

WITHDRAWN



Mahoenui 525 Mangaorongo Road

Well set-up grazing block

WHEN VIEWING PLEASE ENSURE CLEAN VEHICLE AND GUMBOOTS.
A FOOT BATH WILL BE ON SITE.

This large-scale heifer grazing unit is located just south of Piopio in recognised summer safe country. The 470 hectares (STS) offers plenty with a great balance of contour, excellent infrastructure and proven track record, with approximately 100 hectares hay contour and a good (Continued overleaf ...)

Call for more information

bayleys.co.nz/814840

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For Sale \$4,800,000 + GST if any

View: By Appointment Only

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SUCCESS REALTY LTD, BAYLEYS, LICENSED UNDER THE REAA ACT 2008



Property Information:

Property Address: 525 Mangaorongo Road

Legal Description:

Figures below are based on 674 hectares, selling 471 hectares (STS)

Capital Valuation: \$3,530,000

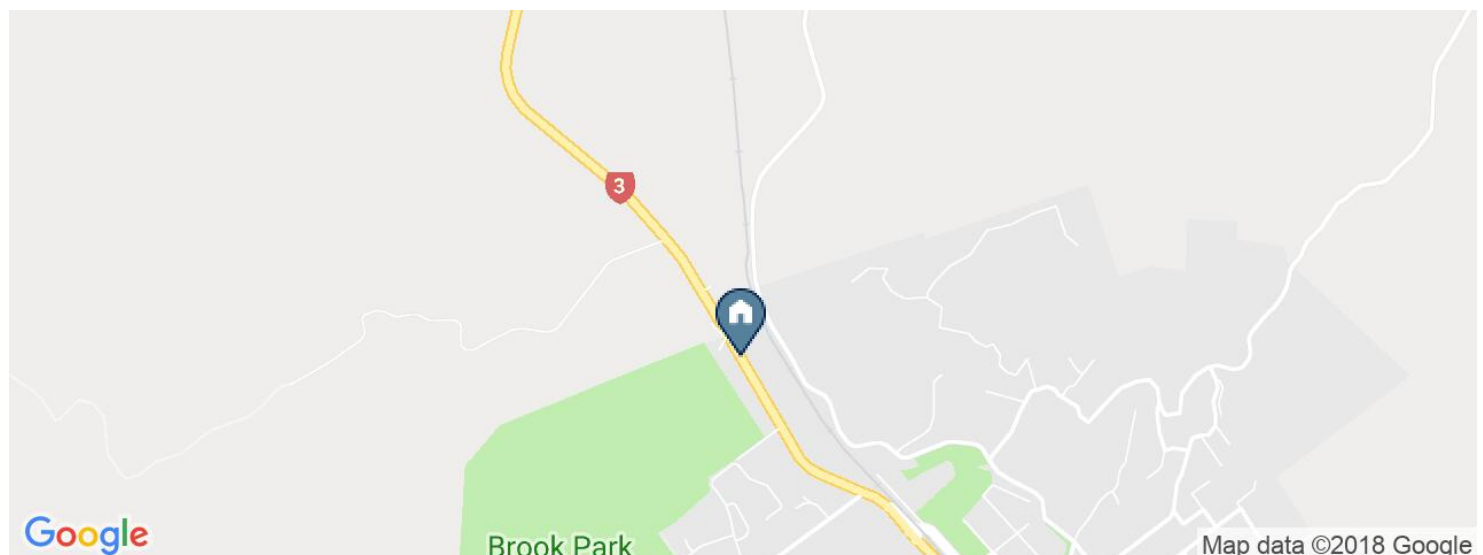
Bedrooms: Four

Bathrooms: Two

Garaging: 3

Continued:

mostly free draining Mairoa ash. The property currently winters 800 yearling dairy heifers and carries up to 1700 mixed aged cattle through the spring and summer. The good summer rainfall allows for these stocking rates to be maintained into the late autumn. Through 2016/17 70 tonne of palm kernel was used and 50 tonne in the current year. In 2016 900 conventional bales of hay were made on farm. A four-stand wool shed with press, plant and grinder, is located at the front of the property. Nearby is a 2 bay shed of which half is used as a workshop with concrete floor and single-phase power. Adjacent is a 3 bay car shed and workshop with concrete floor and lockable doors. Another concrete floored barn is used for storing palm kernel. The main cattle yards have a 3-way drafting system with crush and weigh scales. The load out facility is in close proximity to the woolshed and sheep yards with three satellite yards strategically placed around the property. The water system comprises two springs, one gravity feeding the front half of the property to troughs in each paddock. The spring that gravity-feeds the back of the property has a storage tank feeding troughs in each paddock. Adding extra value to this unit are several blocks of pines of various ages. The main dwelling is a weatherboard home with four bedrooms, ensuite and office. The second dwelling is an iron clad home with four bedrooms and a carport. This unit offers the opportunity to function as a dairy support block or a beef fattening unit with the pine trees as an added bonus. The takeover date can be positioned to suit a buyer.



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