



Tawanui Farm

205/1 Oliver Road, Whitehall, R D 4, Cambridge

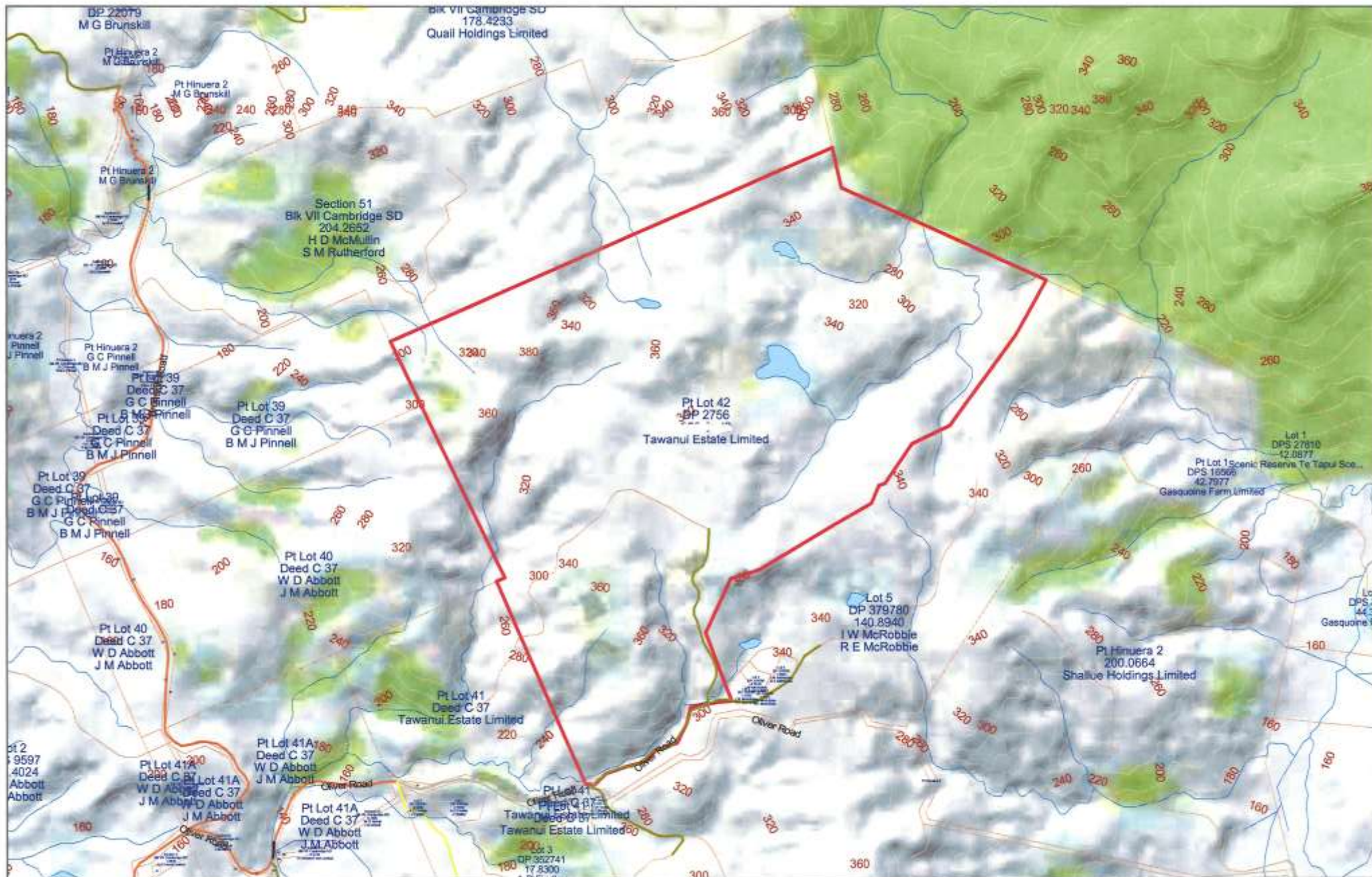
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**Pastoral**
Realty MREINZ

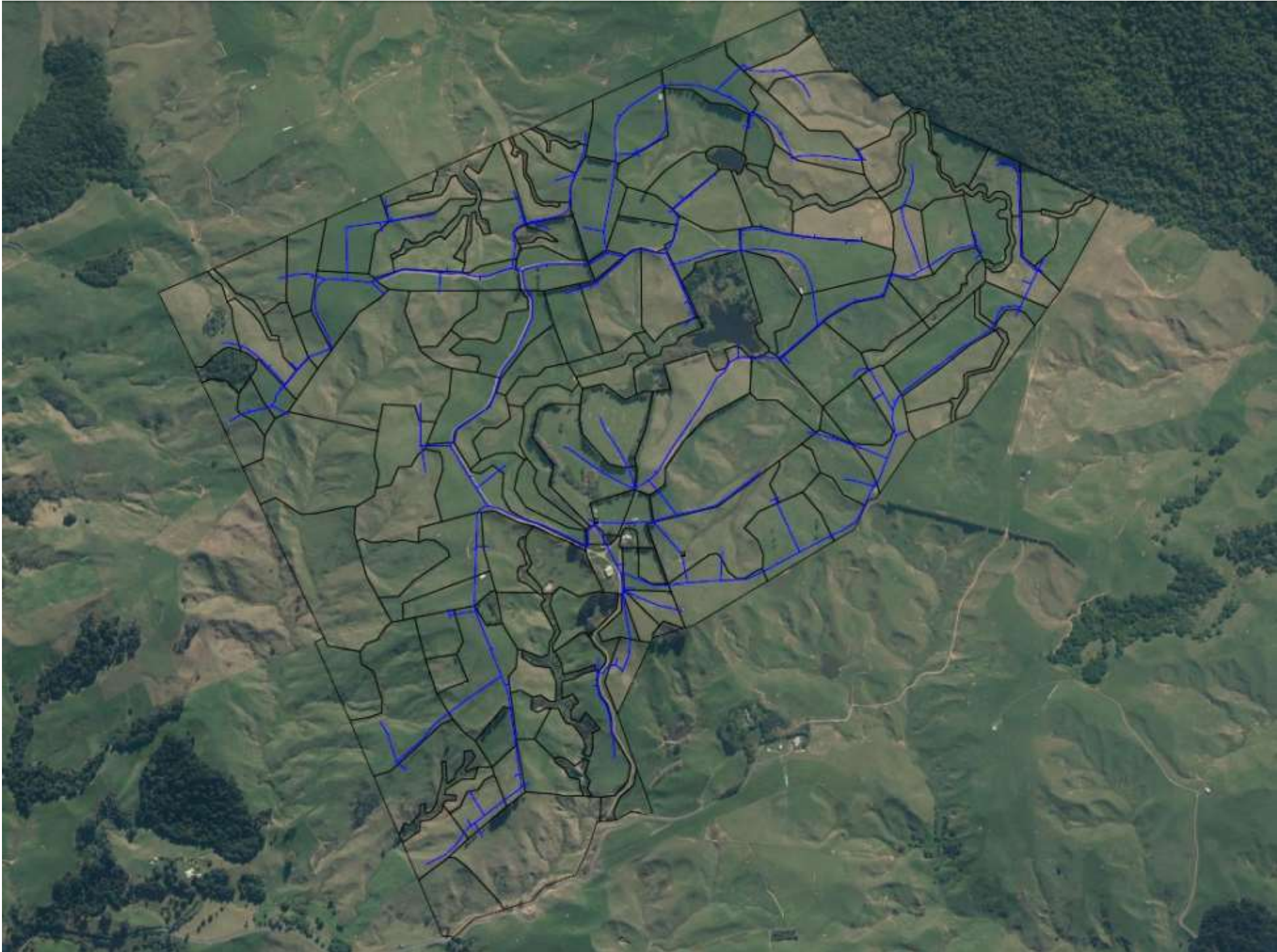
Harcourts
SINCE 1908
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Licensed Real Estate Agent - REAA2008







Location

The property is located at 205/1 Oliver Road, in the Whitehall district, approx. 18 kms from Cambridge

Local Authority: Waipa District Council

Area

- 346.29 hectares more or less - 1 title

Local Authority Information

Property valuation	Capital Value	Land Value
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Please note: Waipa District Council Capital and Land Values apply as at 1 August 2013 for the total property of 404.57 hectares, not for the 346.29 hectares being sold

\$4,849,000.00

\$4,101,000.00

Contour

predominantly easy rolling contour with some steeper rolling

Soil Type

free-draining Tirau ash and Mairoa ash soils

Fencing

The property is subdivided into approx. 135 paddocks with 8-wire post & batten fencing, 9-wire with posts only and some 2-wire electric fencing



Fertiliser

	<u>2014/2015</u>	<u>2013/2014</u>	<u>2012/2013</u>	<u>2011/2012</u>	<u>2010/2011</u>
Spring	-	-	Agrisea soil tonic	Agrisea soil tonic	Agrisea soil & pasture tonic
Autumn	Ballance RPR cloverking + selenium - 149.8 tonnes	Ballance RPR cloverking + selenium + cobalt - 141.9 tonnes	Ballance RPR cloverking + salt grade - 118.6 tonnes	Ballance RPR cloverking + salt grade - 83.1 tonnes	-

- the property has been certified organic in January 2008
- see attached information

Water Supply

Farm supply:

- 2 x deepwell submersibles (1 x 150mm & 1 x 100mm) —> 2 x manacon tanks —> gravity —> property via 3 break pressure troughs
- spring as back-up —> tanks —> main supply
- NB: 50mm pipe — lake —> petrol pump —> tanks (back-up system)

NB: petrol pump not included in the transaction

Domestic supply:

- separate line from tanks —> house



Farm Buildings / Amenities

- woolshed 4-stand plus 1 (extra stand utilized with portable plant)
- 1 x sheepyards NB: sheep scales excluded from the sale
- 1 x cattleyards with head-bail and electronic weighing scales
- implement shed enclosed / lockable 10m x 16m; large with concrete floor, service pit, compressor and delivery pipes
- workshop pipe & stack guillotine, drill press, grinder, welder (400V)
- 2 x haybarns half rounds; 2750 bale equivalent each
- silage pit holds 70 hectares plus of grass silage
- airstrip & concrete fertiliser pad centrally located at top level of farm - used by neighbours also

Dwelling

- weatherboard exterior, corrugated iron roof (replaced 7 to 8 years ago), aluminium / timber joinery - extensive renovations completed over the years
- 3 double bedrooms; bath; separate shower; 2 toilets
- separate lounge; family room
- kitchen has stove, electric hobbs and pantry
- 2 x log fires
- separate double garage with covered access to house; extra storage area and toilet
- verandah / patio area

Schooling

Primary School	-	Karapiro	-	10 kms	bus at end of road (to be confirmed)
Secondary School	-	Cambridge	-	18 kms	bus at end of road (to be confirmed)
Nearest town	-	Cambridge		18 kms	



Comments

- prime central Waikato location
- size and scope - predominantly easy contour; free draining ash soils
- Organic certified in January 2008
- consistent use of RPR and natural fertilisers has resulted in strong, resilient pastures
- multiple land use options - dairy support; finishing beef & lamb; part dairy conversion potential
- no eczema for 11 years
- very well subdivided with very good water supply and reticulation system
- Variation 6 water uptake consent - verbal approval with documentation to follow
- centrally located metal quarry on property
- attractive centrally located lake provides picturesque and enticing habitat for water-fowl
- stunning 360° panoramic views
- no-exit road situation provides for security and peace of mind

Tenders close 4.00pm Thursday, 13 November 2014

Vendor's Marketing Agents:

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