

WITHDRAWN



Image to follow

Morrinsville 263 Roache Road

High producing Tatua dairy

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

This 69ha (more or less) dairy farm is situated in a prime location close to Morrinsville and supplies the industry leading Tatua Dairy Company. The farm has six titles with an all flat contour and is in two blocks connected by an underpass.
(Continued overleaf ...)

Call for more information

bayleys.co.nz/2310098

3 1 2

View: By Appointment Only



Image to follow



Image to follow



Image to follow

Property Information:

Property Address: 263 Roache Road

Legal Description:

Capital Valuation: \$4,680,000

Section Area: 696,076m (more or less)

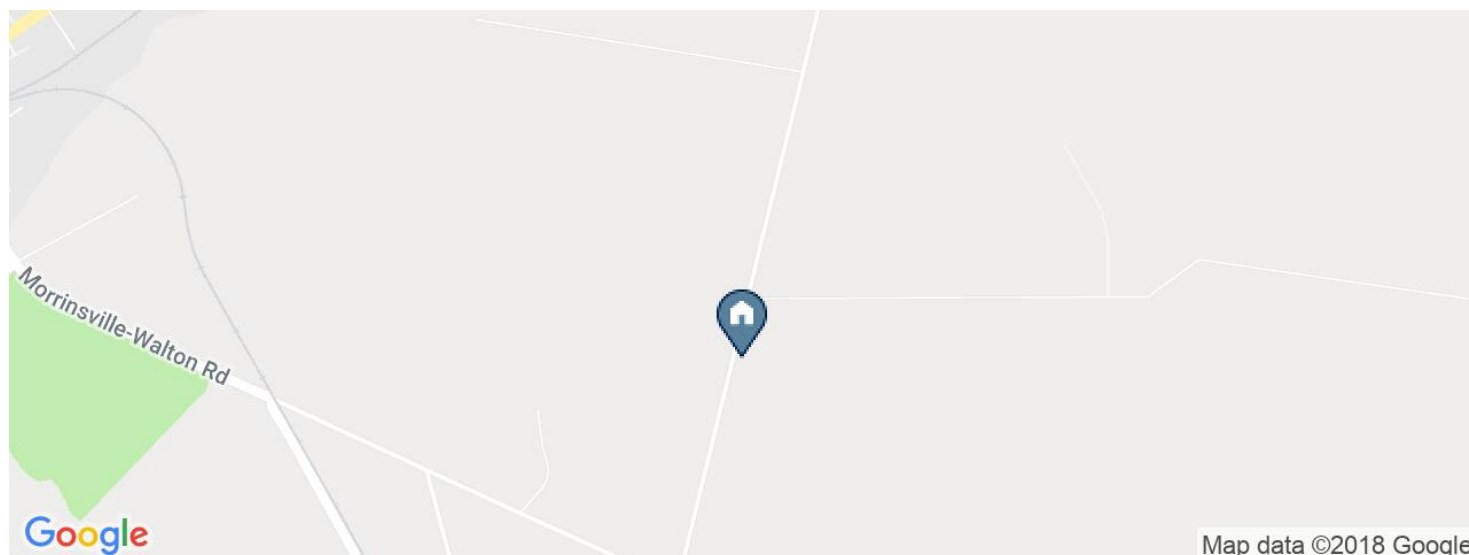
Bedrooms: Three

Bathrooms: One

Garaging: 2

Continued:

feeding system, is centrally located and feeds out to 40 paddocks. Currently 305 cows are milked with a three-year production average of 147,064 milk solids. Production is boosted by inputs such as grass silage, PKE, maize silage and meal. As supply to Tatua is contingent on holding MSE's (Milk-solid Supply Entitlements) this farm will be sold including 85,000 MSE's and the equivalent number required in Tatua Shares. Infrastructure is well organised with plenty of shedding comprising an O'Neil half round barn, 3-bay implement shed, 2-bay calf shed/implement shed, lock up garage and a 30-tonne covered feed bunker with concrete floor. There is also a wood chip stand-off pad. Water is sourced from a deep well bore with submersible pumping via a water filtration system and reticulated around the farm by 40mm and 32mm mainlines and 25mm laterals. Fencing is well maintained with permanent on the boundary and 2-5 wire electric internally. Effluent is stored in an unlined pond and is piped underground to hydrants with approximately 20 hectares covered by a travelling irrigator. Fertilizer has been applied regularly according to recommendations. The dwelling is a 154sqm weatherboard home with aluminium joinery, tiled roof and consists of three bedrooms, double garage and a sleepout. Heating is by an electric and wetback fire with bore water supply and rain backup. With farms in the Tatua catchment keenly sought after, this all flat easy-manageable unit must be appealing and with six titles, provides great future subdivision opportunity.



Statement of Passing Over: This information has been supplied by the vendor or the vendor's agents and Bayleys, Success Realty Limited is merely passing over this information as supplied to us. We cannot guarantee its accuracy as we have not checked, audited, or reviewed the information and all intending purchasers are advised to conduct their own due diligence investigation into this information. To the maximum extent permitted by law we do not accept any responsibility to any party for the accuracy or use of the information herein. ***Please note: the floor area and property information was sourced from Property Guru and/or LINZ.**