGO

Luggate-Cromwell Road

Somebody Gets a Bargain

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

Price by Negotiation

Plus GST (if any)

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



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KURT SNOOK

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CLYDE, CENTRAL OTAGO

Waikerikeri Valley

Large Scale Horticulture Opportunity

205.8 hectares (subject to survey) - 8km to Clyde.

Looking to develop into a variety of horticultural or viticultural options? This property provides a range of size and land uses.

On offer are the following purchase options:

Lots 1 & 1A - 66 hectares (s.t.s.)

Lot 2 - 65 hectares (s.t.s.)

Lot 3 - 74.8 hectares (s.t.s.)

Located in a newly developed horticulture region the property is accessed from Waikerikeri Valley Road near Clyde and Alexandra.

Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/ALE36900](https://www.pggwre.co.nz/ALE36900)

 Video Available



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TREVOR NORMAN

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SOLD

KILLERMONT STATION AND RIVERVIEW DOWNS

A large Mackenzie district hill country property sold in January firm on current values.

In close proximity to Omarama and on the banks of the Ahuriri River at the top end of Lindis Pass, Killermont Station, along with adjacent property 394 hectare Riverview Downs, was listed for sale by Trevor Norman of PGG Wrightson Real Estate, Dunedin.

Trevor says the 3301 hectare Killermont Station is a truly versatile farming operation.

"Presently growing grasses and crops to winter graze dairy cows and young stock, as well as making baleage and whole crop silage, many options for land use and diversification mean Killermont Station offers huge development potential.

"Killermont Station's flats comprise approximately 2000 hectares, which have recently been extensively developed, including cultivation, re-grassing, fencing and lucerne establishment, plus construction of irrigation infrastructure, access roads and central laneways. While neighbouring Riverview Downs was in separate ownership to Killermont Station, the two properties have been farmed for several years as a single unit, and were offered for sale together.

"As well as its farming credentials, access to world class fishing in the Ahuriri River, ample wild deer on the property and proximity to five significant South Island lakes make this a prime location for a multitude of recreational activities," says Trevor.

Interest in the farms was high.

"We marketed these two properties via websites and databases, attracting considerable attention throughout New Zealand as well as from overseas.

"Given the scale of the offering, several parties were motivated to purchase parts of the property for a variety of uses.

"However, because the vendors preferred to sell as one unit, those who expressed interest in taking on Killermont Station and Riverview Downs as a single entity were considered first. A North Island-based farmer with interests in sheep, beef and dairy grazing, as well as some off-farm investment, was the successful purchaser, intending to lease out the property long term, while in the meantime exploring further development opportunities, including enhancing the irrigation system and improving pastures and crops, as well as some putting on additional infrastructure," says Trevor.

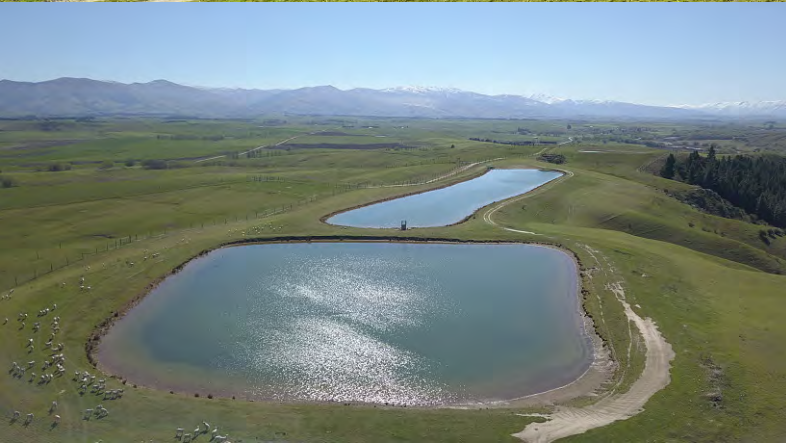
Killermont Station and Riverview Downs sold firm on present values for South Island grazing properties.



TREVOR NORMAN

Rural & Lifestyle Sales Consultant
027 435 5433





LAUDER, CENTRAL OTAGO

3066 Lauder-Omakau Road

 4  2

Longridge - 405.6507 Hectare

This property is running bull beef & steers, along with fattening hoggets for the spring market. The property is located in the heart of the Manuherikia Valley, has a mix of fixed grid irrigation, flood irrigation, irrigation by gun, good heavy flats & rolling dry land. Improvements include a four-bedroom home, incorporating the old Ohai Church, six bay deer shed, large barn style workshop, recently built cattle yards, stables. The engine room of the property is driven by the 120 hectare irrigation quota delivered at 56l/sec on a continuous flow basis. The property will be offered in three lots with the option to purchase any or all lots.

Price by Negotiation

Plus GST (if any)

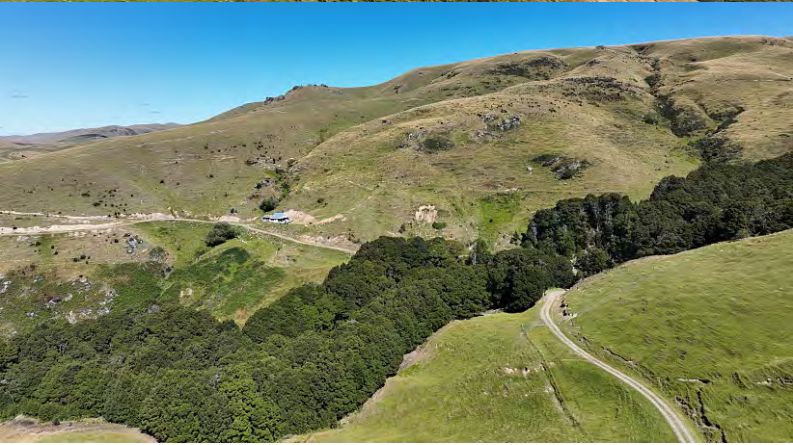
 pggwre.co.nz/ALE35030



MIKE DIREEN

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POMAHAKA HEADWATERS, OTAGO

1989 Aitchison Runs Road

Gem Lake Station

2,055.4102 hectares freehold.

Located at the head of the Pomahaka River in an area called McEwens Bush approximately 43km from Roxburgh this property offers genuine appeal. There are some stunning sites that would suit a lodge be it for hunting fishing or simply as a special getaway retreat. Gem Lake Station is subdivided into larger blocks with improvements including two musters huts (one a tram car) a woolshed along with sheep and cattle yards. Currently running sheep and beef in conjunction with the neighbouring property the vendor has offered to lease back Gem Lake Station from the new owner.

Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/DUN37611](https://www.pggwre.co.nz/DUN37611)



BRENT IRVING

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WEST OTAGO, OTAGO

220 Mackay Road

Broadacre Farm

873.28ha located in the renowned farming area of West Otago and has been extensively developed running a mix of sheep and dairy support including winter cows. Improvements include a modernised four-bedroom home, a new two-bedroom cottage, six-stand woolshed-covered yards, along with sheep and a large set of cattle yards. Other buildings include a three-bay fertiliser shed, six-bay hay shed two-bay shed and a 120 tonne grain silo. Subdivided into 113 paddocks with 38 units of water. The property has numerous well established shelter belts along with 13ha of forestry registered in ETS with a further 8ha ready for planting in Winter 2023.

Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/DUN37109](https://www.pggwre.co.nz/DUN37109)



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RAES JUNCTION, OTAGO

2781 Tapanui-Raes Junction

Well Located Property

400ha approximately (subject to survey). 28km to Tapanui and Lawrence, this is a hill block currently running sheep and beef run in conjunction with lowland paddocks. Access via a paper road coming off Caffel Road, with a further easement being proposed by the vendor coming from the Raes Junction-Tapanui SH90. Altitude ranges from 150MASL - the peak at 650MASL predominately facing the northeast with some areas facing southeast. Some water units available coming from West Otago Water Scheme. Rainfall - approximately 1,000mm at SH90. There are no improvements on the property.

Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/DUN36499](https://www.pggwre.co.nz/DUN36499)



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FLEXIBILITY THROUGH GENERATIONS

OTAGO

Taking a flexible approach to transferring farm ownership helps retain young, capable and enthusiastic people in farming.

Last year Brent Irving of PGG Wrightson Real Estate, Otago won both PGG Wrightson Real Estate Rookie of the Year and the REINZ Rural Rising Star of the Year titles. Having helped establish more than 130 equity partnerships, Brent's knowledge of various models of farm ownership has played a big part in his real estate success. Brent says the most common form of farm ownership shines a light on the possibilities.

"An excellent first step into farm ownership is an equity partnership, which is essentially no different from a traditional family-owned farm. Often with a typical farm, several family members across generations will be partners.

An equity partnership is exactly the same as that, other than that these partners are not blood relations.

From a long career in rural banking, and prior to that as a wool rep, Brent moved to marketing rural property in 2021, so has seen plenty of different farm ownership models.

"For anyone managing someone else's farm, an equity partnership is the logical and most important step onto the farm ownership ladder.

"When a farm is in traditional family ownership, a succession plan will help keep the up-and-coming generation in farming and give them the opportunity to seamlessly take over the reins. When sons or daughters do not want to go farming, an equity partnership aims to find others in that generation who do, while offering older farmers an easy, low stress way to exit.

"There are plenty of opportunities to be flexible. Linking up the right people, with values aligned, is the key to success and satisfaction," he says.

One couple Brent has worked with, John and Tracy Herbert, farm at Heriot, West Otago where both are heavily involved in the local community, John as a local councillor, Tracy as a volunteer in several organisations. Their family farm is a 490 hectare property, which they added to by buying a neighbouring 160 hectare farm in 2016. A couple of years ago they were ready to take the next step, as John explains.

"Farming has given us amazing opportunities, starting with some assistance from my parents, helping us into first farm ownership. We took a lot of risks, and worked hard, though none of that would have been possible without the initial opportunity they gave us.

"In the past few years, personal and family perceptions have evolved, and we have made some investments off the farm. Farming doesn't become easier as you grow older, and my desire and drive for the industry is less now than when I was younger. We were ready to loosen our bonds to the farm: we can see other opportunities for ourselves and want to make the most of those.

"We brought an open mind to passing the farm on, and over a series of conversations, between ourselves and with Brent, including discussions with others, we looked at what was possible similar to the opportunities we had when we were starting out," he says.

Ash and Tara Kinaston began in farming by trading stock on a leased block, building equity by buying residential property when they could afford to. When John and Tracy were looking to ease out of farming, Ash and Tara were, and still are, leasing a 530 hectare farm near the Herbert's farm and had graduated to running breeding stock. Ash says their plans had evolved.

"So long as we were able to ride out commodity price fluctuations, taking the good with the bad, building up capital stock, growing and breeding our own herd, and





improving the lease block to increase performance for long term gain, we were able to progress. We had looked at other properties, though never actually put in an offer, so buying the Herbert's 160 hectare farm was our first crack at ownership," he says.

With assistance from John and Tracy, and by continuing their lease, Ash and Tara have increased their stock carrying capacity to almost 7000 stock units.

Meanwhile, Scott and Kjersti Walker, and Cory and Debra Roulston were also setting out in farming on properties adjoining the Herberts.

Scott started as a shepherd, progressed to a stock manager, and graduated to an equity partnership on a farm neighbouring the Herberts, a 500 hectare property Scott managed, then leased from the equity partnership, maintaining the Walkers' own share in the land. Last year he and Kjersti took the opportunity to lease approximately 210 hectares from John and Tracy, growing their own capacity from 4800 to more than 7000 stock units.

"We have taken several steps up to grow the business, and with this lease we have gone from 500 to 700 hectares. Although those have been controlled steps, every one has been a challenge, stretching as far as we can each time, and putting it on the line a bit until you get the momentum. It is always a stretch, though manageable," he says.

Cory and Debra are in a similar position, though with family backing: in partnership with Cory's brother and parents.

"Our family has been able to grow our business, which is the way it has gone for previous generations. When opportunities like this come up, to lease half the farm right next door, you take them when they arise. By leasing 210 hectares from John and Tracy we increased our stocking capacity by around 15 per cent, and now farm just under 12,000 stock units. My parents set themselves up by trying to add bits on whenever opportunities to grow the business came up. We are repeating what the previous generation has done," says Cory.

Brent Irving says flexibility is the key.

"I hear young farmers frustrated thinking they need two or three million dollars to buy their own farm, which is beyond reach for many. So long as you consider all the options, there are ways to graduate to farm ownership that don't require that amount of equity, and that don't require marrying well or being the child of someone with enough money.

"Farming is an industry that is willing to help: plenty of people are prepared to provide guidance or a leg up to those who need it. John and Tracy have done that for Ash and Tara, Scott and Kjersti and Cory and Debra, helping them to take an important step in their farming careers," he says.

From John Herbert's perspective, selling the farm outright might have been a better option financially, though retaining ownership for now gives his children an option or opportunity in the future.

"That said, not every decision is about money, and we have the satisfaction of seeing the next generation take that important step, without altering the trajectory of our own lives.

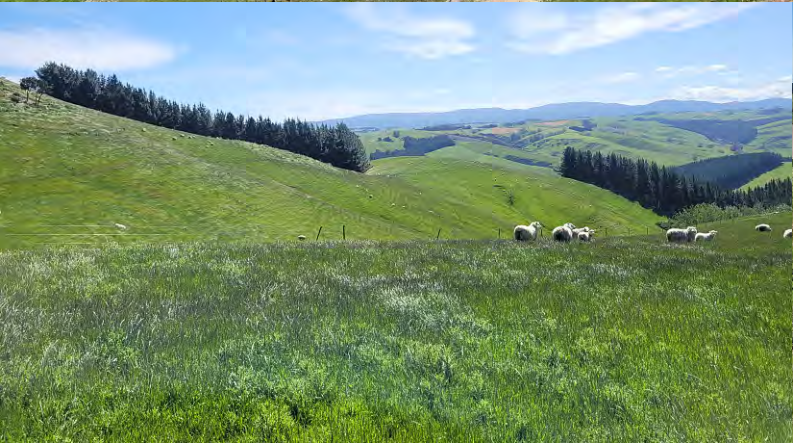
"All three couples are good farmers and good neighbours. As a consequence of us helping them to move into farm ownership, they are staying local, meaning the local squash and rugby clubs keep them as members, and local businesses keep them as customers. To be able to do that and help them become better established is extremely rewarding.

"If we can't help someone, what are we doing here?"



BRENT IRVING

Rural & Lifestyle Sales Consultant
027 457 7034



LAWRENCE, OTAGO

575 Tuapeka Flat Road

Well Located Sheep and Beef Property

385.2657ha property running sheep and beef, located 8km from Lawrence and 101km to Dunedin city. Access off Tuapeka Flat Road and Corkscrew Road with good internal roads and tracks. Altitude ranges from circa 110 to 220MASL. Rainfall approximately 700-800mm per annum.

A full range of improvements including a large four-bedroom house, four-stand woolshed (covered yards) along with full array of sheds, sheep and cattle yards. Existing forestry 23 hectares which is in the ETS, with a further 4.33 hectares with existing cutting rights (which is not owned by the current vendor). Options exist for this property to be sold in parcels.

Price by Negotiation

Plus GST (if any)

pggwre.co.nz/DUN37113



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MOSGIEL, OTAGO

310 Bush Road

Taieri Gem

104 hectares of prime Taieri land that has been faithfully farmed for years by the late Barry Wood. The flat land is well fenced, has a good water scheme and is suitable for a variety of uses including sheep/beef finishing, cropping, horticulture and dairy support. Being the amalgamation of several blocks there is a full range of improvements including two older homes, one stand woolshed/covered yard, two ex-dairy sheds, cattle wintering shed, cattle yards and feed shed.



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3 1 1

Tender

Plus GST (if any)
Closes 12 noon, Wednesday 17 May

pggwre.co.nz/DUN37615



NORTH TAIERI, OTAGO

466 Gordon Road

 3  2  2

Outstanding North Taieri Deer Unit

31ha. Modern three-bedroom home master with ensuite and walk-in-robe, large open plan kitchen living room, storage room, study nook and double garage, along with a large verandah area with fantastic views overlooking the farm. Heating: heat pump, underfloor water heating in the bathrooms and kitchen, radiators run with diesel burner, hot water heated by solar tubes, diesel burner or electric. Large three-bay closed-in workshop 12m x 9m with 3m high roller doors for the horse truck, boat, caravan. Deer, two farm implement and shearing sheds, and cattle yards. Fully deer fenced with laneways for ease of handling deer, cattle and sheep.

Deadline Private Treaty

Plus GST (if any)
Offers considered on or before
12.00pm, Friday 14 April

[pggwre.co.nz/DUN37052](https://www.pggwre.co.nz/DUN37052)



PAUL THOMSON

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CIRCLE HILL, OTAGO

321 Cullen Road

Circle Hill Small Holding

36.4217 hectares of rolling contour land the majority of which is deer fenced. Water is from the North Branch Rural Scheme. Improvements include a sound three bedroom home with open plan living and dining area, kitchen with large walk in pantry and double garaging. Approximately four hectares of 25 year old Pines included. This well sheltered block is ideal for a variety of uses including sheep, beef or deer.

 3  1

Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/DUN35923](https://www.pggwre.co.nz/DUN35923)



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ROGER NICOLSON

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BALCLUTHA, OTAGO

192 Clutha Valley Road

Sheep and Dairy Support

330ha (subject to survey). 5km from the centre of Balclutha, the property is running sheep, beef with dairy grazing and would suit a forestry component. There could also be an option (subject to consents) to extract gravel with a seam of rock apparent on the front side of the property. Altitude ranges from circa 50 to 200MASL. Rainfall approximately 1000mm per annum. Subdivided into 40 paddocks with 22 units of water. There are 8.1 hectares of 28-year-old trees on the property currently not registered in the ETS. The property is in two titles so could be sold in two blocks with the title on the Clutha Valley Road being subject to survey.

Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/DUN36992](https://www.pggwre.co.nz/DUN36992)



BRENT IRVING

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WOODLANDS, SOUTHLAND

59 Garvey Road

Woodlands Top Quality Dairy Farm

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

\$6.95M

Plus GST (if any)

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



PAUL THOMSON

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ANDREW PATTERSON

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TE ANAU, SOUTHLAND

162 Sinclair Road

Superb Grazing Unit at Snowdon

Developed to a high level, this 91.1 hectare (225 acre) Te Anau grazing unit, is now ready for your 2023 wintering operation.

Being centrally laned, all-weather access is available to almost all paddocks. Recent pasture establishment has made this property ideal for grazing all classes of cattle. All waterways have been fenced, and stock water is reticulated to troughs in all paddocks. Cattle yards are conveniently situated beside the main road entrance.

Located only 5km to Te Anau this property would potentially be suitable for further subdivision, with its expansive surrounding mountain views and glimpses of Lake Te Anau.

Deadline Private Treaty

Plus GST (if any)
(Unless Sold Prior)
Closes 12.00pm, Friday 21 April

[pggwre.co.nz/TAN37648](https://www.pggwre.co.nz/TAN37648)



NICK ROBERTSON

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TE ANAU, SOUTHLAND

120 Wetlands Road

Fiordland Grazing Unit

29.3 hectare (72 acre) block, currently used as a 'cut and carry' block and grazing dairy stock. Approximately 300 MA dairy cows were wintered in 2022.

The land is mainly flat contour and has some established shelter belts. There is a good history of fertiliser application and regrassing. Improvements include: a new set of cattle yards, with permanent ramp and head bail, a recently installed bore, and reticulating stock water to all paddocks.

Many good building sites with views to surrounding mountains. You even get your own access to the Whitestone River which is known for its good trout fishing.

\$1.4M

Plus GST (if any)

pggwre.co.nz/TAN37025

 Video Available



NICK ROBERTSON

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ARLUSSA, SOUTHLAND

42 Wilson Road

Specialist Dairy Grazing Opportunity

This 211.6506 hectare property has had a history of dairy grazing for many years. Infrastructure includes: three-bedroom home, two-bedroom cottage, cattle yards, two implement sheds, two bay fertiliser shed, three hay sheds, woolshed and a large set of covered yards. Lane access to the 48 paddocks together with the excellent water scheme to troughs in each paddock (sourced from a reliable bore) have been installed to a dairy farm standard.

Secure your 2023 winter grazing needs with 35 hectares of kale and supplements available to the purchaser.
Equity options could be available.



ROBIN GREER

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Tender

Plus GST (if any)

Closes 4.00pm, Friday 31 March

🔍 pggwre.co.nz/INV37574



GLENURE, SOUTHLAND

777 Glenure Saint Patricks Road

Secluded Retirement Block with Income - 40.177ha

A desirable property in all aspects. Elevated four-bedroom home with a modern open plan kitchen, dining and living with a separate second lounge. Tastefully decorated with a mature garden setting providing excellent shelter to the homestead. A concrete tennis court provides the entertainment for young and old. Attached single garage and separate double garage. Two stand RB woolshed, four bay haybarn and three-bay implement shed

\$1.75M

Plus GST (if any)

[p ggwre.co.nz/INV37245](https://pggwre.co.nz/INV37245)



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ALLAN THOMPSON

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NINE MILE, SOUTHLAND

1374 Waimea Valley Road

Outstanding Opportunity

313.2995 hectares. Well established dairy holding with good scale and layout. Centrally located 60 bail rotary shed with an adjoining calving and wintering pad. Three very tidy low maintenance homes.

Currently calving 630 cows on a self contained basis but consented for 880 cows allowing purchasers all options in the future. Loafing and feed area consented to winter up to 500 cows and calve 400 cows during September, currently utilised for 300 cows for wintering and calving. Having no dissecting roads and of basically square shape, this is an appealing property you would be proud to own.

\$9.95M

Plus GST (if any)

[pggwre.co.nz/INV37094](https://www.pggwre.co.nz/INV37094)



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WAIMUMU, SOUTHLAND

55 McGill Road + 525 Glencoe Highway

Dairy Grazing / Cut & Carry Options

Option one: 180.3828 hectares - Comfortable four-bedroom homestead, five-stand curved raised board woolshed plus covered yard, cattle yards, four bay implement shed, workshop, seven-bay haybarn, mostly rolling contour with excellent re-grassing and cattle grazing history. Price: By Negotiation

Option two: 83.3450 hectares - Productive beef finishing unit combined with dairy winter grazing, cut and carry block. Price: By Negotiation

Option three: 263.7278 hectares - Option one and Option two combined

\$5.5M

Plus GST (if any)
Price for Option Three

[pggwre.co.nz/INV37391](https://www.pggwre.co.nz/INV37391)



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IAN RUSSELL

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TE TIPUA, SOUTHLAND

120 Roughan Road

Very Appealing Multi Use Farm

New to the market is this very attractive 169ha property in a reliable farming area. Currently leased for dairy support, the infrastructure is there to still run sheep and cattle if desired. A substantial, north facing, three-bedroom, two-storey home is situated in a beautiful park-like setting. An all weather central lane system encompasses the entire property plus a private stock water scheme supplies water to all paddocks. A real feature is the numerous shelter belts providing shade and shelter in all weather conditions. Other improvements include a four-stand woolshed with covered yards, a large seven-bay implement shed and cattle yards.

\$5.495M

Plus GST (if any)

[pggwre.co.nz/GOR37380](https://www.pggwre.co.nz/GOR37380)

 Video Available



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ROBIN GREER

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MATAURA ISLAND, SOUTHLAND

542 Mataura Island Road

Scaled Dairy Opportunity

Three dairy farms adjoining providing a low cost entry level or investment hub of properties, capable of excellent yield.

Option one: 343.5573 hectares - 60 bail rotary dairy shed, three homes plus self-contained two bedroom unit

Option two: 105.587 hectares - 24 aside herringbone dairy shed, two homes

Option three: 141.2732 hectares - 38 aside herringbone dairy shed, two homes

Price by Negotiation

Plus GST (if any)

[pggwre.co.nz/INV36822](https://www.pggwre.co.nz/INV36822)



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BRENT IRVING

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FORTIFICATION, SOUTHLAND

906 Waimahaka Fortification Road

First Farm Opportunity

136.5105 hectares. Great five-bedroom home with modern kitchen, two diesel fires, master bedroom has ensuite and spa bath. 36 aside Herringbone milking shed with Hi Spec Dairy Tech plant, in shed feed system, farm consented for 400 cows till 2028, covered yards makes great calf shed plus a good assortment of other supporting sheds.

This is a very well-presented farm where all the hard work has been done, purchase this property and you only need to get on with farming it.

\$3.35M

Plus GST (if any)

[pggwre.co.nz/INV36892](https://www.pggwre.co.nz/INV36892)



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PGG Wrightson Livestock



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SCAN TO VIEW
DIGITAL VERSION



FRONT COVER IMAGE
"Flexibility Through Generations"
(see page 87 for details on this property)