

WITHDRAWN



Putaruru 5 Overdale Road

With an eye on the future

Position on Putaruru's town boundary, this top performing 88.5 hectare (more or less) South Waikato dairy unit comes to the market with proven performance, prime location and subdivision potential - this property is primed for success

The farm has previously been maximising returns with winter milk, milking 250 Autumn calvers with production levels up to 125,000 kgMS. A recent change in management has seen a shift to Spring (Continued overleaf ...)

Call for more information

bayleys.co.nz/814879

For Sale

View: By Appointment Only

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Property Information:

Property Address: 5 Overdale Road

Legal Description:

Lot 5-6 DPI5603 and Lot 1 DPS92396

Land Valuation: \$3,840,000

Exterior Construction: Fibre Cement

Roof: Longrun

Section Area: 885,429m (more or less)

Continued:

calving with the vendors milking around 200 cows with all replacements grazed on farm. Contour is predominately of a gentle rolling nature with quality ash soils. A history of regular fertilizer applications and pasture renewal programme has resulted in strong clean pastures ensuring the farms future productivity. The farm is easily self-managed with a well-designed race system leading to a 20 aside cowshed complete with in-shed meal feeding. Incoming purchasers will benefit from the investment in additional infrastructure including a fully covered 250 cow feed pad, large concrete silage bunker plus a huge six bay workshop/ implement with a six-bay lean-to set up for calf rearing. The farms accommodation comes in the form of two comfortable dwellings, one being a four-bedroom main home, the second a refurbish three-bedroom cottage. With the South Waikato district council currently in the process of re-zoning the front 27 hectares of the farm from rural to residential, this provides incoming purchasers with tons of potential and future flexibility making this property a smart land bank opportunity and an obvious acquisition for the astute purchasers who has an eye on the future. Proven performance, great location, strong level of farm infrastructure, possible subdivision potential - this property is primed for success



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