

SOLD



**Morrinsville** 66 Washbourne Road

## Dairy at drystock price

This 113 ha (more or less) dairy unit, near Morrinsville, is north facing with a good mixture of contour from flat to rolling and some hill with a volcanic ash soil type.

The 26 ASHB is well set up along with support buildings that include a 6 bay calf shed, a 3 bay calf shed, a wool shed with lean to on both sides with a covered area of 270m<sup>2</sup> plus a 350 cow uncovered feed pad with adjoining silage bunkers.  
(Continued overleaf ...)

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**Sold for \$3,450,000**

4th December 2019

**View:** By Appointment Only

**Mike Fraser-Jones** 027 475 9680

[mike.fraserjones@bayleyswaikato.co.nz](mailto:mike.fraserjones@bayleyswaikato.co.nz)

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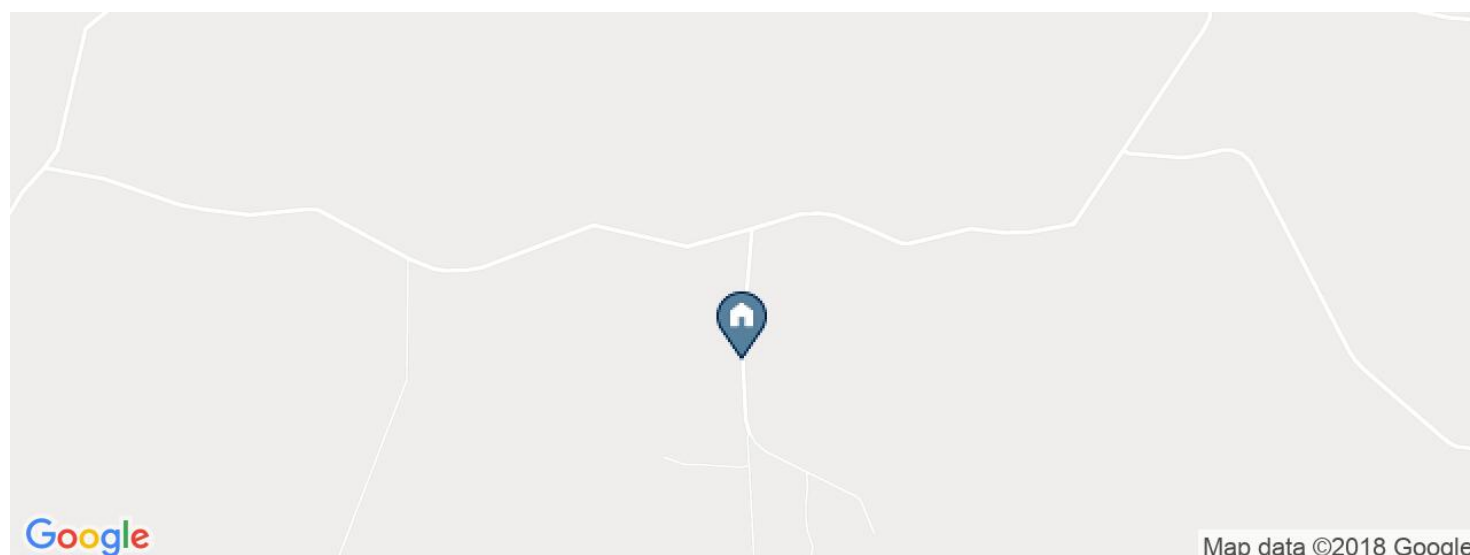


## Property Information:

<b>Property Address:</b>	66 Washbourne Road
<b>Legal Description:</b>	PTL 3 DPS 58988, LOT 2 DPS 67030
<b>Capital Valuation:</b>	\$5,400,000
<b>Section Area:</b>	1,130,860m (more or less)
<b>Bedrooms:</b>	Four
<b>Bathrooms:</b>	One
<b>Garaging:</b>	1

### Continued:

Currently 329 cows are milked with a three year production average of 110,245 kgms. Young stock include 68 R2's grazed off farm till May 1st with 70 calves staying on farm till May 1st. Effluent is stored in a rubber lined pond with a 4.5 million litre capacity. It is pumped via a PTO driven pump to seven hydrants covering approximately 28 hectares using a sump master advance travelling irrigator. A good race system makes for easy access to all 40 paddocks. Fencing consists of 5-7 wire on the boundary and mixture of 2-3 wire electric and some 5-7 wire permanent with single wire outriggers internally. Water is sourced via a deep bore and pumped to a 30,000 litre tank at the dairy shed. From there it is pumped through 40mm mainlines up to two 25,000 litre tanks on top of the hill then gravity fed through 32mm mainline and 25mm and 20mm laterals to troughs in all paddocks. Morrinsville town water is used to wash milking plant and supplies the house. The main dwelling is 160m2 with four bedrooms and an office. Garaging consists of a 40m2 enclosed garage and one 3 bay open sided 70m2 garage. There is a second one bedroom dwelling. With the sellers very motivated this property would be a great buy both as a dairy or cheap grazing block.



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