



Boundary lines are indicated

**Gordonton** 819 Woodlands Road

## Blueberries - super fruit of the future

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Whether in a shake, a muffin or just popped into your mouth, blueberries are widely recognized as having great health benefits as well as being a taste sensation. With the blueberry industry entering a boom phase this highly profitable orchard near Hamilton is reaping the rewards of 20 years of hard work and smart development by the current owner.

Set on 8.8 hectares the property features full integration from the eight (Continued overleaf ...)

**Call for more information**

[bayleys.co.nz/814861](https://bayleys.co.nz/814861)

**For Sale** \$5,500,000 + GST if any

**View:** By Appointment Only

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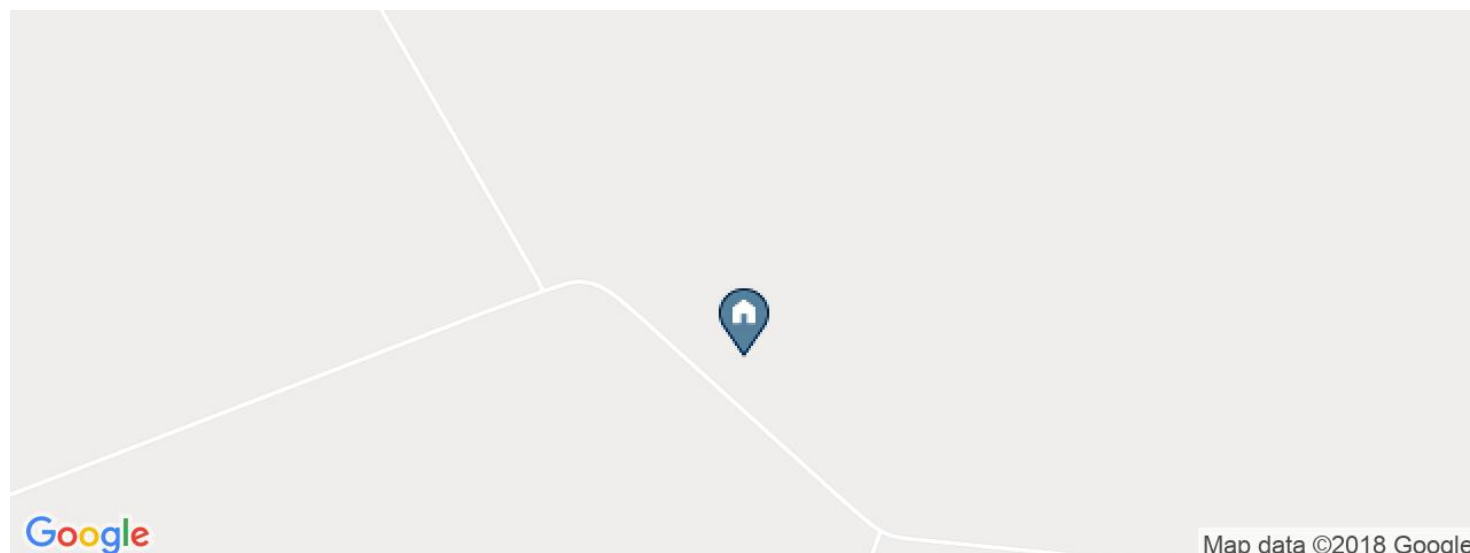
Boundary lines are indicative only

## Property Information:

<b>Property Address:</b>	819 Woodlands Road
<b>Legal Description:</b>	Lot Lot 1 and Lot 2, DPDPS 58133
<b>Capital Valuation:</b>	\$1,460,000
<b>Land Valuation:</b>	\$920,000
<b>Section Area:</b>	88,800m (more or less)
<b>Bedrooms:</b>	Five
<b>Bathrooms:</b>	Two
<b>Garaging:</b>	2

### Continued:

canopy hectares of blueberries, the self-contained processing plant for sorting, packing, chilling, dispatching and staff amenities plus extensive utility shedding to accommodate tractors, spray equipment and other associated plant. A bore, with submersible, provides ample water to the extensive irrigation system covering all the blueberry trees. The orchard comprises 15,000 trees, including 500 of the exciting new high producing Jaac variety, and is carefully planted into ordered rows in each of the two growing areas. This enterprise benefits from strong year-on-year growth with an average net surplus of 49% for the last three years. Growth from 59,042 kilograms in 2017/18 is projected to grow to 176,442 kilograms by 2024 given good growing conditions especially with new varieties of more vigorous and high producing trees coming on stream. With this projected growth net surplus is set to increase also. The lovely modern home delivers an easy blend of family living and relaxed entertaining with a spacious high speced kitchen and open plan dining and lounge extending to a sun-soaked decking wrapping three sides of the home. Five bedrooms easily encompass the needs of family living and provide guest accommodation. The enterprise is offered for sale at the peak of its game with the health benefits of blueberries really capturing the public's attention. The current owners have invested, grown and developed the orchard over the past 20 years through trial and error and hard work. They leave this business in great heart and will assist in the transitional phase. A fantastic lifestyle opportunity that i



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