

# PROPERTY

## Express



### Southland **family legacy**

Craigie Glen, Gore  
See inside for details



# Welcome

## Buoyant rural property market set for highly active spring and summer

Substantial recent rises in the values of residential and lifestyle property are well documented. Those trends seem to be extending to influence the market for rural property, where the impact of continued low interest rates, renewed enthusiasm from financiers and excellent commodity prices are combining to propel an ever increasing appreciation for the value of primary production assets.

Interest in dairy property has been rising since the start of the year. We are set for a vibrant season in this sector, with plenty of transactions at prices above recent levels.

As just one example, several in our team are hearing from sharemilkers seeking to take the step into farm ownership, standing alongside financiers willing to support them. Generally, these are capable operators who have sat back making good returns from their herds for several years, before now deciding to take their dairy careers to the next level.

Well-located and productive sheep and beef farms with scale are also in heavy demand at present, enthusiasm for such properties fired sky-high by buoyant meat company schedules.

Both the horticulture and viticulture sectors are riding a similar wave, regularly reaching and surpassing benchmark prices.

Forestry is playing a growing role in many regions, influencing values, if not driving the rationale for transactions.

External investor interest in each of these sectors grows alongside existing

players seeking to consolidate and grow their holdings.

Demand for rural property is therefore currently strong across the board. Up to a point, anyone seeking to sell a farm, vineyard or orchard should find it relatively easy, however, planning and proficiency are critical to achieving a truly successful result. In this type of market, more satisfactory outcomes are achieved by those who are well organised, with all reports, documentation and historical detail in order.

We expect the strong market for rural property to continue. At such times any property of quality is going to meet an eager gallery of motivated, willing and well-qualified buyers.

To evaluate your options to buy or sell rural property, contact a salesperson at your local PGG Wrightson Real Estate office. Our team, encompassing almost unlimited experience and local knowledge, covers the country. Via the wider PGG Wrightson brand, we are linked to an unsurpassed network, fully tuned to those whose business is based in or on the land.

We look forward to hearing from you and to assisting you with your rural property objectives.



**Peter Newbold**

General Manager  
Real Estate & Livestock

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This page:

**South Waikato 'legacy' for sale**

**MAT34776**, 295 State Highway 1, Tirau  
(See page 12 for details on this property)

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# Our offices

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

## North Island

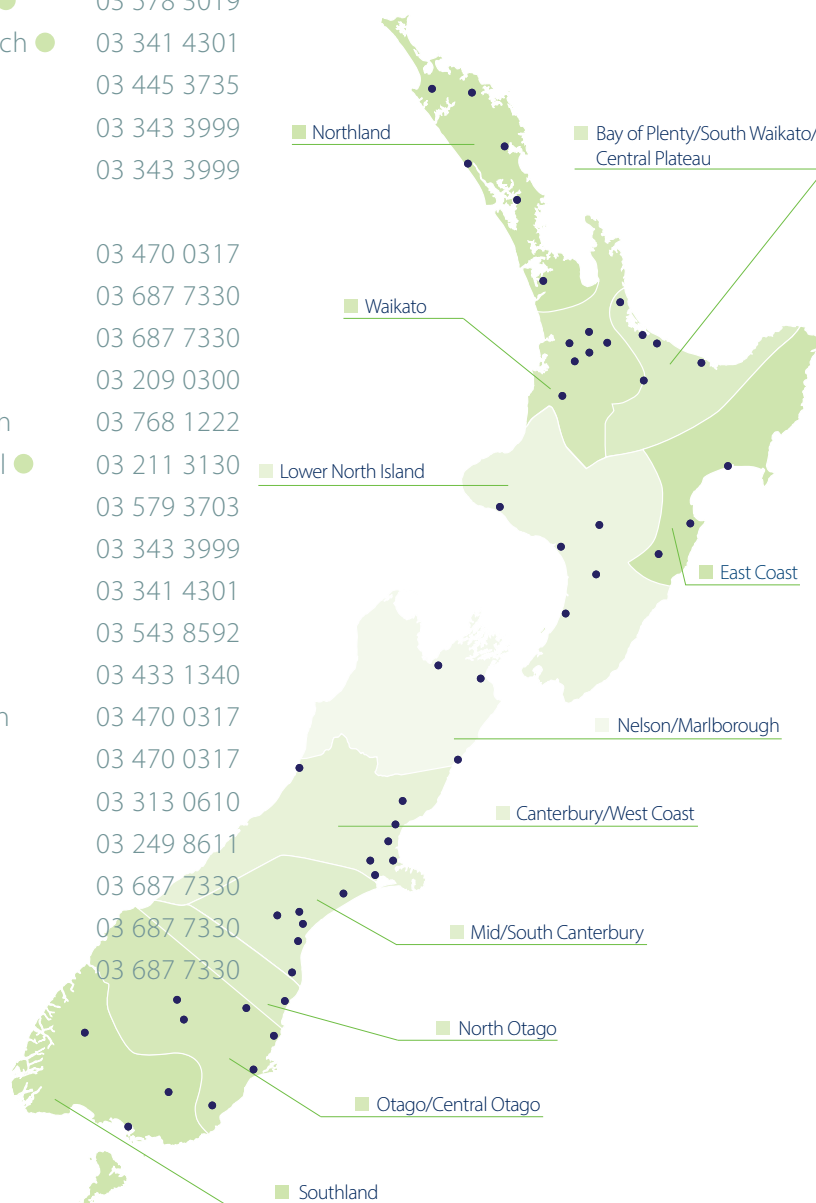
Cambridge	07 823 0647
Dargaville	09 439 3342
Feilding ●	06 323 0076
Hamilton ●	07 858 5338
Hastings ●	06 878 3156
Kaitaia	09 408 6130
Katikati	07 571 5795
Kerikeri	09 407 4832
Levin ●	06 367 0820
Masterton	06 370 1867
Matamata	07 858 5338
Morrinsville	07 889 0171
Pukekohe	09 237 2014
Rotorua ●	07 349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

## South Island

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

● PGG Wrightson Real Estate Regional Office

● PGG Wrightson Real Estate office locations



# Our company

PGG Wrightson Real Estate Limited is one of New Zealand's largest single full-service real estate companies and is well-placed to offer exceptional specialist service throughout the nation. With 14 regional offices plus an additional 38 offices covering every region of New Zealand, our 13 managers and over 170 sales specialists span the country ready to work together with you to exceed your best outcome.

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

## An outstanding brand

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

## A network that really works

When you deal with us you are dealing with one company and one team, not a

group of franchised operators and offices. This means you get access to our national network, with salespeople covering the entire country, who really do work together to achieve the best possible outcome for you.

## Specialist knowledge and world-class service

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

## People focused

Our clients and our staff mean everything to us. This is our company's hallmark and we are proud of it. Our clients are the

core, the heart of our business, and the very reason for our success. Our staff are among the best and most accomplished in the real estate industry. Together, they have made us who we are today and we recognise their importance in every aspect of our business.

## Unbeatable track record

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

*A national team of expert locals.*



# Significant sales

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

**Date Range: 1 April 2021 to 30 September 2021.**



**Cambridge, Waikato** 20.2ha  
Martin Lee

Raffles Farm is a leading equine property in the middle of Cambridge's golden mile: among the country's most coveted stretch of rural property. Subdivided into six main paddocks, it comprises all flat contour with a good balance of planting and hedges, and as well as its current use, presents as a run-off or retirement property.



**Glen Murray, Waikato** 637ha  
Mark Needham

Benmar Station is a large Waikato dry stock sheep and beef finishing farm, situated between Tuakau and Pukekohe. A cleverly planned and carefully executed property with high aesthetic standards, it features clean rolling to easy hill grazing, stands of native bush, magnificent limestone bluffs, numerous ponds and a steadily flowing stream.



**Pauanui, Coromandel** 3.7ha  
Andrew Fowler

A low altitude, early start, irrigated green kiwifruit orchard, adjacent to Pauanui village and bounded by Tairua Harbour, over the last seven years this property posted an orchard gate return above \$57,000 per hectare. One of several adjoining orchards currently managed by Eastpack, its residential zoning and outstanding views offer future opportunity.



**Otorohanga, Waikato** 1240ha  
Peter Wylie

Predominantly grazing cattle, the hunting and hiking opportunities offered by its significant native bush give Rua Oki Farm true X-factor status. On average wintering 1400 sheep, 850 finishing/trading cattle and dairy grazers, spring water is reticulated to 80 per cent of the farm, which has a strong fertiliser history and its own airstrip.



**Taumarunui, Waikato** 685ha  
Trevor Kenny

With above average infrastructure, this large hill property benefits from major development including a new homestead, covered yards and other support buildings. Featuring ten kilometres of new post and batten fencing, tracks, an upgraded water system and a purpose-built hunter's den, the farm is currently used to finish beef and fatten lambs.



**Tokomaru, Horowhenua** 230ha  
Joe Havill

Located within a handy commute to Palmerston North and Levin, a mix of flat to medium and steeper contours offer this bare land property dairy grazing options, a great house site and native bush for hunting. Infrastructure includes a two stand woolshed, sheep and cattle yards, conventional fences, and natural water.



**SOLD**

**Featherston, Waikato** 121.9ha  
John Murray

Canalside, consistently producing more than 172,000 kilograms of milk solids per annum, situated just above Lake Wairarapa, sold as a going concern. A 105 hectare effective milking platform, under irrigation from groundwater, with good quality pasture alongside a high standard 40 bail rotary shed enable tidy operation via efficient one-person milking.

**SOLD**

**Fairhall, Marlborough** 9.28ha  
Joe Blakiston

Located in one of Marlborough's premium viticulture areas, this property offers vineyard income and a substantial home within easy reach of Blenheim. Featuring seven hectares of mixed variety grapes, existing fruit supply contracts, and irrigation from a scheme and bore, the vineyard has a strong production history of quality fruit.

**SOLD**

**Lincoln, Canterbury** 19.44ha  
Sam Davidson

On flat, well-sheltered, fertile land, with a four double bedroom brick home, this farm is a short commute from Lincoln and Christchurch. Leased for dairy for the last seven years, the property is currently planted in permanent pasture and has consent to irrigate until 2035 from a 42 metre bore on site.

**SOLD**

**Oamaru, North Otago** 122.8ha  
Barry Kingan

A grass growing factory with many options, this bare land property is currently used for dairy support and finishing beef cattle, with a small cropping area. Five consented four hectare blocks within the property, plus the use of North Otago Irrigation Company water, hint at some of its future potential.

**SOLD**

**Saint Andrews, Timaru** 247ha  
Simon Richards

Meadowbank, situated in Esk Valley, is a picturesque sheep and beef property in the favoured farming area under the Hunter Hills, with its homestead set in beautifully tended grounds. Currently used to breed sheep and finish cattle, the flat to easy rolling contour also allows other land uses including arable cropping or support.

**SOLD**

**Green Valley, Otago** 634.26ha  
Craig Bates

A beef breeding and grazing property with a four bedroom off the grid homestead in a private elevated setting. Comprising rolling to steeper faces with cultivated tops and scrub gullies, the property's yards hold 500 cattle. Including a large implement shed and workshop, the farm offers scope for further development.

**SOLD**

**Poolburn, Alexandra** 246.98ha  
Brent Irving

Coolavin Farm includes approximately 210 hectares irrigated, just over half under pivot with the balance in border dyke. Well subdivided with a central laneway, the farm is currently used for dairy support and beef finishing, with a handful of crossbred ewes. It features a modernised four bedroom home and a full array of farm buildings.

**SOLD**

**Waipahi, Southland** 368ha  
Derek Ayson

In the same family since the 1970s, this farm features 70 deer fenced hectares, 60 hectares of forestry, a four stand raised board woolshed, and a three bedroom home in an elevated setting. With water from a scheme as well as springs and the Waipahi River, it also includes three picturesque duck ponds.

**SOLD**

**Woodend, Southland** 84ha  
Robin Greer

Close to Invercargill this well subdivided wintering block features a good water system, a fully covered herd home with slatted floor, a near new hayshed, implement shed and lockable workshop, plus cattle yards. Grazing replacements, baleage and cut and carry are among its current and potential uses.



# Regional Update

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## Northland

Covid has inhibited Northland's spring rural property market, with the September lockdown putting back plans by several weeks. Those who do proceed to list farms for sale in mid or late spring will be well received by an eager and motivated gallery of buyers, including overseas investors seeking to extend New Zealand holdings. Assuming a return to regular activity and movement, demand is strong for sheep and beef farms, dairy, grazing property and forestry, while horticulture options such as avocado, macadamia and kiwifruit will also attract attention. Several dairy farms are likely to list for sale in the north, while closer to Auckland farmers are sitting tight, remaining cautious of the pandemic's impact. Demand outweighs the supply of rural properties at present and anyone serious about selling a Northland farm this spring or summer will achieve an excellent outcome.

## Waikato

A relatively quiet winter preceded likely heightened and sustained rural property activity in Waikato. Confidence is driven by growing appreciation for rural assets from an increasingly diverse buyer pool. Traditional farming is no longer the sole consideration: land use change will influence buyer decisions and value appraisals. Potential to milk goats or sheep, grow super foods or diversify into horticulture are all factors with particular sales, while markets for carbon trading and forestry shape value perception for others. A recent \$14,000 per hectare transaction west of Huntly motivated by forestry plans elevated that farm's price by at least ten per cent on its traditional pastoral use. If this becomes a trend, as in other regions, similar properties will match or surpass that price increase. In all sectors, good and well-documented Waikato rural property will achieve strong value in the coming months.

## Bay of Plenty, Central Plateau and South Waikato

Sales of kiwifruit orchards set the tone for much of the Bay of Plenty's rural property market. A \$4.3 million September transaction of an orchard with two canopy hectares of gold vines and four of green indicates values rising yet further, suggesting \$1.7 million per canopy hectare could be the new benchmark for gold. A premium quality 11.52 canopy hectare Te Puke orchard, fully in gold and offered by tender in October, will test and possibly exceed that value. Elsewhere, as in other regions, in Rotorua renewed interest in dairy property, including from sharemilkers, should be met by established farmers activating retirement plans. Meanwhile, in the Eastern Bay of Plenty, forestry interests are beginning to influence sales, including farmers aiming to offset their own carbon emissions; while dairy listings in Thornton, Galatea and Manawahe will attract attention; as will any listing with opportunity for lifestyle subdivision.

## Lower North Island

Demand for farms in Taranaki, Whanganui, Wairapa, Manawatu and Horowhenua was steady heading into spring, with plenty of motivated buyers lining up enthusiastically. Values look set to range from steady to firm. Potential purchasers include existing farmers seeking to grow scale in their businesses and investors coming into or returning to the agriculture sector, re-energised by strong and apparently sustainable returns. Aligned with most other regions, interest in dairy property has rebounded in the lower North Island, while sheep and beef land is well sought after. Wairapa offers some of the best value for dairy property per kilogram of milk solids produced in the country. One standout recent sale was a 122 hectare South Featherston

dairy farm, consistently producing more than 172,000 kilograms of milk solids per annum, which sold as a fully going concern for more than \$5 million.

## Hawke's Bay

Activity in Hawke's Bay's market for sheep and beef farms went through a traditionally low key winter, although demand trends around forestry property remain elevated, particularly north of Napier, with values to match. Several more of the locality's sheep and beef farms are likely to sell for tree planting through the spring and summer. Significant land use change is also indicated for Central Hawke's Bay in the next few years, with potentially 1000 new lots awaiting scheme plan approval, a tenfold year on year increase on past annual lifestyle subdivision statistics. A handful of horticulture properties will be offered for spring sale. Remaining dry, with winter rain insufficient to replenish soil moisture after last year's drought, few farmers are focused on selling. For those that are, and assuming business viability, major lending institutions appear willing to identify opportunities in the primary sector.

## Tasman

A wet, cold winter and early spring delayed the listing of some Tasman dairy and sheep and beef properties. Although listings are generally short, some will come to the spring market later. Values of traditional rural properties are being distorted by the ongoing strength of the carbon market, with land previously considered lower value now worth more than better performing sheep and beef farms due to its suitability for trees. While several significant wine industry transactions occurred in the winter, purchased by prominent local viticulture interests, in general sales of vineyards and viticulture property are scarce. Wairau Plains vineyard lifestyle blocks are





changing hands at more than \$300,000 per canopy hectare, and above \$200,000 per canopy hectare in the Awatere Valley. Overall plenty of buyer activity, increased confidence, and the shortage of listings will reinforce prices through the spring.

### Canterbury

High commodity prices should power Canterbury's rural property market through a buoyant spring and summer. After the previous season's remaining stock sold through the winter, several appealing properties offered for sale and an enthusiastic gallery of buyers, this looks set to be a busy time. Dairy farms, in particular, are changing hands again as farmers look to expand, spread nutrient loads or secure feed through the acquisition of run-off blocks. Recent notable sales include 116 hectare horticulture and cropping property Omihi Creek; a 141 hectare Cust irrigated property; and a 75 hectare Oxford sheep and beef breeding and finishing farm. Meanwhile, Canterbury spring listings likely to generate buyer enthusiasm include a 291 hectare Horsley Downs, Hawarden dairy support and beef rearing farm; 247 hectare Culverden dairy farm Auchtercairn; and Cons Hills a 697 hectare Hurunui sheep and beef breeding property.

### West Coast

After a long period with little activity, the West Coast rural property market has brightened markedly in recent months, with cautious optimism emerging. At the end of last season dairy properties in prime locations were selling for over \$20,000 per effective hectare: a positive step, and the first time for several years values have reached that level. Although a further price increase will depend on what the market is prepared to pay. As usual, supply and demand influences pricing, with more seeking to exit than

potential new owners motivated to enter. Environmental factors and the ability to source finance also impacts on buyer confidence. One notable spring listing is a 170 hectare 200 cow farm averaging more than 65,000 kilograms of milk solids over the past three seasons, offered for sale with a herd home, covered yard, and brand new residence for \$2.65 million.

### Mid and South Canterbury

Sales activity for Mid and South Canterbury and North Otago farms is likely to be brisk through the next few months. A substantial increase in dairy farm listings, unsatisfied demand for sheep and beef properties and inquiry focused on land use change have all featured in early spring. Horticulture is the focus for the latter with properties sought north of Timaru for pipfruit conversion, alongside interest from other buyers in land suited to hops. A renowned Fairlie Basin farm, 1519 hectare Stanton Station, sold well in the autumn, while 247 hectare Esk Valley, Saint Andrews sheep and beef property Meadowbank transacted in July well above market value. Netherton, an 837 hectare Maungati, Timaru sheep, beef and deer farm looks set to sell favourably during spring or summer, as does Aberystwyth Dairies, Carew, a 298 hectare farm utilising high inputs and two large barns.

### Otago

Otago's rural property market was active prior to winter, with prices firm in transactions across all land classes. Record forestry, dairy, and sheep and beef returns indicate steady demand through spring and beyond. Investors seeking entry to agriculture, plus North Island farmers motivated to come into the region, are supplementing demand from locals upsizing. Due to the region's soil types, comparative lack of irrigation and predominance of down or hill country

farms, environmental compliance is a less pressing issue in Otago than elsewhere. Milton sheep, deer and forestry property, 757 hectare Tenby Estate, sold by tender in July under good demand. Several Otago dairy farms will come to the spring market, the best selection for some time. Qualified buyers are looking for larger sheep and beef farms, which look likely to be in short supply in Otago, therefore those offered should sell well.

### Southland

Investment interest in dairy has reactivated. Winter statistics for Southland dairy farm sales show double the number of properties sold compared to the same period last year. Winter sales include a 238 hectare Gore farm averaging 228,000 kilograms of milk solids per annum selling for \$6.97 million, and a 159 hectare Lochiel property producing 170,000 kilograms at \$6.1 million. Meanwhile, although sheep and beef farm transactions reduced during the winter period due to a good clearance of listings in the autumn, demand remains strong, particularly for farms with scale or forestry potential. Elevated returns and continued low interest rates indicate brisk activity in late spring and summer. Enquiry for any Southland farm currently offered is positive. Among some desirable spring listings two Gore properties stand out: 581 hectare sheep, beef and deer farm Craigie Glen; and 1114 hectare sheep and beef hill country property Kone Burn.



# ***Dairy***

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For several years the market for dairy property was static. Largely due to the sustained increase in the payout, that has now changed, meaning the category is again favoured by investors, while those in the sector are also motivated to consolidate and expand their holdings.

Real Estate Institute national rural property statistics indicate that, for the year to August 2021, dairy farm transactions increased by 153.8 per cent compared to the previous year. Valuations have also firmed.

Sharemilker interest in first farm ownerships has re-ignited, with equity partnerships a viable way for some to take that step.







## ARARUA, NORTHLAND 41A Poyner Road West

4 1

### Larger Scale Opportunity at Ararua

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

**Dennis Wallace**

**M** 022 312 7704

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

**Ron Grbin**

**M** 027 471 6388

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

### Price by Negotiation

Plus GST (if any)

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



**WELLSFORD, RODNEY** 176 Pricor Road

3 1 1

### Self Contained Dairy Investment

An ideally located large scale dairy unit approximately 220ha of easy rolling pasture. The main home is refurbished and there is workers accommodation. The property has significant pasture renovation throughout, an excellent race network to all paddocks and a limestone quarry onsite. Now is the time to invest in this successful 'low cost' dairy unit. With Fonterra's recent announcement of an \$8 per kg MS midpoint pay-out, dairy farming continues to show why it is an attractive option to invest in. Larger scale units like this are hard to come by especially with its proximity to Auckland, so enquire now.

### Price by Negotiation

Plus GST (if any)

[www.pggwre.co.nz/WEL33706](http://www.pggwre.co.nz/WEL33706)

**Scott Tapp**

**M** 021 418 161

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





## MANGATANGI, WAIKATO 538 Monument Road

5 1 6

### Mangatangi Dairy and Support with Possibilities

Ideal location in a popular lifestyle and farming area is this 284 hectares in four titles and may have possibilities for more. There are three homes including a spacious modern five bedroom home of the farm owners. Excellent farm buildings including 30ASHB shed and in-shed feed system, large calf-rearing shed and implement shed. Presently milking 320 cows on 140 hectares with a 50/50 share-milker and expecting about 130,000kg MS with a calving date of 1st May. Balance of land used for dairy support. The farm has its own quarry of rotten and blue rock. This farm has possibilities and with a share-milker in place is ready for a new owner to further develop.

**Richard Wright**

**M** 027 454 6000

**E** richardwright@pggwrightson.co.nz

### Price by Negotiation

Plus GST (if any)

[www.pggwre.co.nz/PUK33741](http://www.pggwre.co.nz/PUK33741)



# LOCATION, SCALE AND LONG FAMILY TENURE

give South Waikato property  
outstanding appeal

[pggwre.co.nz/MAT34776](https://pggwre.co.nz/MAT34776)

A South Waikato dairy farm in the same family for 93 years is for sale.

Trevor Kenny of PGG Wrightson Real Estate, Matamata is bringing 347 hectare Karanama to the market on behalf of third generation owners Andrew and Sue Main. Located 27 kilometres east of Cambridge and nine kilometres west of Tirau, Andrew's grandfather John bought the farm in 1928, when it was little more than scrub, as he explains.

"John's brothers Bert and Ron also farmed around Tirau. Their grandfather, Ambrose Main, settled near Hamilton in the 1850s, so through the generations the family has been a big part of the district. John broke in Karanama to farm sheep and beef cattle. Back then it was mainly scrub and twice its current size, though that reduced after the war when some of the farm was taken to rehabilitate returning soldiers.

"At the time farming was fully reliant on draft horses. That generation had teams of horses and large stables. We were still using those buildings on the farm until a few years ago,

though I grew up on farm bikes," he says.

Andrew's father Dennis took over the farm from John in 1965. Andrew was only 23 when Dennis died, in 1988. Initially he managed the farm for his mother Aileen, before taking it over on his own account.

Major economic reforms were affecting farming at the time, which helped persuade Andrew that the future lay in dairying.

"At the time, other South Waikato farms were going the same way. Our accountant suggested we should think about it, and banks were lending money to help make the change. We ran 3000 ewes then, and converted 200 hectares of the farm to a dairy platform. Even though we still have a few sheep running around, dairy accounts for 95 to 98 per cent of farm activity and we also keep our heifers on the farm," says Andrew.

Working with stock is what Andrew most enjoys about farming, alongside developing Karanama.







"Reflecting on where the farm is now compared to 30 years ago I am proud of what we have achieved, although Karanama has supported our family for much longer, which is even more satisfying, including giving the next generation an opportunity to become established," he says.

Andrew and Sue's son, another Dennis, has managed Karanama for the past few years, while daughter Libby is also working in the dairy industry. However, the Mains have decided that the time has come to move on, which Trevor Kenny says presents an outstanding opportunity for a new owner.

"Location and scale make this a highly attractive property. Aesthetically it is one of the best in one of the country's most sought after dairying locations. A successful dairy

farm since 1995, it has averaged 185,000 kilograms of milk solids per annum for the past 15 years from 500 cows.

"In addition, it offers opportunities for future land use change, including some parts of the property that would suit horticulture; up of 20 hectares of pinus radiata on the steeper contour, with further scope for carbon farming; the potential to sub-divide smaller parcels for lifestyle property with minimal impact on the farm's overall production; and longer term additional options for sub-division due to its favourable location," said Trevor.

**Karanama is for sale by Auction, unless sold prior, to be held at 1pm, Friday 5 November at PGG Wrightson Real Estate, 87 Duke Street, Cambridge.**



**Trevor Kenny**  
Rural Sales Consultant  
M 021 791 643



“  
*Reflecting on where  
the farm is now  
compared to 30 years  
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although Karanama has  
supported our family  
for much longer, which  
is even more satisfying*  
”







## TIRAU, SOUTH WAIKATO 295 State Highway 1

### 'Karanama Farm'

This large scale self-contained dairy unit of 340.57 hectares (subject to survey) milking approximately 500 cows on predominantly fertile Tirau ash soils. Contour is mixed with the majority being easy hill with smaller balance of steeper sidling. A feature of the land is the above average tracks, lanes and fencing and aesthetic tree and shrub planting throughout the property. A very appealing and well-presented property. Check out our website for further information.

### Auction

Plus GST (if any)  
(Unless Sold Prior)  
1.00pm, Friday 5 November  
PGGWRE, 87 Duke Street, Cambridge

[www.pggwre.co.nz/MAT34776](http://www.pggwre.co.nz/MAT34776)

### Trevor Kenny

M 021 791 643

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





**PUTARURU, SOUTH WAIKATO** 59 Arapuni Road

4 1 2

### Doing the Business

This well presented 74.31 hectare (subject to survey) dairy farm represents a great opportunity to acquire a well set up property and is easily managed as a one man unit. 2020/2021 production was 121,430kg MS milking 228 cows. The last three years average production is 115,438kg MS. Well located on Putaruru's town boundary, the property is on prime dairy land with flat to easy contour and fertile Tirau ash soils – as reflected in the above production history. Farm improvements include a 20 ASHB cow shed, featuring cup removers and an in-shed meal feeding system, plus a good complement of ancillary farm buildings. A well maintained four bedroom brick homestead completes the picture.

**Trevor Kenny**

**M** 021 791 643

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

**Peter Donnelly**

**M** 021 449 559

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

### Deadline Private Treaty

Plus GST (if any)

(Unless Sold Prior)

Closes 4.00pm, Thursday 11 November

PGGWRE, 72 Firth Street, Matamata

[www.pggwre.co.nz/MAT34844](http://www.pggwre.co.nz/MAT34844)



## NGAHINAPOURI, WAIPA/WAIKATO 60 Gilmore Road

3 1 2

### Beautifully Contoured and Located Farm

This fabulously located 83 hectare property in the sought after Waipa area and on the fringes of Hamilton city. A multi-generational family farm, this easy contoured farm is highly recommended. Very well presented property and only 5km to Temple View. Milking 190-210 cows, production ranges from 46,000kg MS to 64,000kg MS over the last five years. This farm has potential on so many elements. 20 ASHB shed, disused cow shed/calf rearing shed, five bay shed (one bay lockable) 1/2 round hay shed, 600,000 litre effluent pond, ten hectares effluent irrigated, and two bores located on the property. Well worth a visit - see you on the Open Days.

**Peter Wylie**

**M** 027 473 5855

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

### Auction

Plus GST (if any)  
(Unless Sold Prior)  
11.00am, Wednesday 3 November  
PGGWRE, 87 Duke Street, Cambridge

[www.pggwre.co.nz/TEK34790](http://www.pggwre.co.nz/TEK34790)





## PIOPIO, WAIKATO 95 Mairoa Road

### 99 Hectare Organic Dairy Farm

Cutting edge organic farming practices have been implemented on this very well farmed property, (only 1km west of Piopio) for the last 17 years. 30 ASHB shed with auto cup removers. Excellent shedding to accommodate calves and farm machinery. The contour is easy rolling with excellent water supply. Brand new effluent system is in place. As an option, the vendors have surveyed off two lifestyle blocks that the new owners may want to implement. Aesthetically pleasing farm throughout due to the multiple trees that the vendor has planted. A fantastic farm to view.

**\$3.6M**

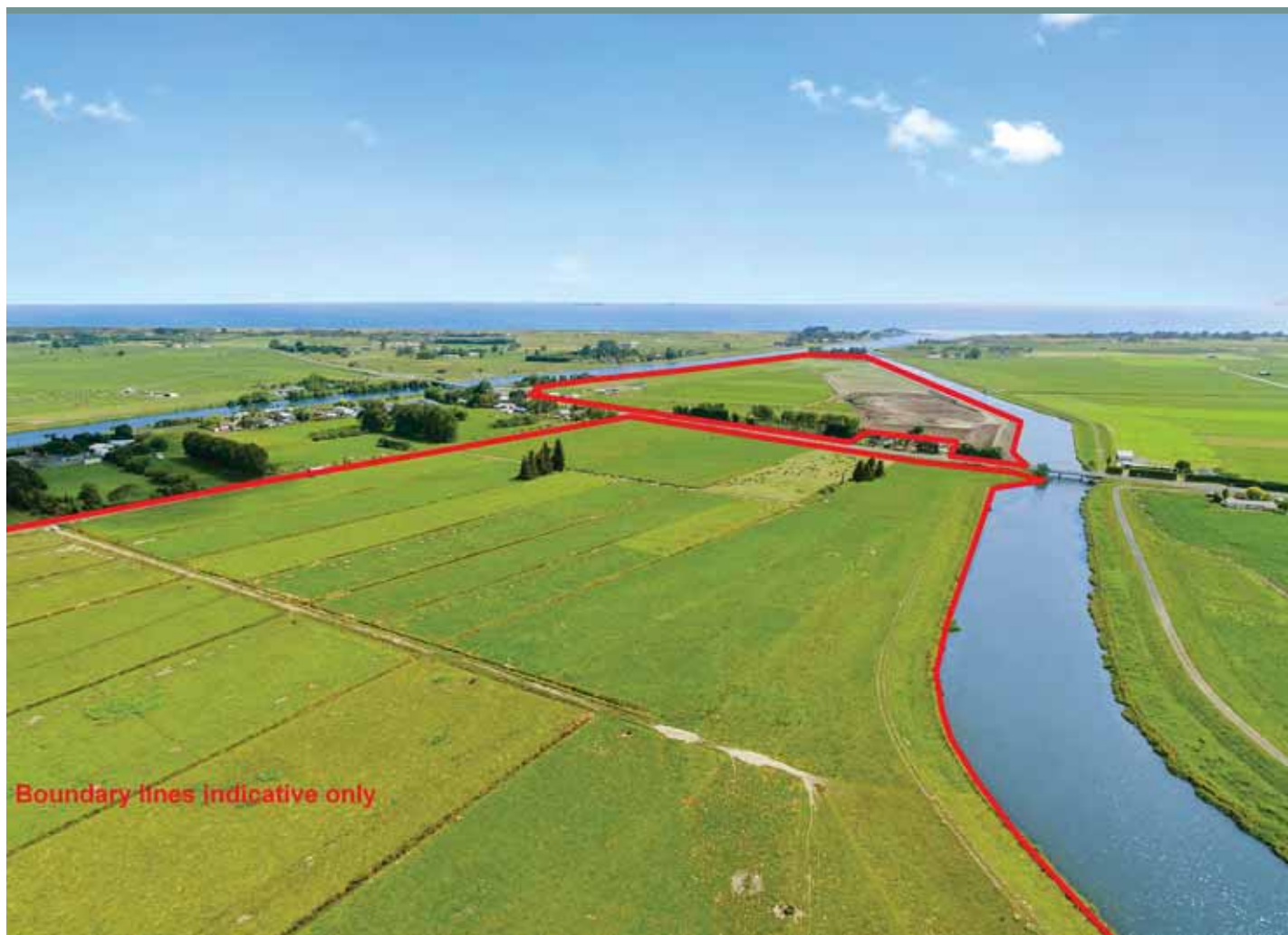
Plus GST (if any)

[www.pggwre.co.nz/TEK34807](http://www.pggwre.co.nz/TEK34807)

**Peter Wylie**

**M** 027 473 5855

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



## WHAKATANE, BAY OF PLENTY 682 Thornton Road

3 1

### Good Summer Location - Dairy

Contour is all flat 59 hectares (more or less).  
With a four-year production average of 74,684kgMS, milking 210 cows.  
Improvements include a 20 ASHB Dairy, calf rearing and storage sheds and a half round barn.  
There is a newly commissioned above ground Kriptank effluent system.  
Main accommodation is a three bedroom home with triple garaging.  
Lease land support blocks are in close proximity to the farm and Whakatane is only 12km away.

### Price by Negotiation

Plus GST (if any)

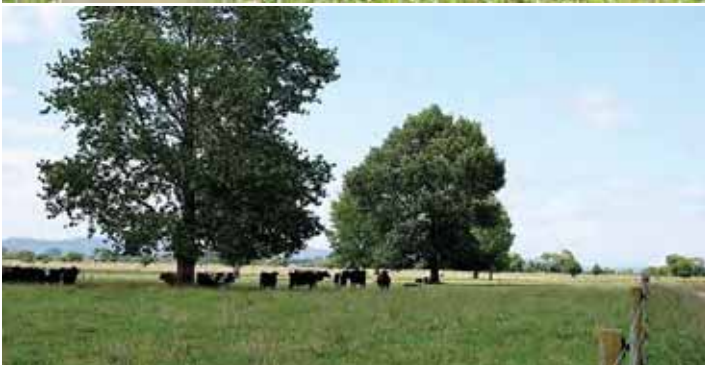
[www.pggwre.co.nz/WHK31579](http://www.pggwre.co.nz/WHK31579)

**Phil Goldsmith**

**M** 027 494 1844

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





## EDGE CUMBE, BAY OF PLENTY 423 Greig Road

4 1

### Enter Organic Dairy Farming

59 hectares of all flat, fertile land with a 16ASHB dairy, milking 185 cows. The modern four bedroom home has an office and three-bay car shed. There is a good choice of schooling in easy distance with Whakatane 20km and Edgecumbe 9.7km away. Fully certified organic since 2012, and with a low input, low cost system. The financial rewards to the owner are solid, yet retaining a sustainable and healthy environment. As consumer demand for organic milk increases and sustainable farming becomes more important, Organic Dairy is becoming more and more attractive to the dairy producer.

**Phil Goldsmith**

**M** 027 494 1844

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

### Price by Negotiation

Plus GST (if any)

[www.pggwre.co.nz/WHK31904](http://www.pggwre.co.nz/WHK31904)





# LONG HELD DREAM

of dairy farm ownership

After 20 years Rob Jesson achieved his dream of dairy farm ownership.

In June Rob bought a South Wairarapa property with land, buildings and plant, plus stock comprising a herd of 370 Kiwicross milking cows. Like most others stepping onto their first farm, Rob has big plans for the property, focused on family. However, he has come to ownership from a unique direction. Rob has spent his career as a plumber in Hutt Valley, alongside investing in residential and commercial property, and taking his family on regular farm stay holidays.

"Financially I'm at a stage where retirement is an option, though I still want to keep busy. You ask yourself: 'What am I going to do?' I've always been interested in agriculture, and kept an eye on what happens in dairy farming, plus my daughter, Lisa, studied at Lincoln and has started a career in farming. Putting all that together, buying a farm seemed like a logical idea," he says.

John Murray of PGG Wrightson Real Estate, Masterton was offering a property that drew Rob's attention: a 122 hectare South Featherston farm, consistently producing more than 172,000 kilograms of milk solids per annum, just above Lake Wairarapa and 53 kilometres from the Jessons' Hutt Valley front door. John describes the farm as nicely set up and firing on all cylinders.

"Excellent profitability built on consistent production is key to this farm's appeal, derived from most of the 105 hectare effective milking platform being under irrigation, and a high quality shed enabling efficient one-person milking.

*I always wanted to go farming, and this is an adventure Lisa and I can do together*

"For an astute investor seeking a tidy, going concern operation, this presented as an outstanding investment opportunity. In a remarkably strong primary industry economy, this is an excellent turnkey business," says John.

Previous owners Jim Veitch and Avon McLaughlin are based in Taupo where they have backgrounds in rural valuation and farm consultancy. They bought the farm in 2014, as Jim explains.

"Unless you go to Northland or the West





Coast, the Wairarapa offers the best value for dairy property per kilogram of milk solids produced. We both work in the rural sector so understand what it takes to make an effective farm. We made several improvements, replacing plant and modifying systems for feeding supplements," Jim says.

They also benefitted from farm managers Shaun and Ori Powell, who were on the property when Jim and Avon took over, and were then an important part of the package when Rob Jesson bought it.

"They are excellent with the herd. I wouldn't have bought the farm without them continuing. Ultimately the aim is for Lisa to take over, though in the meantime Shaun and Ori are essential to our success," he says.

Coming from the building industry, Rob reckons farming is different.

"I enjoy meeting people with a different take on life and in dairy everyone is passionate about what they do. On the other hand, with the banter on the job, and stopping to share smoko every day, there is a stronger sense of support and companionship in building, which you don't see so much in farming as it is a much more solitary occupation.

"I always wanted to go farming, and this is an adventure Lisa and I can do together," says Rob.

Changing hands as a fully going concern, the farm's sale price exceeded \$5 million.



**John Murray**  
Rural & Lifestyle Sales  
Consultant  
M 027 493 3759







**MURCHISON, TASMAN** 1153 Shenandoah Highway

3 1 1

### 114 Hectares - First Farm Dairy Unit

Very tidy well maintained dairy unit comprising approximately 83ha platform area. Improvements include 22 ASHB shed with 250 cow yard, three bay implement shed and four bay calf/hay shed. The appealing family home includes modernised kitchen, three double bedrooms, updated bathroom and sunny lounge with log burner and wetback. This is an entry level unit supplying Westland Milk Products.

**\$2.3M**

Plus GST (if any)

[www.pggwre.co.nz/NEL33233](http://www.pggwre.co.nz/NEL33233)

**Peter Evans**

**M** 027 224 9798

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





## THORPE, TASMAN 1517 Dovedale Road

### Dovedale Dairy

Dovedale Dairy is a 161ha mixed contour dairy farm centrally located between Richmond and Motueka for all services and to get the best out of the Nelson Lifestyle. The A2 herd of 380 cows is milked once a day, and supplies Fonterra and a local liquid milk processor for a premium return. A dam supplies irrigation water over the 50ha of flats, and the property could be utilised for horticulture. The hub of the operation is a 54 bail high spec rotary cow shed centrally placed with the other farm improvements. There is a four bedroom bungalow homestead.

#### Doug Smith

**M** 027 543 2280

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

#### Joe Blakiston

**M** 027 434 4069

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

### Deadline Private Treaty

Plus GST (if any)

Closing 2.00pm, Thursday 18 November 2021  
(Unless Sold Prior)

[www.pggwre.co.nz/NEL34789](http://www.pggwre.co.nz/NEL34789)



## KOWHITIRANGI, WEST COAST 70 Johnston Road

### Consistent 350 Cow Unit - Kowhitirangi

This well presented farm has a consistent production history of over 130,000kg MS. The 28 aside herringbone shed has been modernised and is very well located at the centre of the property. With three homes and an abundance of farm buildings that have been well maintained this property offers a great platform for your dairy farming goals. Available as a going concern for a 1 June 2022 settlement.

### Enquiries Over \$3.5M

Plus GST (if any)

[www.pggwre.co.nz/GRE34147](http://www.pggwre.co.nz/GRE34147)

**Austen Russell**

**M** 027 441 7055

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

**Shari Ferguson**

**M** 027 266 6850

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





## WAITAHA VALLEY, WEST COAST 888 Waitaha Road

### Herd Home, Covered Yard, Brand New Home!

A 170 hectare approximately effective unit that has been run as a fully self contained system. The 26 aside herringbone shed has a circular 250 cow yard and attached is a separate eight year old 100 cow covered yard. The property boasts numerous barns for implement storage and hay but most prominent is the 15 year old 230 cow Herd Home. A brand new home will be built for the lucky new owners of this property.

### Enquiries Over \$2.65M

Plus GST (if any)

[www.pggwre.co.nz/GRE34498](http://www.pggwre.co.nz/GRE34498)

#### Shari Ferguson

**M** 027 266 6850

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#### Austen Russell

**M** 027 441 7055

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



# North Canterbury dairy **SELLS AFTER THREE GENERATIONS**

Rod Thomson's grandfather Tom struck it lucky!

Originally from Scotland and having served in the Boer War, in 1908 Tom was a Christchurch hansom cab driver when his name was pulled out of the ballot for one of 29 parcels of land from the sub-divided Culverden Estate.

One of the original Canterbury runs comprising 10,800 hectares, the Culverden Estate was established by noted Canterbury pioneer and politician Sir John Cracroft Wilson. On the death of his son the estate was compulsorily acquired by the government. Its subsequent allocation received wide publicity, with 783 applicants registering for

*Tom called the property Auchtercairn after a farm he had known on the West Coast of Scotland. There was no house so initially he lived in a tent*

the sought-after farms.

When Rod was a teenager Tom was in his 80s, and had plenty of stories to tell, which his grandson was happy to listen to.

"Tom called the property Auchtercairn after a farm he had known on the West Coast of Scotland. Close to the Culverden homestead from its days as an extensive run, parts of the farm had been ploughed to grow oats for the horses, so Tom didn't have to break it in from scratch, though there was no house so initially he lived in a tent," says Rod.

Along with many of his neighbouring ballot



winners, several of whom also held their properties down the generations, through persistent toil Tom Thomson gradually prospered in Culverden, passing the farm to son Roddy in 1950 who ran a Corriedale stud for many years, before Rod took over in 2005. Originally held under lease, in the 50s and 60s, as finances permitted, settlement leaseholders, including the Thomsons, took up the opportunity to purchase the Culverden farms outright.

Rod's era coincided with major land use change in the district, ushered in by the Amuri irrigation schemes.

"What had been barren was transformed into lush green pastures. Constructed by the Ministry of Works in the late 1970s and early 1980s, the scheme was sold to the local community in 1991. Because most schemes were expensive the government wanted out of irrigation, though for us it was a positive step because our scheme was modern and profitable, so buying it was an easy decision," says Rod, who as a member of the scheme's farmer committee had direct insight into proceedings.

Irrigation made dairying viable, resulting in several local farms changing hands.

"We purchased a second block up the road at Red Post in 1977, which we converted to dairy in 1995. While several families moved on, for us going to dairy seemed the obvious thing, and that farm was one of a big wave of conversions that also brought several corporate owners into the district. We used the home farm for dairy grazing, then sold the Red Post farm and converted Auchtercairn, with our first full milking season in 2015/16," says Rod.



Operated under a 50-50 sharemilking arrangement, the farm has milked approximately 830 cows for the past three seasons, averaging more than 400,000 kilograms of milk solids per annum.

Now 247 hectare Auchtercairn is for sale, under Peter Crean of PGG Wrightson Real Estate, Christchurch. Peter describes it as one of the region's most exceptional dairy farms.

"With totally modern irrigation infrastructure, its location in the favoured Amuri Basin, a high specification 60 bail rotary dairy shed, a large assortment of support buildings, five houses, and an excellent record of productivity Auchtercairn ticks all the boxes. With strong current appetite for dairy investment, it will attract wide attention from motivated buyers," he says.



**Peter Crean**  
Canterbury/West Coast Real  
Estate Manager  
M 027 434 4002







## **CULVERDEN, NORTH CANTERBURY** 107 Mouse Point Road

### **Outstanding Dairy Farm**

'Auchtercairn' is an absolutely outstanding modern dairy farm located 1.6km north of Culverden. Consisting of 247.0801 hectares and converted to dairying in 2014, it has been developed into one of Canterbury's best dairy farms, with a very high standard of pasture, paddock subdivision, modern irrigation and stock water systems. Farm infrastructure is of quality including the high specification 60 bail rotary dairy shed, with large cow yard, is centrally located with new calf shed and other support buildings nearby. There are four modern high-quality dwellings and one older cottage. Full environmental reports are available. This farm comes with our highest recommendation.

**Peter Crean**

**M** 027 434 4002

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

### **Deadline Private Treaty**

Plus GST (if any)

(Unless Sold Prior)

Closes 2.00pm, Thursday 21 October

[www.pggwre.co.nz/CHR34338](http://www.pggwre.co.nz/CHR34338)





## ASHBURTON, MID CANTERBURY 659 Ealing Montalto Road

### 'Aberystwyth Dairies' - Tier One with Scale - 298 Hectares

'Aberystwyth Dairies' is a 298 hectare MHV irrigated dairy unit featuring seven pivots with k-line in the corners fed from two ponds. A 618 stall barn with additional 1250m<sup>2</sup> loafing barn plus an excellent array of farm buildings including 15-bays of calf sheds, 60 bail rotary shed with ACR's, ADF teat spraying and auto flushing. Excellent standard of housing with five homes including one brand new home. Environmentally resilient dairy unit currently running split calving. MHV authorised land use (ALU) for 1100 cows. Current N loss 60kg/year. A turn-key operation with scale, for genuine sale.

### Price by Negotiation

Plus GST (if any)

[www.pggwre.co.nz/ASH34685](http://www.pggwre.co.nz/ASH34685)

**Tim Gallagher**

**M** 027 801 2888

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



# BARN BASED DAIRYING

a compelling option

[pggwre.co.nz/ASH34685](http://pggwre.co.nz/ASH34685)

A 298 hectare Mid Canterbury farm, listed for sale this spring, represents the future of dairy, says the salesperson marketing the property.



Tim Gallagher is selling Aberystwyth Dairies owned by Wyvern and Beth Jones and located at Carew, between Ashburton and Geraldine. A hybrid calving system with productivity through long days-in-milk, management of the 1100 cow farm is aided by a 618 stall barn and a 1250m<sup>2</sup> loafing barn.

"Several trends indicate barns will probably become more prevalent in our region. Benefits include pasture protection and performance, both during the winter and the shoulders. Fully-fed animals perform higher, while improving environmental compliance makes sense long term.

"Environmental awareness, including farmers

wanting to farm cleaner, makes farming this way likely to become more widespread. If so, the next owner of Aberystwyth will have a head start," says Tim.

Jeff and Kelly Gould have been equity managers since conversion in 2008, building the barns in 2013.

"We saw the need to become more efficient, and recognised keeping our cows under cover is the best way to do that. Traditional winter grazing will not continue long term. Animal welfare is huge: our girls perform better when not wintered out on crop. It's that simple.

"Looking for an efficient system that

“

*Adapting our management system, including building barns, was the best thing we have done in our farming careers*

”





utilised barns, we reduced replacements by utilising our empty spring-calving cows to milk through the winter. Adapting our management system, including building barns, was the best thing we have done in our farming careers," says Kelly.

Aberystwyth is a Dairy NZ example of barns in farm management. A hybrid system, it maximises grazing while protecting cows and paddocks from unfavourable weather, providing an estimated seven per cent of extra grass per annum through reduced impact on pasture. Barns lower the farm's feed wastage to less than five per cent, while providing more feed options.

Jeff believes understanding nutrition is the key to a successful barn-based dairy farm.

"We grow 20 to 24 hectares of maize for silage per annum, and 45 hectares of barley for silage. We then buy wheat and protein feeds, plus a wee bit of grass silage, palm kernel and waste feed from local potato processors.

"Effluent from the barns is pumped to a two pond system. We put the liquids through our pivots when they are in operation, and spread

over the farm during winter via a contractor. This enables precise control of pasture fertility, providing all the nitrogen, phosphorus and potassium required for most of the year, aided by minimal addition of some sulphur and lime.

"In our herd 95 per cent of the cows prefer to be inside. To shift them under cover, all we have to do is open the gate, while if you want them out of the barn, you have to lock them out," says Jeff.

While Aberystwyth mates twice a year, others using barns split their stock into three or four separate breeding cycles, although this can be hard on staff. Aberystwyth's average lactation is 310 days, compared with the region's 270 day average, also utilising Westland Milk's lucrative winter milk contracts.

Tim Gallagher says the system offers multiple benefits.

"Because purchasers want a long-term investment, the underlying asset, the soils, are key. The next item on the shopping list is environmental sustainability. Then comes



infrastructure. With its efficient feeding, use of effluent rather than synthetics, and precise application of its MHV irrigation scheme water, this is a premium unit with enviable scale and with its high quality housing, there is simply nothing like it on the market," he says.

**Aberystwyth Dairies is for sale by deadline private treaty, unless sold prior.**



**Robin Ford**  
Rural & Lifestyle  
Sales Consultant  
M 027 433 6883

**Tim Gallagher**  
Rural & Lifestyle  
Sales Consultant  
M 027 801 2888



## ASHBURTON, CANTERBURY 94 Brogdens Road

### 'Peatview Farm' - 139 Hectares

Featuring a 40 aside Herringbone milking shed with production 173,306kg MS 2021 from 375 cows. Irrigation via sprinklers and k-line.

Three bedroom main home plus seven year old two bedroom house. Possession 1 June 2022.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 3.00pm, Thursday 4 November

[www.pggwre.co.nz/ASH34863](http://www.pggwre.co.nz/ASH34863)

**Robin Ford**

**M** 027 433 6883

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





## GERALDINE, SOUTH CANTERBURY 501 Arundel Belfield Road

### 'Belrari' Farm – 233 Hectares

A well established flat dairy unit that has been in the current ownership since conversion. Running a strong grassed based system for lower cost of production and healthy bottom line. Milking 650 cows through a 40 aside Herringbone shed and producing on average 296,000kg MS. Wintering approximately 270 cows on farm. Irrigated via four pivots and gun over approximately 207 hectares with water sourced from on farm bores. Accommodation consists of a modern well appointed five bedroom owners homestead, a second home comprising three bedrooms with a sleepout plus there is a separate single person staff quarters.

**Simon Richards**

**M** 027 457 0990

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

### Deadline Private Treaty

Plus GST (if any)

Closes 1.00pm, Wednesday 27 October

[www.pggwre.co.nz/TIM34803](http://www.pggwre.co.nz/TIM34803)





## WAIMATE, SOUTH CANTERBURY 770 Mount Harris Road

### 'Waiherd' Dairy Farm – 187 Hectares

Milking 490 cows and producing 200,000kg MS last season supplying Oceania Dairy Limited. Excellent infrastructure including a seven year young 50 bail Rotary shed with an in-shed grain feeding system. Irrigated via the cost effective and reliable irrigation water from the Morven Glenavy Ikawai scheme. Substantial four bedroom homestead plus a well maintained four bedroom home for staff. Genuinely offered to the market for the first time since conversion. Stock and plant are also available at valuation.

**Simon Richards**

**M** 027 457 0990

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

### Deadline Private Treaty

Plus GST (if any)

Closes 1.00pm, Wednesday 3 November

[www.pggwre.co.nz/TIM34700](http://www.pggwre.co.nz/TIM34700)





## ISLAND CLIFF, NORTH OTAGO Tilverstowe Road

### 'Gleniffer', A Sustainable, Environmental Award Winning Unit

An efficient, environmentally sustainable 111ha unit designed for all year-round milking utilising HerdHomes. 430 cows with 2022 budgeted production of 280,000kg MS through a 40 aside herringbone shed with automatic cup removers. Time in the HerdHomes prior to milking provides for the efficient use of supplements and enables maximum production from high producing cows before returning to the 55ha platform for grazing. The routine enables efficiency in feeding at the same time as enabling maximum production and quality attracting a profitable winter milk premium. An additional lease block may be available.

#### Calvin Leen

M 027 453 0950

E calvin.leen@pggwrightson.co.nz

#### John Sinnamon

M 027 457 0710

E john.sinnamon@pggwrightson.co.nz

### Deadline Private Treaty

Plus GST (if any)

(Unless Sold Prior)

Closes 1.00pm, Thursday 25 November

[www.pggwre.co.nz/TIM34901](http://www.pggwre.co.nz/TIM34901)





## **WINDSOR, NORTH OTAGO** 633 Coal Pit Road

### **Braeburn Dairy Farm**

This is a high performing self-contained 477.048ha dairy unit with very low cost irrigation. 191ha dairy platform, 140ha pivot and 35ha K line irrigation. Irrigation water is supplied via an artesian bore delivering up to consented 68 litres/sec into a holding dam. Four year average energy cost to pump water is very low cost effective \$259/ha. Milking 630 cows, 54 bail rotary shed, ACR, grain feeding system, excellent housing, plus support block. Purchasing and deferred settlement options available.

**Dave Heffernan**

**M** 027 215 8666

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

### **Price by Negotiation**

Plus GST (if any)

[www.pggwre.co.nz/OAM33531](http://www.pggwre.co.nz/OAM33531)





## CROOKSTON, WEST OTAGO 336 Mathesons Corner Road

4 1

### 'Reayburn' Prime Dairy Opportunity

295 hectare dairy farm. A substantial opportunity to purchase a well established dairy farm milking 700 cows projecting 380,000kg MS. Excellent soils, fertiliser and production history that ensures reliability and strong pasture production. 54 bail rotary shed with automatic cup removers, three inline feeding systems. There are two homes on site with a third available in Heriot township, plus a full range of farm buildings including two herd homes 60 x 10m, two calving pads, new 12 bay calf shed, plus various other sheds. Cows available at valuation.

#### Craig Bates

M 027 489 4361

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

#### Dave Hardy

M 027 533 2770

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

### Tender

Plus GST (if any)

(Unless Sold By Private Treaty)

Closes 12.00pm, Friday 26 November

[www.pggwre.co.nz/DUN34818](http://www.pggwre.co.nz/DUN34818)



## HENLEY, OTAGO 174 Henley-Berwick Road

### High Production Taieri Dairy Farm

Immaculately presented 112ha Henley dairy farm with a very high standard of improvements including a 40 bail rotary cow shed with ACR's, Protrac drafting and heat camera. Complemented with a wintering herd home holding 180 cows, with having the luxury of wintering 240 cows at home while producing a staggering 185,000kg MS. Two three bedroom dwellings with the main home recently modernised to a very high standard.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 12.00pm, Wednesday 10 November

[www.pggwre.co.nz/DUN34796](http://www.pggwre.co.nz/DUN34796)

**Paul Thomson**

**M** 027 435 3936

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## WAIHOLA, OTAGO 961 Waihola Highway

### Waihola Dairy Farm

Outstanding 135 hectare dairy farm located handy to the rapidly expanding Lake Waihole. The property was converted in 2001 and is mostly flat to gentle rolling contour and well designed for an efficiently run operation. Improvements include a 40 bail Rotary cow shed with ACR's and a 380 cow yard, modernised four bedroom 1900s homestead, second three bedroom home, large covered yards and woolshed for calf rearing along with implements sheds. Currently calving around 360 cows with peak numbers around 345 on a mainly grass fed system with only a small amount of PKE used in shoulder periods around 30 tonne. Production has been up to 137,600 milk solids.

**Paul Thomson**  
**M** 027 435 3936  
**E** pthomson@pggwrightson.co.nz

**Stewart Rutter**  
**M** 027 433 7666  
**E** jrutter@pggwrightson.co.nz

### Deadline Private Treaty

Plus GST (if any)  
 (Unless Sold Prior)  
 Closes 12.00pm, Friday 26 November

[www.pggwre.co.nz/DUN34907](http://www.pggwre.co.nz/DUN34907)

**Jason Rutter**  
**M** 027 243 1971  
**E** jrutter@pggwrightson.co.nz





## CAROLINE, SOUTHLAND 1147 Lumsden Dipton Highway

### Once A Day At Dipton

Low cost operation with many farming options for the future. Consists of three weatherboard homes, 46 cup twin pit cowshed, 800 cows milked producing 280,000kg MS, 150 hectares under irrigation R2 heifers and cows wintered on farm. 321 hectares Freehold, 98 hectares Leasehold (subject to lessor approval).

### Enquiries Over \$8.5M

Plus GST (if any)

[www.pggwre.co.nz/INV34908](http://www.pggwre.co.nz/INV34908)

**Andrew Patterson**

**M** 027 434 7636

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





## AWARUA PLAINS, SOUTHLAND 39 Hall Road

### Dairy Farm Close to City

308ha - Modern conversion, situated just 13km to Invercargill city. 54 bail rotary cowshed and 600 cow yard, 650 cows milked with 1000 cow consent, four year average 279,000kg MS, currently milking off 225ha, 275 cows wintered on farm, 250 cow feed pad with adjoining calving pad, two homes. 308ha (subject to survey), 30ha forestry.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 12.00pm, Thursday 2 December

[www.pggwre.co.nz/INV34899](http://www.pggwre.co.nz/INV34899)

### Andrew Patterson

M 027 434 7636

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



## GLENURE, SOUTHLAND 33 McDonald Road

### Control Your Wintering

North facing property could be utilised for barn wintering cows, heifer grazing or remain in milk production (subject to consent) depending on your needs. Laned, watered, fenced and good fertility, 25 aside cow shed and silage pits. Feroym provides plenty of options in the future. 181ha (subject to survey).

**\$4.43M**

Plus GST (if any)

[www.pggwre.co.nz/INV27103](http://www.pggwre.co.nz/INV27103)

### Andrew Patterson

**B** 03 211 3144 **M** 027 434 7636

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





## EDENDALE, SOUTHLAND 174 Homestead Road

### Location Location Location

90.85ha - 18 aside herringbone shed with Clean Green effluent system, consented for 200 cows to 2024. Six bay shed with one bay being lockable, hay shed plus three bay calf shed.

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

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)  
Closes 12.00pm, Wednesday 8 December  
232 Dee Street, Invercargill

[www.pggwre.co.nz/INV34486](http://www.pggwre.co.nz/INV34486)

### Robin Greer

M 027 433 2058

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

# ***Sheep and beef***

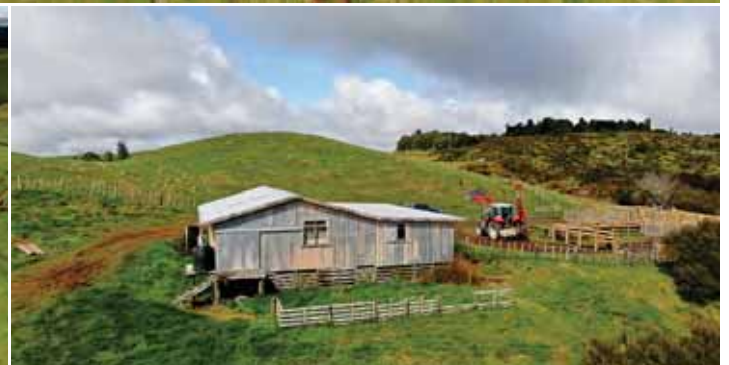
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Several significant sheep and beef farms are listed for spring sale, particularly in Canterbury, Otago and Southland, where recent notable sales indicate ready demand: 1519 hectare Stanton Station in Fairlie Basin; 757 hectare Milton property, Tenby Estate; and 247 hectare Esk Valley, Saint Andrews farm Meadowbank all sold well through autumn or winter. While other desirable farms will come to the spring market, demand for these is likely to exceed supply, suggesting firm pricing.

Real Estate Institute statistics for the three months ended August 2021 show the median sale price per hectare for finishing farms was \$31,010.







## OWHIRO, WAIKATO Whenuaapo Road

### 133.5 Hectares of Bare Land - Multiple Options

Contour is predominantly easy rolling with some steeper sidling's. There is an older three stand woolshed and brand-new sheep and cattle yards. Stock wintered on average, 32 rising three year in-calf heifers, 53 rising two year heifers and 350/400 replacement ewe lambs. There is scattered gorse, Manuka and Kanuka throughout. Beehives are very secure here. Subdivided into 15 paddocks, there are ponds located on farm that are pumped to tank then gravity to troughs. Great opportunity as an add-on or first farm option with stock and potential honey income.

**Peter Wylie**

**M** 027 473 5855

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

### Tender

Plus GST (if any)

Closes 10.00am, Friday 29 October

PGGWRE, 57 Rora Street, Te Kuiti

[www.pggwre.co.nz/TEK34735](http://www.pggwre.co.nz/TEK34735)





## MAHOENUI, WAIKATO 486 Ngatarawa Road

### Breeding and Finishing Farm - 907 Hectares (625ha effective)

Excellent example of a well run and managed sheep and beef breeding/finishing operation. The vendors have paid high attention to stock health, stock production and married this with pasture quality, fertiliser and a great water system. Contour is predominantly easy rolling down to the river flats in the north and steeper sheep country in the south. Very good fertiliser history, water is reticulated to almost the entire property, from a very good spring/pond supply. This is a very good producing farm and well worth your time to investigate.

**Peter Wylie**

**M** 027 473 5855

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

### Deadline Private Treaty

Plus GST (if any)

(Unless Sold Prior)

Closes 1.00pm, Friday 26 November

PGGWRE, 57 Rora Street, Te Kuiti

[www.pggwre.co.nz/TEK34593](http://www.pggwre.co.nz/TEK34593)





## TAUMARUNUI, KING COUNTRY Mangakahikatea Road

### Bancroft Farms

545 hectares (more or less) located in Otangiwai, 10km from Matiere is this very well run traditionally sheep and beef breeding/finishing farm. The vendors are renowned for their expertise in producing top quality lambs and outstanding weaner Angus steers. The farm is steep by the road but up the top is easy rolling finishing/cultivable country. The access is very good throughout with a metal track up to the airstrip. The vendors attention to producing quality stock is evident throughout the farm and it has been a quality production farm for them.

### Peter Wylie

M 027 473 5855

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

### Tender

Plus GST (if any)

(Unless Sold By Private Treaty)

Closes 11.00am, Friday 26 November

PGGWRE, 57 Rora Street, Te Kuiti

[www.pggwre.co.nz/TEK34707](http://www.pggwre.co.nz/TEK34707)



# FAVOURABLE SALE

## for Waikato sheep and beef finishing farm

A large Waikato dry stock sheep and beef finishing farm, situated between Tuakau and Pukekohe, sold recently following intense interest from buyers.

Mark Needham of PGG Wrightson Real Estate, Pukekohe offered 637 hectare Benmar Station, Glen Murray, to the market. He describes it as a well thought out and well-presented farm.

"From the high standard of the two homes, to the infrastructure, to the raceway access to the whole farm, everything about this property is cleverly planned and carefully executed.

"Aesthetically, Benmar Station is of the highest standard. Consisting of approximately 590 hectares of clean rolling to easy hill grazing, with the balance a mix of non-covenanted

stands of native bush, including mature kauri; exotics; limestone outcrops and magnificent limestone bluffs, it is a delight to view.

Abundant small gullies and mature shelter trees provide plenty of shelter for thriving stock, alongside numerous ponds and a steadily flowing stream," he says.

Previous owners Brian and Cookie Mooney bought Benmar Station in 2017, as Brian explains.

"We've always been in the Franklin area, owning, farming and leasing smaller blocks. I've spent much of my life in construction as well as farming, while Cookie has reared

*"A shortage of farms of this type and size meant it was well received by the market place, garnering steady interest from a wide cross section of potential buyers that ranged from local and offshore investors to forestry interests, as well as local farmers."*







calves and finished cattle, most recently, before we bought at Glen Murray, on a 33 hectare block," says Brian.

Undertaking substantial development over the last four years, the Mooneys improved the access tracks for stock movement, reticulated water to all the approximately 75 paddocks and replaced or upgraded fencing throughout.

Mark Needham says the result when they decided to sell in February this year was an attractive proposition that drew strong market attention.

"A shortage of farms of this type and size meant it was well received by the market place, garnering steady interest from a wide cross section of potential buyers that ranged

from local and offshore investors to forestry interests, as well as local farmers.

"In the event, a young farming family from the South Island purchased Benmar Station, taking possession at the end of June, and will continue to farm it as a sheep and beef unit. However, with the demand the property created clearly out-weighting the supply of similar farms on the local market, as demonstrated by the levels of interest from many different sectors, for any owners seriously considering selling, this spring or summer would be the ideal time to market similar farms," he said.

Brian and Cookie were pleased with the sale.

"Mark was great to deal with: the way he approached selling was thoroughly

professional, and the marketing package went smoothly. Timing the steps through the process worked to good effect, just as Mark advised, and with no pressure involved, everyone's best expectations were met," says Brian.

Brian and Cookie Mooney have down-sized, with the intention of spending more time with their children and grandchildren.



**Mark Needham**  
Rural & Lifestyle Sales  
Consultant  
M 027 704 6833







## HURUNUI, NORTH CANTERBURY 1150 Karaka Road

### Substantial Sheep and Beef Breeding Unit

Cons Hills is a substantial 697ha sheep and beef breeding unit, with some finishing located at Hurunui, in the heart of North Canterbury. The property boasts established farming infrastructure including a good standard of fencing, a balance of flats to undulating to medium and steeper hill country. There is a four-bedroom home, a two-stand woolshed and yards, cattle yards and several farm buildings. Currently farming half-bred sheep and Angus cross cows with their progeny sold, along with fine wool sales. A highly desirable and easily managed farming operation in its own accord or alternatively, you can't look past this property as an excellent add-on to an existing farming enterprise.

**Peter Crean**

**M** 027 434 4002

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

### Deadline Private Treaty

Plus GST (if any)

(Unless Sold Prior)

Closes 2.00pm, Thursday 28 October

[www.pggwre.co.nz/CHR34516](http://www.pggwre.co.nz/CHR34516)





## GLENTUI, NORTH CANTERBURY 5 Rakahuri Road

### Breeding, Finishing, Cropping, Irrigation

Patagonia is a 256ha partially irrigated breeding and finishing unit in the favoured and scenic area of Glentui. Long regarded as an excellent property, it presents with established infrastructure, a high standard of fencing including approx 24ha of deer fencing, laneways and numerous shelter belts. There is a sizeable four-bedroom home positioned in a lovely established garden setting, a three-stand woolshed and covered yards, Te Pari cattle yards and a large selection of quality farm buildings. An irrigation consent for 49 litres/sec from a gallery is complemented with infrastructure to irrigate up to approx 130ha. What a wonderful opportunity, potential purchasers are urged to act now!

#### Peter Crean

M 027 434 4002

E pcrean@pggwrightson.co.nz

#### Mark Clyne

M 027 531 2964

E mark.clyne@pggwrightson.co.nz

### Deadline Private Treaty

Plus GST (if any)

(Unless Sold Prior)

Closes 2.00pm, Thursday 25 November

[www.pggwre.co.nz/CHR34787](http://www.pggwre.co.nz/CHR34787)





## MAUNGATI, SOUTH CANTEBURY 124 Colliers Road

### Netherton Farm Holdings

'Netherton Holdings' is a substantial 837ha breeding property located in the heart of Maungati. Given the scale and the significant area of deer fencing, the property lends itself to a multitude of farming options. Netherton Holdings is the amalgamation of four farms acquired by the family over the past 50 years. The property features a five bedroom modernised homestead, two bedroom cottage and an additional three bedroom supporting dwelling which could be reinstated.

Across the entire holding the supporting farming infrastructure includes two woolsheds, deer yards, two sets of cattle yards and multiple supporting buildings. Offered in various holdings.

**Calvin Leen**

**M** 027 453 0950

**E** calvin.leen@pggwrightson.co.nz

**Carly Galbraith**

**M** 027 332 2222

**E** carly.galbraith@pggwrightson.co.nz

### Deadline Private Treaty

Plus GST (if any)

No Prior Offers

Closes 1.00pm, Wednesday 17 November

[www.pggwre.co.nz/TIM34904](http://www.pggwre.co.nz/TIM34904)





## PALMERSTON, OTAGO 46 District Road

3 1

### Farmlet / Lifestyle at Palmerston

15.9648 Hectares situated on the southern boundary of Palmerston. The tidy three bedroom home has had renovations done over the years including new roof, aluminium joinery and some double glazing. Other improvements include two room sleepout, double garage, wood shed, glasshouse, garden shed, three bay shed with workshop, three bay hay barn, one stand woolshed, sheep yards and cattle yards. Well subdivided into nine paddocks, all in grass with trough water from town supply. The sale of this property gives the purchaser a great opportunity to have a good lifestyle / small farm, right on the town boundary.

**Roger Nicolson**

**M** 027 886 0618

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

### Deadline Private Treaty

Plus GST (if any)

(Unless Sold Prior)

Closes 12.00pm, Thursday 4 November

[www.pggwre.co.nz/DUN34795](http://www.pggwre.co.nz/DUN34795)





## LAWRENCE, OTAGO 1947 Tuapeka West Road

### Strong South Otago Sheep and Beef Property

405.1311 ha Leasehold

Faithfully farmed for 27 years with retirement pending, this well appointed sheep and beef unit will be sold this Spring. Comprising a modern four bedroom home, three stand woolshed and covered yards. Well fenced and sheltered, several mixed woodlots.

Vendor will consider offers over \$3.6M plus GST

**Jason Rutter**

**M** 027 243 1971

**E** jrutter@pggwrightson.co.nz

**Stewart Rutter**

**M** 027 433 7666

**E** jrutter@pggwrightson.co.nz

### Price by Negotiation

Plus GST (if any)

[www.pggwre.co.nz/BAL34902](http://www.pggwre.co.nz/BAL34902)

**Craig Bates**

**M** 027 489 4361

**E** craig.bates@pggwrightson.co.nz





## KELSO, OTAGO 126 and 246 Wooded Hill Road

### A Stand Out in West Otago

New to the market is this very well-presented 453 hectare sheep, beef and dairy support property in multiple titles, complemented by two four-bedroom homes. Farm improvements include a substantial four stand raised board woolshed and covered yards (1400NP), Te Pari cattle yards, numerous implement sheds, rock quarry, plus 58 hectares of forestry. Stock water is provided from a private scheme to troughs throughout the property. An extensive winter dairy grazing operation over the past 13 years has enabled a large amount of pasture renewal along with excellent stock production. The property is very well fenced and with all-weather access makes stock movement a breeze.

#### Derek Ayson

M 027 667 9601

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

#### Darrell Duncan

M 027 432 5767

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

### Deadline Private Treaty

Plus GST (if any)

Closes 12.00pm, Thursday 18 November

[www.pggwre.co.nz/GOR34714](http://www.pggwre.co.nz/GOR34714)



## TE ANAU, SOUTHLAND 722 Kakapo Road

7 2 2

### Prime Support Unit or Farming Lifestyle

95ha approx with option to sell as two separate units. Two dwellings; a four bedroom, two living, home, and a three bedroom farm cottage. Excellent improvements including; woolshed, cattle yards, good fencing, and an all weather lane. Mostly flat to gentle rolling contour with good cropping and regassing history. Regular fertiliser application history and soil tests are available. Subject to final consent and survey.

### For Sale

[www.pggwre.co.nz/TAN34482](http://www.pggwre.co.nz/TAN34482)

#### Peter Lewis

**B** 03 249 8615 **M** 027 202 2405  
**E** [plewis@pggwrightson.co.nz](mailto:plewis@pggwrightson.co.nz)

#### Derek Ayson

**M** 027 667 9601  
**E** [derek.ayson@pggwrightson.co.nz](mailto:derek.ayson@pggwrightson.co.nz)





## MAITLAND, SOUTHLAND 526 Turnbull Road

2 1 2

### First Farm Opportunity

Located at 526 Turnbull Road, Maitland is this attractive 143 hectare sheep and beef property. Well subdivided with good lane access makes moving stock easy. Very good fencing with the majority deer fenced provides multiple options for running various classes of livestock. An excellent stock water system supplies water to troughs throughout the property. Covered cattle yards provides shade and shelter when working with animals. For the keen duck shooter, there is a pond with Maimai located in a forestry block planted with Pines and Douglas Fir. A comfortable two bedroom family home with office, recently double glazed, and with an attached double garage, complements the property nicely.

#### Derek Ayson

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

#### Darrell Duncan

M 027 432 5767

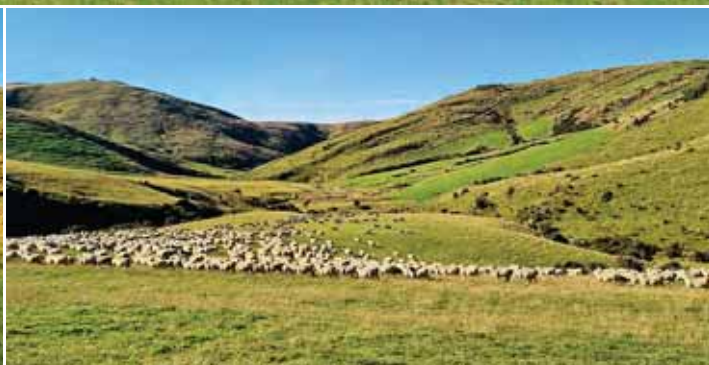
E [dduncan@pggwrightson.co.nz](mailto:dduncan@pggwrightson.co.nz)

**\$2.895M**

Plus GST (if any)

[www.pggwre.co.nz/GOR34799](http://www.pggwre.co.nz/GOR34799)





## WAIMUMU, SOUTHLAND 86 Koneburn Road

3 1 2

### 'Kone Burn' 1118 hectares

Extremely well presented sheep, beef and deer property. Located in a reliable farming area only 22km to Gore with a very high standard of improvements including a three bedroom dwelling with two room sleepout, five stand RB woolshed and covered yards (1300NP), large deer shed and cattle yards.

Properties of this scale, quality and close to amenities seldom come to the market.

### Tender

Plus GST (if any)  
Closes 12.00pm, Friday 10 December  
PGG Wrightson Real Estate, Gore

[www.pggwre.co.nz/GOR33688](http://www.pggwre.co.nz/GOR33688)

**Derek Ayson**  
M 027 667 9601  
E [derek.ayson@pggwrightson.co.nz](mailto:derek.ayson@pggwrightson.co.nz)

**Darrell Duncan**  
M 027 432 5767  
E [dduncan@pggwrightson.co.nz](mailto:dduncan@pggwrightson.co.nz)





## WAIMUMU, SOUTHLAND 661 Paterson Road

### Performance and Presentation Equals Profit

Faithfully farmed by the Falconer family for many years is this stunning 581 hectare rural property in multiple titles, capable of running sheep, cattle and deer. Improvements include two modern four bedroom homes, four stand RB woolshed and covered yards, deer shed and yards, cattle yards, satellite sheep yards, excellent standard of fencing and lanes, private water scheme along with five picturesque duck ponds. Properties of this calibre with outstanding production results and in a reliable farming area don't come up for sale very often.

**Derek Ayson**  
**M** 027 667 9601  
**E** [derek.ayson@pggwrightson.co.nz](mailto:derek.ayson@pggwrightson.co.nz)

**Darrell Duncan**  
**M** 027 432 5767  
**E** [dduncan@pggwrightson.co.nz](mailto:dduncan@pggwrightson.co.nz)

### Deadline Private Treaty

Plus GST (if any)  
 Closes 12.00pm, Wednesday 17th November

[www.pggwre.co.nz/GOR34669](http://www.pggwre.co.nz/GOR34669)





Southland farm a  
testament to

# 65 YEARS OF FAMILY DETERMINATION



[pggwre.co.nz/GOR34669](http://pggwre.co.nz/GOR34669)

Douglas Falconer  
was 23 years old  
in 1958 when he  
first leased land in  
Waimumu, west  
of Gore.

Although Douglas was from local Southland farming stock, he was committed to standing on his own two feet, and started farming with nothing more than a drench gun, a handpiece, and a bottomless barrel of determination. In the beginning he leased stock, bought a Fordson tractor and basic plant, then purchased one line of stock each year.

Sixty five years later, that lease block has become a 581 hectare freehold sheep, beef and deer property, Craigie Glen Farm. In the hands of Douglas's son Duncan, and daughter in law Kerralie, Craigie Glen Farm is offered for sale by Derek Ayson and Darrell Duncan of PGG Wrightson Real Estate, Gore.

Duncan says the land, which Douglas started purchasing progressively from 1963, sits in a district that averages 1200 millimetres of rain annually.

"That comes with challenges. To build a profitable farm you have to start under the ground and move up. First the drainage has to be right, then the soil fertility, fertiliser programme, subdivision, pasture maintenance, and genetics. They are all building blocks to improve on, and all have to be right for the farm to succeed.

"For this property the big challenge for our family was to turn average country into better producing land. That required decade after decade of reinvesting profits into the





farm. Starting with my parents, they were determined to keep improving it and keep it heading in a better direction. We are immensely proud of where it has come from to where it is now, which has taken a huge amount of hard work, with the whole family pulling in the same direction," he says.

In 1960 Douglas married Evelyn, who joined him on Craigie Glen Farm, which they named from a combination of farms held in previous generations of each of their families. Duncan and Kerralie gradually began taking over in the 1990s, one block at a time, working their way in as equity partners, which as the farm is in seven separate titles was a relatively straightforward process, putting in place Douglas and Evelyn's succession plan.

"My parents were ahead of their time and realised they needed to plan with the whole family in mind. Doing that well is a big part



*He was committed to standing on his own two feet, and started farming with nothing more than a drench gun, a handpiece, and a bottomless barrel of determination*



of many conversations in farming nowadays. For us it was a positive process. Everyone is entitled to sit down around the table, have an opinion, and talk it through," says Duncan.

Douglas passed away in 2020, while Evelyn still lives on the farm, though the latest family decision is to head in a slightly different direction, while remaining in farming.

Derek Ayson says the legacy they are ready to pass on is exceptional.

"Excellent stock production and outstanding farm presentation are a testament to the Falconer family's hard work on Craigie Glen Farm. Around 4500 ewes are carried through the winter with 3900 ewes lambed, plus the extra 600 sold in-lamb, and 130 to 150 calves are bought in the Autumn, wintered, then sold the following Autumn. Extra store lambs are bought in to finish if the season allows.







While no deer are on the property at present, the facilities are all there and ready to go," he says.

Duncan takes particular satisfaction in recently completing the lane system, a water scheme, shelterbelts and other infrastructure, all coming together to lift production while making the property easier to manage

Craigie Glen Farn's five duck ponds surrounded by native and exotic plantings and a QEII covenanted native bush reserve also offer options for a new owner.

"Originally waste areas around old lignite mines, we worked hard to turn those parts of the property into duck ponds with surrounding wetlands. Enhancing an area into wildlife habitat adds a great recreational aspect to the farm.

"With the covenant, what was previously

scrubby gorse and elderberry has transformed, with the birds carting seed in to regenerate it as native bush. To see what it has come from to what it is evolving into is very pleasing: it's definitely heading in the right direction.

"Both the ponds and the bush reserve provide a real sense of satisfaction," says Duncan.

And like the rest of the farm, all built up from a drench gun and a handpiece.



**Derek Ayson**  
Rural & Lifestyle Sales  
Consultant  
M 027 667 9601



**Darrell Duncan**  
Branch Manager Gore  
M 027 432 5767







## BRYDONE, SOUTHLAND 286 Brydone Glencoe Road

3 1 2

### Prime Farming Location

This well-appointed 92 hectare property has a comfortable three bedroom family home with separate two bedroom sleep out looking over the tennis court towards a picturesque duck pond. Farm improvements include a three stand woolshed and covered yards, six bay hay/implement shed and deer shed. A very good standard of sheep fencing with half of the property deer fenced ensures stock are kept secure. For the keen duck shooter there are three stunning duck ponds.

**\$1.85M**

Plus GST (if any)

[www.pggwre.co.nz/GOR33694](http://www.pggwre.co.nz/GOR33694)

**Derek Ayson**

**M** 027 667 9601

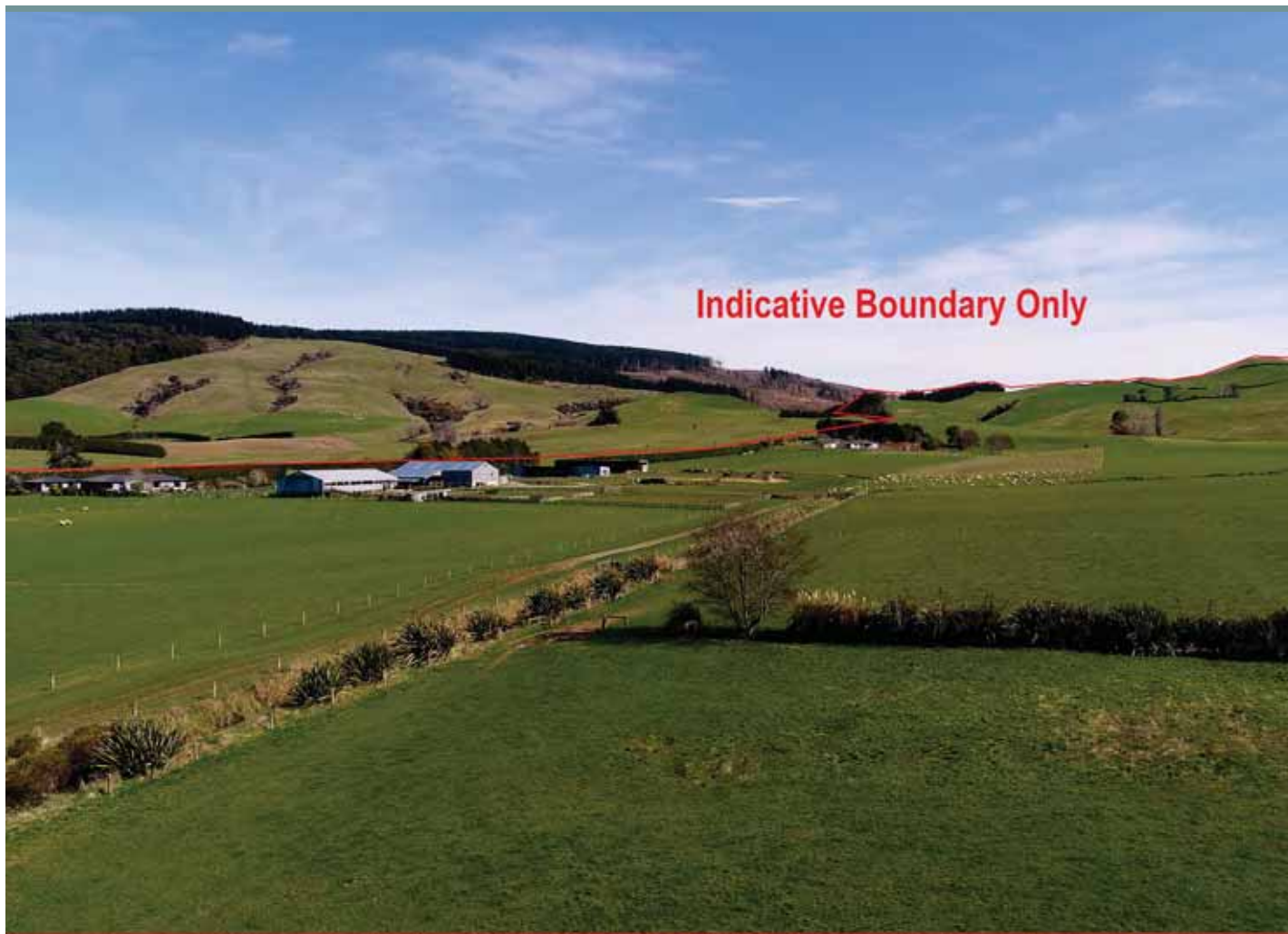
**E** [derek.ayson@pggwrightson.co.nz](mailto:derek.ayson@pggwrightson.co.nz)

**Darrell Duncan**

**M** 027 432 5767

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





## SCOTTS GAP, SOUTHLAND 288 Scotts Gap Feldwick Road

### Desirable Well Located Sheep & Beef Unit

291ha - Situated 13km North West of Otautau this appealing property has been faithfully farmed by the Paterson family for over 60 years. Well balanced property leading from fertile flats to well developed hill. Currently running 2300 ewes plus hoggets. A tidy well maintained three bedroom home situated in an established sheltered garden setting along with a full range of farm buildings, water scheme to paddocks.

### Deadline Private Treaty

Plus GST (if any)  
(Unless Sold Prior)

[www.pggwre.co.nz/INV34662](http://www.pggwre.co.nz/INV34662)

**Andrew Patterson**

**M** 027 434 7636

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





## GLENCOE, SOUTHLAND 1812 Glencoe Highway

### Farming and Lifestyle Package

36ha - Great starter block or local addition with excellent improvements. Immaculately presented sheep and beef property with productive pastures, good fertility and fencing. Well presented north facing three bedroom dwelling with ensuite and walk-in robe, open plan kitchen, dining, living with separate lounge, north facing deck with amazing rural views. Centrally located between Gore, Winton and Invercargill

### Enquiries Over \$1.25M

Plus GST (if any)

[www.pggwre.co.nz/INV34889](http://www.pggwre.co.nz/INV34889)

**Ian Russell**

**M** 027 478 6517

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



# ***Grazing***

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Land use change has been a constant feature in the history of New Zealand agriculture. At present in many regions demand for forestry and carbon credits is having an impact, with forestry interests and investors prepared to pay a premium for land previously considered lower value due to these farms' suitability for trees.

This is particularly occurring in Hawke's Bay's north of Napier, though also in several other districts nationwide. A recent \$14,000 per hectare transaction west of Huntly, for example, motivated by forestry plans, elevated that farm's price by at least ten per cent on its traditional pastoral use.







## WARKWORTH, NORTH AUCKLAND 19 William James Lane

### Ready for Rural?

If you love the idea of wide open space and views over rural land and the beyond to the Kaipara harbour, then now is the time to purchase this approximate 83ha block and get away from it all! Located less than 25km to Warkworth and what will soon be the end of the Northern Motorway, ideal blocks of this size rarely come to the market. Excellent deep bore water, very good raceways, and plenty of paddocks, along with a disused cowshed and good shedding, mean this block is ready to go. There are plenty of great sites to build your new home, or just commute to visit that livestock you've always wanted.

### Scott Tapp

M 021 418 161

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

**\$1.85M**

Plus GST (if any)

[www.pggwre.co.nz/WEL33775](http://www.pggwre.co.nz/WEL33775)





## KAIPARA FLATS, NORTH AUCKLAND 101 Guy Road

4 3 2

### Your Perfect Rural Retreat

From the nearly 58ha (143 acres) of varying contour land, native stands, and exotic plantings, to the lovely large home with heated pool, this property is bound to impress. The warm four bedroom, three bathroom plus office open plan home is ideally positioned with an elevated aspect and north facing rural outlooks. Smartvent, full insulation, heat pump and ambient fireplace ensure warmth throughout the seasons. The large fully covered outdoor entertainment area leads to the heated in-ground swimming pool, which has views over your own small orchard, rural farmland and beyond. There is ample space to store all the animals and toys or run a business from home.

#### Scott Tapp

M 021 418 161

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

**\$3.15M**

Plus GST (if any)

[www.pggwre.co.nz/WEL34274](http://www.pggwre.co.nz/WEL34274)





## TE AKAU, WAIKATO 1129 Te Akau South Road

3 1 1

### Dairy Support, Cropping, Finishing

This property is a highly productive dairy support and cropping farm ready for its next owner. With over 148ha (more or less) productive land, this block is equally suitable for finishing sheep and beef.

The contour varies from flats to easy rolling used for maize and silage production to medium hill and some steeper areas, all clean country used for grazing. The farm improvements include a woolshed, hay shed, an implement shed and cattle yards, with three wire electric fencing throughout and water sourced from a reliable spring fed pond to each paddock. With this property you are never far from excellent views of Te Akau and the ocean, with access to Raglan Harbour just 5km down the road.

**Richard Thomson**

**M** 027 294 8625

**E** richard.thomson@pggwrightson.co.nz

### Price by Negotiation

Plus GST (if any)

[www.pggwre.co.nz/HAM34696](http://www.pggwre.co.nz/HAM34696)





## TE AKAU, WAIKATO 1033 Mangiti Road

4 2 2

### Prime Te Akau Farm

Situated in Te Akau, an area renowned for its farming history, sits all 205.4284 hectares (more or less), on two titles that 1033 Mangiti Road has to offer. Traditionally this farm has been used for sheep and beef breeding but recently has been used for bull grazing and cropping. It's mostly easy rolling contour with approx 40ha cropable ash over clay loam soil allows for many farming options.

It is a pleasure working this farm with impressive ocean and harbour views from much of the farm. The farm is well established with two sets of good cattle yards, well positioned woolshed that could be converted for various uses, seven wire batten and electric fencing throughout the property.

**Richard Thomson**

**M** 027 294 8625

**E** richard.thomson@pggwrightson.co.nz

**\$4.1M**

Plus GST (if any)

[www.pggwre.co.nz/HAM33794](http://www.pggwre.co.nz/HAM33794)





**CAMBRIDGE, WAIKATO** 167 Hill Road

4 3 3

### 17ha Lake Front X-Factor

Superb large modern homestead with breath-taking northern views over Lake Karapiro. Walk through the front doors to an outlook which is simply stunning with views from the kitchen and living room which opens out to the resort styled covered and heated outdoor entertainment areas with electric blinds. Large built-in double BBQ/bar area and outdoor fire and salt water swimming pool. There are four large bedrooms, two separate lounges, games room with the bonus of two offices, making working from home a breeze. The grazing land being of easy contour is ideal for many horticultural pursuits or as dairy grazing fenced into 15 paddocks. Two large lockup sheds add to the appeal.

**Martin Lee**

**M** 027 497 0830

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

### Tender

(Unless Sold By Private Treaty)

Closes 12.00 noon, Wednesday 20 October  
PGGWRE, 87 Duke St, Cambridge

[www.pggwre.co.nz/CAM34732](http://www.pggwre.co.nz/CAM34732)





**WAIMANA, BAY OF PLENTY** 169 and 163 Addison Road

2 1 1

### Summerhill Farm, 96ha, Two Titles

Surrounded by wilderness. Is this the beginning of your great adventure? Well tracked, fenced and fertilised. Two sets of yards, clean pasture. Lots of natural water with more than 12 dams to excite the duck shooter. The two bedroom home is well elevated in case of major flooding and enjoys views over the Waimana river to the Te Urewera National Park. The manager wants to stay. Ideal run off, stud farm or amazing lifestyle. Carbon credits with natives and bees to create an adventure park? The family will love this one! 3km to the local school, store and takeaways at Waimana. Amazing fishing and hunting. Great buying!

**Andrew Fowler**

**M** 027 275 2244

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

### Tender

Plus GST (if any)  
(Unless Sold By Private Treaty)  
Closes 3.00pm, Thursday 9 December

[www.pggwre.co.nz/TAR34761](http://www.pggwre.co.nz/TAR34761)





## UPPER PLAIN, WAIRARAPA 797 Upper Plain Road

3 1

### River, Bush and Pasture - a Private Haven

This outstanding 33ha Wairarapa farmlet offers an amazing range of lifestyle benefits. Character three bedroom home, set in established grounds reveal historic stone fences, old gardens and a huge range of orchard trees, poised to revert to former glory. Mature native bush on the upper terrace drops to Waingawa River boundary. Renovations in 1983, 1993 and 2013 ensure the home is sound and fit for modern families. The kitchen was designed by Peter King and decor is comfortable throughout. Equestrian activities are a focus - two stables, tack room, exercise yards, 12 + paddocks, good stock water, four bay shed. Privacy is exceptional and recreational opportunities abound.

**John Murray**

**M** 027 493 3759

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

### Auction

(Unless Sold Prior)

2.00pm, Friday 29 October PGG Wrightson Real Estate, 38 Lincoln Road, Masterton

[www.pggwre.co.nz/MAS34842](http://www.pggwre.co.nz/MAS34842)





## **MURCHISON, TASMAN** 2678 Shenandoah Highway

### **Very Motivated Vendors - 186 Hectares**

Quality cattle grazing unit comprising mostly improved pastures with flat to easy terrain. Improvements include new fencing, gravity fed water supply, cattle yards, two three-bay sheds and a general purpose utility shed. Superb Maruia Valley location with river frontage and excellent rainfall. Viewing is strictly by appointment only.

### **Price by Negotiation**

Plus GST (if any)

[www.pggwre.co.nz/NEL28237](http://www.pggwre.co.nz/NEL28237)

**Peter Evans**

**M** 027 224 9798

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





## LEES VALLEY, NORTH CANTERBURY 3733 Lees Valley Road

### Glenburn Station – High Country paradise

Glenburn is high country run comprised of 3684ha, freehold, situated inland from the Canterbury township of Oxford. A mix of contour and aspect with approximately 350ha of developed flat country, river terraces, clean tussock hill and very large areas of native bush and fenced areas for manuka. Current stock numbers include approximately 550 beef cows and calves plus historically also up to 2500 ewes. Additional income is derived from 1,000 plus bee hives. Infrastructure is impressive with a large hangar with small workshop and accommodation, lock-up workshop, hay barn and Te Pari cattle yards.

#### Peter Crean

**M** 027 434 4002

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

#### Mark Clyne

**M** 027 531 2964

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

### Deadline Private Treaty

Plus GST (if any)

(Unless Sold Prior)

Closes 2.00pm, Thursday 2 December

[www.pggwre.co.nz/CHR34895](http://www.pggwre.co.nz/CHR34895)





## **BROOKLANDS, CANTERBURY** 2 and 12 Earlham Street

### **Landbank, Development or Farming Options**

142 hectares of farm land in four titles which is supported by a dwelling and associated farming infrastructure within the Christchurch city boundary being sold on an 'as is where is' basis. The land is currently being utilised for beef cattle however it oozes potential and would benefit greatly from pasture renovation and targeted fertiliser applications. In conjunction with repairs and maintenance to some fences and associated farm infrastructure, this property could make an ideal feed pad for a larger farming operation or for grazing of young dairy stock.

#### **Peter Crean**

**M** 027 434 4002

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

#### **Athol Earl**

**M** 027 437 6298

**E** aearl@pggwrightson.co.nz

### **Auction**

Plus GST (if any)

2.00pm, Thursday 18 November

[www.pggwre.co.nz/CHR34900](http://www.pggwre.co.nz/CHR34900)





## ARDGOWAN, NORTH OTAGO Ardgowan Road

### Bare Land Opportunity - 26.4411ha

This attractive bare land block has impressive views and all within 6km of Oamaru. The land is subdivided into three main paddocks/blocks with two access points and whilst this unit is contained within one title it does allow options and presents itself as a possible add-on with excellent building sites or as a stand-alone grazing platform awaiting the right time to develop. The contour is rolling with easy contour to flat tops and part steeper facings, bulk of property cultivatable with Timaru silt loam and Timaru hill soils. Create your own lifestyle and or dream - Enquire today.

**John Sinnamon**

**M** 027 457 0710

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

### Price by Negotiation

Plus GST (if any)

[www.pggwre.co.nz/OAM34025](http://www.pggwre.co.nz/OAM34025)





## **TOTARA, NORTH OTAGO** Fortification Road

### **Fortlea - Bare Land - Irrigation - Quality Soils**

Situated on Fortification Rd and within 8km of Oamaru, this 145.8ha bare land property has additional large road frontage and access from Waiareka Valley Rd. This land offers itself to a multitude of options with strong soils, excellent location, irrigation, two titles with great views and excellent access.

Irrigation is via four centre pivots (two full circle, two half rotation) covering circa 105ha with water sourced from North Otago Irrigation Company (75 shares). The property is subdivided into 23 paddocks, with good lane way access to the majority of the property with contour ranging from flat to gentle slope with a small portion mild to steeper.

**John Sinnamon**

**M** 027 457 0710

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

### **Deadline Private Treaty**

Plus GST (if any)

(Unless Sold Prior)

Closes 2.00pm, Thursday 4 November

[www.pggwre.co.nz/OAM34882](http://www.pggwre.co.nz/OAM34882)





## OMAKAU, CENTRAL OTAGO 3066 Lauder-Omakau Road

### Rural/Lifestyle/Subdivision - 139 Hectares

This property has a lot to offer. With approximately 2km of frontage on to the Manuhierikia River and exclusive elevated potential building sites overlooking the river, this could be the slice of Central Otago paradise you are looking for.

There is the potential to subdivide some very special lifestyle blocks and retain the balance as a farming block, or the vendor would lease the land block if required.

#### Mike Direen

**M** 027 434 0087

**E** mdireen@pggwrightson.co.nz

#### Shaun O'Docherty

**M** 021 708 165

**E** sodocherty@pggwrightson.co.nz

### Enquiries Over \$2M

Plus GST (if any)

[www.pggwre.co.nz/ALE34876](http://www.pggwre.co.nz/ALE34876)





# ***Horticulture***

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Confidence in most horticulture sectors is high. Demand for kiwifruit orchards or bare land suitable for conversion continues to push values to ever more remarkable heights, with \$1.7 million per canopy hectare the current benchmark for fully developed premium gold kiwifruit orchards, a 30 per cent increase on the same time last year.

Demand for Marlborough viticulture land is also acute.

Meanwhile in Northland horticulture options such as avocado and macadamia are likely to influence some sales, while in Hawke's Bay some horticulture properties should transact this spring and summer, albeit in the shadow of the region's recent drought.





## OROMAHOE, FAR NORTH 407 Old Bay Road

### Citrus Orchard Opportunity

Very well appointed and well run orchard with approximately 3,350 Satsuma mandarin trees and 370 Navel orange trees. Two very good implement sheds with concrete floors. One lock up with power connected.

Fantastic location with a great site to build a house.

**\$1.25M**

Plus GST (if any)

[www.pggwre.co.nz/KER34855](http://www.pggwre.co.nz/KER34855)

**Andrew Ludbrook**

**M** 027 254 4784

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





## **PAENGAROA, BAY OF PLENTY** 472 Old Coach Road

### **Gold - Gold - Gold**

#### **Arriba Orchard**

11.5 can ha Sungold Kiwifruit situated 4 kilometres from the Bay of Plenty's boom town, Paengaroa and 11 kilometres from Te Puke township. Developed to the highest of horticultural standards in 2014 by Baygold Limited. This premier property is in two tiles boasting a state of the art irrigation and frost protection system supplied by a 12 inch bore. Sheltered with both green and artificial shelter. Produced 18,500 trays per ha in 2020-2021 size 28. Narrow spacings, strip maled and a large load out area. This outstanding orchard is offered for sale by Tender.

#### **Stan Robb**

**M** 027 473 9322

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

### **Tender**

Plus GST (if any)

(Unless Sold By Private Treaty)

Closes 4.00pm, Friday 5 November

[www.pggwre.co.nz/TEP34893](http://www.pggwre.co.nz/TEP34893)





## PONGAKAWA, BAY OF PLENTY 753 Pongakawa Bush Road

### Quality Horticultural Land for Development

40 hectares (subject to final survey) prime bare land perfect for redevelopment. With suitable contouring this land lends itself perfectly for conversion to a lucrative gold/green kiwifruit orchard. The property will come with sufficient water for horticultural irrigation purposes. Here's your chance to develop a large-scale kiwifruit orchard in the sought after Pongakawa district, just outside Te Puke, the Kiwifruit capital of the world. Phone David McLaren for further details or to view.

### Tender

Plus GST (if any)  
Unless Sold Prior

[www.pggwre.co.nz/TEP34490](http://www.pggwre.co.nz/TEP34490)

#### David McLaren

M 027 223 3366

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

#### Karen McLaren

M 027 555 0421

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



# KIWIFRUIT DEMAND

## setting new benchmarks

[pggwre.co.nz/TEP34893](http://pggwre.co.nz/TEP34893) [pggwre.co.nz/TEP34490](http://pggwre.co.nz/TEP34490)

Demand for kiwifruit property is intense and increasing for existing orchards and bare land.

Fully developed gold kiwifruit orchards in the most sought after Bay of Plenty districts have sold recently at \$1.7 million per canopy hectare. Although that value comfortably exceeds most other uses of primary production land, and continues to rise unchecked, returns routinely justify such investment.

For sale by tender in October, one of the Bay of Plenty's most prestigious gold kiwifruit orchards may further extend price records, while bare land blocks suited to growing the crop are also under intense demand.

Listed by Stan Robb of PGG Wrightson Real Estate, Te Puke the 11.5 canopy hectare orchard, four kilometres from Paengaroa, ticks all the boxes, as Stan explains.

"Developed by sector leader BayGold and fully planted in SunGold kiwifruit in 2014, this is a full production block, sitting across two titles, offering a generous road frontage, with no residence or outbuildings to impede



***Demand overwhelms the supply of available orchards, meaning development of production blocks is the only way investors can enter the sector, or existing orchardists expand.***

productivity. In 2019/20 its first crop yielded 14,500 trays per canopy hectare, followed by 18,500 trays last season. It features a 12inch bore with consents, frost protection and irrigation, extensive use of artificial shelter, is strip maled, and has a large load out area. In a recognised early start area, this orchard will be a magnet for growers motivated to consolidate their holdings," he says.

Demand overwhelms the supply of available orchards, meaning development of production blocks is the only way investors can enter the sector, or existing orchardists expand.

Dave McLaren of PGG Wrightson Real Estate, Te Puke is selling 40 hectares of bare land subdivided from a dairy farm. He says it meets all requirements for land use change.

"This is a premium block on excellent soil, ranging from 130 to 140 metres above sea level, with a horticulture water take for irrigation. Able to be contoured to suit, the





block's scale makes it a rarity in the district, and an enticing prospect as a generous sized orchard," he says.

Dave anticipates staged conversion will result in the property going fully into SunGold.

"Developing a block requires considerable resource. Some farmers would develop the orchard themselves, or engage a third party to do so. My vendor is not selling the whole farm, meaning the buyer will not take on existing infrastructure surplus to kiwifruit requirements.

"One approach is to sub-divide the block, develop smaller lots individually, and sell each to finance the next development phase," he says.

Developing a kiwifruit orchard from bare land requires contouring to maximise productivity, vine support structures, irrigation, and for SunGold, a licence to produce the lucrative variety.

"Shifting the soil from the high spots into the valleys to create flat space for planting ranges from \$15,000 to \$20,000 per hectare; putting in support infrastructure approximately \$50,000 per hectare; while artificial shelter sits between \$165 and \$200 per metre depending on the desired shelter belt height. Plus the cost of vines. Additionally, Zespri's 2021 tender set the price of a licence to

grow SunGold at \$550,000 per hectare, up from \$400,000 per hectare last year, further underlining the variety's appeal.

"According to Zespri, the 2020/21 average orchard gate return for SunGold was \$12.46 per tray, and \$177,846 per hectare. When the more successful orchards double that, the demand for property capable of high kiwifruit yields is entirely rational," he said.

For sale by tender, offers for the 40 hectare Te Puke bare land property must be lodged by late October.



**Stan Robb**  
Rural & Lifestyle Sales  
Consultant  
M 027 473 9322



**Dave McLaren**  
Rural & Lifestyle Sales  
Consultant  
M 027 223 3366







## HASTINGS, HAWKE'S BAY 192 Morley Road

2 2

### 'Riverblock Orchard'

Land area: 12.39 hectares (30.6 acres). Located within a close proximity to Hastings, this is prime horticultural 'real estate'. Very rarely is a large parcel of land offered for sale on Morley Road.

Tucked into the corner of the property is this superb "ultra" modern home. It's absolutely fabulous! Open plan living, two bedrooms, two bathrooms, sun all day and a great outlook. The orchard plantings - Fuji, Lady- in-Red, Aztec, Royal Gala, Pacific Rose, Galaxy, Pacific Queen and Aurora. The property is being offered for sale with the crop.

**Peter Dick**

**M** 027 446 1714

**E** peterdick@pggwrightson.co.nz

### Tender

Plus GST (if any)

Closes 4.00pm, Thursday 21 October

[www.pggwre.co.nz/HAS34483](http://www.pggwre.co.nz/HAS34483)





## HASTINGS, HAWKE'S BAY 157 Morley Road

4 2 2

### The 'Home' Orchard

Land area: 8.012ha (20 acres). Designed with interesting high ceilings and natural timber features, this spacious family home has a restful living environment that will certainly appeal! Four superb bedrooms, two bathrooms and a separate family living area on the mezzanine, what more could one wish for? This property is in a prime location for an established horticultural business to increase their holding - a passive investor to diversify their portfolio or a family seeking a lifestyle with income. Orchard plantings: Pacific Beauty, Pacific Queen, Brookfield, Galaxy, Granny Smith and Braeburn. The property is being offered for sale with the crop.

**Peter Dick**

**M** 027 446 1714

**E** peterdick@pggwrightson.co.nz

### Tender

Plus GST (if any)

Closes 4.00pm, Thursday 21 October

[www.pggwre.co.nz/HAS34299](http://www.pggwre.co.nz/HAS34299)





**PUKETAPU, HAWKE'S BAY** 492 Puketapu Road

3 2 3

**Country Lifestyle - Dream Setting**

8.1340 hectares (20 acres). Surrounded by beautiful gardens and perfectly positioned to overlook the land, this home has everything one could wish for. Two very spacious open-plan indoor living areas connecting superbly with the generous wrap-around verandah - perfect for summer evenings. The kitchen has modern appliances, plus a good-sized scullery. Three bedrooms, two modern bathrooms and a bonus studio attached to the garage. This property is in a sought-after location and will not only appeal to lifestylers, but also horticulturists. The soils are rich and fertile, and there is a water consent to irrigate. For those needing a large shed and workshop, come and have a look at this one!

**Peter Dick**

**M** 027 446 1714

**E** peterdick@pggwrightson.co.nz

**Tender**

Plus GST (if any)

Closes 4.00pm, Thursday 28 October

[www.pggwre.co.nz/HAS34822](http://www.pggwre.co.nz/HAS34822)





## MARTON, MANAWATU 72 Jeffersons Line

3 1 1

### First Time on the Market in Over 60 Years

This Lifestyle Block of 23.5 acres has character and charm from the floral artist's garden to the farm style cottage with three bedrooms and an outside hobby room/office. A double garage with lean-to and a few other sheds to boot. Town supply water and sitting on picturesque Tutaenui land, you really can't go wrong. So get your horses ready, your sheep and cattle loaded up, it is the perfect scenario to come and enjoy rural living.

If you want to make this your paradise give me a call, I will be happy to show you around.

### Deadline Private Treaty

GST Inclusive  
No Prior Offers  
Closes 4.00pm, Wednesday 20 October

[www.pggwre.co.nz/FDG34800](http://www.pggwre.co.nz/FDG34800)

**Grant O'Shanassy**

**M** 027 643 6545

**E** [grant.o'shanassy@pggwrightson.co.nz](mailto:grant.o'shanassy@pggwrightson.co.nz)





# Good times

in viticulture brings heavy  
demand for property,  
and fruit

Motivated by favourable export markets, Marlborough's viticulture sector is positive at present with investors eager to participate.

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Joe Blakiston of PGG Wrightson Real Estate, Blenheim says demand for vineyards and properties with potential to grow grapes is well ahead of supply.

"Several significant wine industry ownership changes, featuring established brands Villa Maria and Sacred Hill, were completed in winter, purchased by prominent local viticulture interests. However, in general, property transactions are scarce at present.

While these larger sales illustrate confidence in the New Zealand Sauvignon Blanc market, many owners are inclined to sit tight and make the most of projected profitability rather than selling to cash in.

"One large scale Awatere Valley block sold well recently, receiving multiple competitive offers. Prices per planted hectare continue to reach new heights. Some smaller blocks have also transacted: eight to ten hectare vineyard

lifestyle properties invariably change hands at benchmark levels, more than \$300,000 per canopy hectare in the Wairau Plains, with those in the Awatere Valley also well above \$200,000 per canopy hectare.

"Wineries seek to secure the fruit supply they need to meet future demand. Any property with grapes or the conditions to grow them will sell. Low interest rates are encouraging investment, from corporates, private investors, and mid-size operators already in the industry. These factors are all pushing the value of any viticulture property offered for sale to new levels," he said.

Industry projections indicate that vines will be planted in a further 5000 hectares of bare land by 2024, pushing into previously marginal grape growing areas, while 3000





*Wineries seek to secure the fruit supply they need to meet future demand. Any property with grapes or the conditions to grow them will sell.*



hectares of older vineyards will be re-planted over the next three to five years.

More immediate issues facing growers include the weather and labour shortages associated with Covid.

Marlborough Area Sales Manager for FruitFed Supplies Phil Dasler says, for the most part, the sector is facing these challenges successfully.

"Flooding affected parts of the Waihopai and Wairau valleys in mid-July. Some stop banks breached, inundating several vineyards. While plantings were delayed in some instances due to the need for groundwork repairs, in most locations water receded quickly, allowing growers to remediate. However,

where sediment, silt and forestry debris were deposited on vineyards, especially where that damaged support structures, the cleanup has taken longer, occasionally holding up pruning.

"Along with growers elsewhere in the horticulture sector, the industry has faced labour shortages due to the border restrictions imposed by the pandemic. It appears that growers have addressed these satisfactorily," he says.

According to Phil, heavy competition for fruit contracts reflects strong demand for New Zealand wine.

"Any grower with uncontracted fruit this season will have a selection of wineries

making good offers, which is always a positive sign for the viticulture sector.

"Although there is not much additional development scheduled for 2021, there are already plans for plenty in 2022, which will place demands on the supply of root stock," he says.



**Joe Blakiston**  
Sales Manager  
Nelson/Marlborough  
M 027 434 4069







## ROXBURGH, CENTRAL OTAGO 3598 Fruitlands - Roxburgh Rd

### Fairview Orchard With Thriving Shop - 20.1496 Hectares

Great opportunity on offer to own a busy Central Otago business which is long established and well known not only locally but throughout New Zealand. The shop is located on SH8 and stocks a wide variety of local and NZ wide produce and products, real fruit ice creams and a coffee shop. The home orchard consists of three titles and features a spacious four bedroom 1890s homestead which has been updated over the years plus numerous out buildings throughout the property. Across from Fairview is another block of 4ha which complements the business well, this is predominantly planted in cherries and has staff accommodation onsite. Enquire to find out sale options.

#### Sally Taylor

M 027 346 7986

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

#### Shane Turfus

M 021 246 6383

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

### Enquiries Over \$2.5M

Plus GST (if any)

[www.pggwre.co.nz/ALE34537](http://www.pggwre.co.nz/ALE34537)





# ***Specialist***

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When specialist properties are in focus, deer often feature strongly. Since early 2020 demand for venison has been seriously impacted by the global hospitality sector's reaction to Covid.

However velvet, previously widely considered a by-product, now provides a significant income stream, which at present is sustaining the industry. Growth in both onshore production and offshore consumption continues to characterise the ascent of New Zealand velvet, which the industry is working hard to consolidate via alliances with the health food sector in its Asian markets, and the introduction of track and trace technology to verify the product's safety and brand integrity.





**AONGATETE, BAY OF PLENTY** 138 Walford Road

3 2 2

### Garden Paradise with Income!

The 'Amazing Iris Garden', on 3.1ha is a nursery specialising in high quality irises. There is room to expand the current operation or diversify into other flower varieties and grow and sell hardy perennials. The sale includes established plants, an existing client base, marketing channels, website, marketing material and equipment. The three bedroom cottage with open plan kitchen-dining-lounge, study, bathroom, en suite and large covered deck is in a quiet cul-de-sac location with panoramic rural and bush views and stream boundary. The balance of the land, approximately 1.2ha, is currently being utilised as grazing suitable for livestock.

**Anton Terblanche**

**M** 021 324 702

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

### For Sale

[www.pggwre.co.nz/TAR34741](http://www.pggwre.co.nz/TAR34741)





## SCARGILL, NORTH CANTERBURY 1166 Scargill Valley Road

### Low Cost Beef Production

Glenkari is a 221ha high producing, low cost bull finishing property. The farm is well set up with a good stock water system and farm infrastructure including cattle yards, sheep yards, an older two-stand woolshed and a workshop in the yard area. Fertiliser applications have been regular and this is reflected in the quality of the pastures. There are several good shelter belts around the property and the fencing is of a good standard. The three-bedroom home is positioned in a large and established garden setting and has been well maintained. This high producing farm in an excellent location presents a great opportunity for discerning purchasers.

**Peter Crean**

**M** 027 434 4002

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

**\$3.75M**

Plus GST (if any)

[www.pggwre.co.nz/CHR34885](http://www.pggwre.co.nz/CHR34885)





## WEDDERBURN, CENTRAL OTAGO 7189 Wedderburn-Becks Road

### Commercial Beekeeping Business

1.66 hectares (4.1 acres). Well-established commercial beekeeping, currently operating 1300 hives in the Central Otago area, approximately 70 Full time clover sites plus seven seasonal spring sites for thyme honey. They are nationally recognised as having top grade white clover honey and a special line of wild thyme honey. This property is a 1.6 hectare lifestyle block situated in the small township of Wedderburn, Central Otago on SH85. The property is intersected by the very popular Central Otago Rail Trail. Buildings include a six bedroom dwelling, double garage which is certified to living standards, a range of farm buildings which are RMP certified for honey production and storage.

#### Sally Taylor

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#### Shane Turfus

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### Price by Negotiation

Plus GST (if any)

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





## TE ANAU, SOUTHLAND 1115 Te Anau Mossburn Highway

### Location, Income and Opportunity

This is a much admired 48.66ha finishing unit made up of approx 40ha flat and 8ha hill, with all paddocks deer fenced. This property is well set up with; a central lane, a three bay implement shed, four bay hay barn, large lock-up workshop/implement shed, cattle yards, and a covered well appointed deer handling complex.

The flat paddocks all have hydrants to connect the K-Line irrigation pods to and a consent allows for take up of 148,500m<sup>3</sup> ground water per year.

#### Nick Robertson

**B** 03 249 8613 **M** 027 431 6533

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**\$1.34M**

Plus GST (if any)

[www.pggwre.co.nz/TAN33236](http://www.pggwre.co.nz/TAN33236)





# The risks of **UNDER- INSURANCE**



by Julie Pringle, BrokerWeb Risk Services

Under-insurance is a significant risk that many do not realise they face until it is too late; those unaware of the problem will only find out when they lodge a claim. Farmers are especially vulnerable, and if their farming property is both the family home and their livelihood, as is the case for most, they can suffer more acutely than others.

Events in the last few years have had a significant impact on New Zealand and the insurance industry. Ongoing severe weather and Covid-19 have been the biggest drivers of insurance claims inflation, due to an increase in the number of claims and higher repair and replacement costs across the board.

A major adverse impact of Covid-19 for the construction sector is rising labour costs due to staff shortages, and increases in materials costs because of supply chain issues. We see similar challenges in motor and contents, which is also increasing the average cost of claims.

When reviewing the sums insured for farm buildings and dwellings, it is important to consider how the replacement costs would

“  
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easily remedied; usually  
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be imagined*  
”

look in today's construction market. With New Zealand's largest timber supplier, Carter Holt Harvey, announcing they've cut timber supply to three major building supply chains, and the price of steel rapidly increasing, resulting in an average 15 per cent increase passing on to consumers, the cost to build





is escalating. Making sure the replacement sums insured align with realistic, estimated build costs for all farm buildings is a key factor to consider when insuring your farm.

When you set the sum insured at the beginning of your insurance year, you need to make sure that the sum insured – the maximum you will be paid – you select for your home/farm and all other buildings is adequate to cover the rebuilding costs in the future. For instance, if a fire destroyed your home on the last day of the policy, or 364 days from now, is the sum insured adequate to cover the costs to rebuild in a year's time? Particularly bearing in mind the increase in building materials, labour and consents throughout the term of the re-build, considering that some rebuilds can take

months and years. There are specialists and specialist resources available, who can assist setting the correct sum insured.

Under-insurance is easily remedied; usually it costs less than might be imagined. For example, to increase the sum insured by \$100,000 where a property is currently insured for \$950,000 could cost less than \$20 in extra premium, though every property will vary, depending on a number of factors.

An insurance broker is an insurance and risk management specialist. Brokers work with multiple insurers, though act on behalf of their clients, providing advice and advocacy. A broker will help identify individual and business risks, and how best to manage them, and the most cost effective way to insure.



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Back cover image: **'Barn-based dairying'** ASH34685  
**659 Ealing Montalto Road, Carew** (see inside for details on this property)